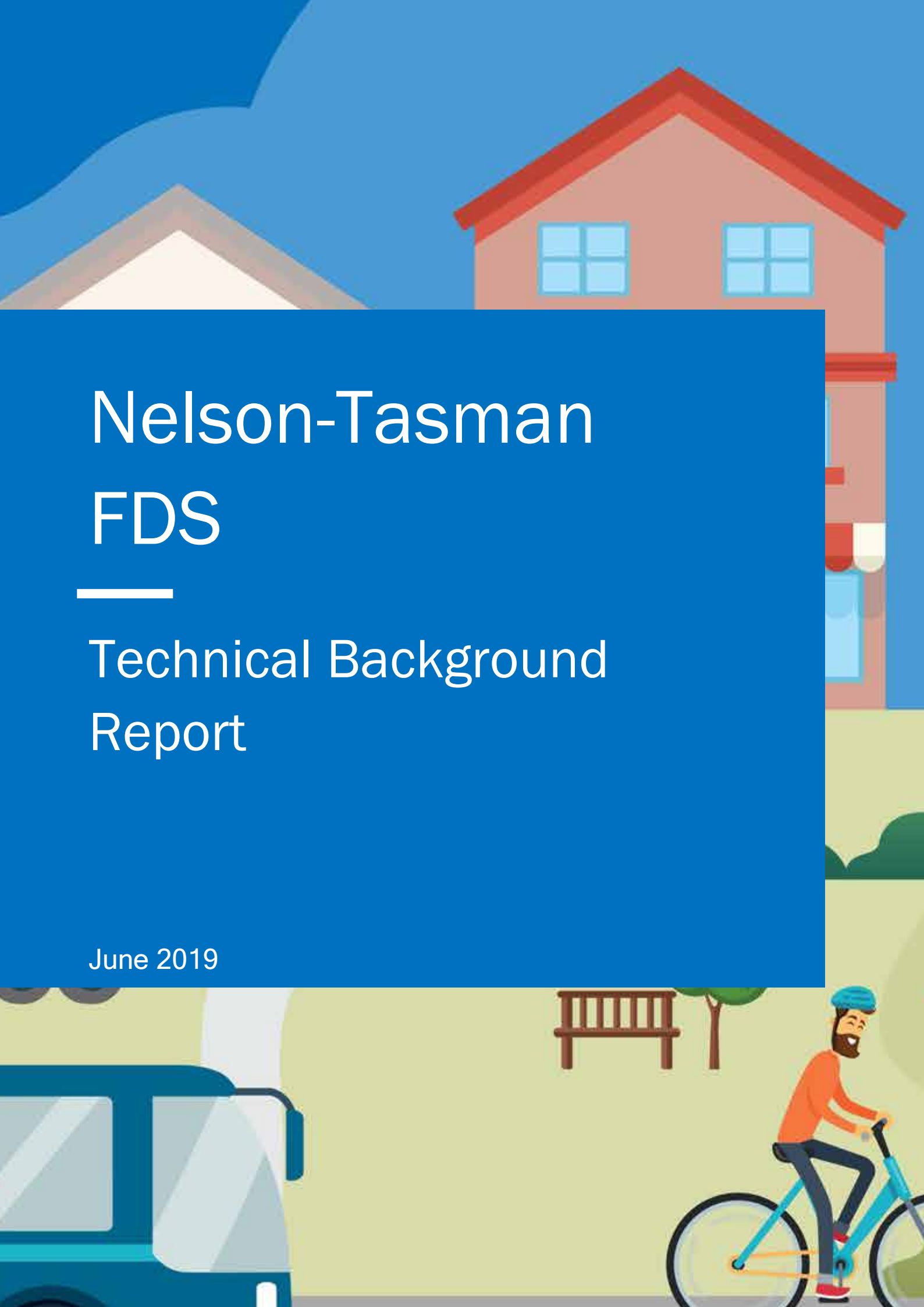
Nelson-Tasman FDS

Technical Background Report

June 2019



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This report has been prepared by Hill Young Cooper Limited and Resource Management Group Limited.

Nelson Tasman Future Development Strategy

Technical Background Report

1. Purpose and structure of the report

The purpose of this report is to provide an overview of the methods and analyses used to identify and evaluate potential future development options that informed the preparation of a Future Development Strategy (FDS) for Nelson and Tasman.

The report is structured as follows:

Section two sets out background on the National Policy Statement on Urban Development Capacity (NPS UDC) including:

- what an FDS is and what it should cover; and
- capacity to be provided.

Section three sets out an overview of the key inputs and assumptions used in the preparation of the FDS including:

- population estimates; and
- an overview of the Nelson Tasman assessments of capacity for housing and business development.

Section four sets out the multi-criteria analysis (MCA) method and approach used to assist in identifying potential future development options including:

- what an MCA approach is; and
- how potential future development areas were identified.

Section five sets out an overview of the method and approach used to assist in evaluating potential future development options including:

- the development of evaluation criteria, including how these were informed by engagement with iwi, community, stakeholders and Councillors;
- the process for evaluating potential future development areas against the criteria;
- the development of three future development scenarios for public consultation; and
- the development of a recommended strategy.

2. Background

The FDS was developed over the period December 2018 to July 2019. It is the first urban development strategy that covers both the Tasman and Nelson Regions.

2.1 What is a Future Development Strategy

A Future Development Strategy (FDS) is a high-level, long-term strategy developed under the National Policy Statement on Urban Development Capacity (NPS-UDC 2016). The NPS-UDC directs Councils to provide sufficient development capacity in their resource management plans, supported by infrastructure, to meet demand for housing and business space. Development capacity refers to the amount of development allowed by zoning and regulations in plans that is supported by infrastructure. This development can be 'outwards' (on greenfield sites) and/or 'upwards' (by intensifying existing urban environments).

The NPS-UDC encourages councils that have a medium-growth urban area within their district to prepare an FDS, however an FDS is not mandatory. Medium-growth urban area means any urban area (as defined by Statistics New Zealand in 2016) that:

a) has a resident population of over 30,000 people according to the most recent Statistics New Zealand urban area resident population estimates; and
b) in which the resident population of that urban area is projected to grow by between 5% and 10% between 2013 to 2023, according to the most recent Statistics New Zealand medium urban area population projections for 2013(base)-2023.

The NPS-UDC identifies the Nelson Urban Area as a medium-growth urban area. The Nelson Urban Area covers all of the Nelson territorial authority area (excluding the Whangamoa Area Unit) and part of Tasman District including Richmond and Hope.

Under the NPS-UDC, the FDS needs to only cover the Nelson Urban Area, however the two Councils decided that there are many benefits in the FDS covering all of the two regions.

2.2 What should the FDS include

What the FDS should include is set out in policies PC12 to PC14 of the NPS-UDC. To summarise, the NPS-UDC requires that the FDS identifies the following matters in regard to housing and business for both the medium and long term:

- sufficient, feasible development capacity to be provided;
- evidence of analysis of opportunities, scenario testing, constraints analysis, and consultation;
- maps and tables showing the location, timing, and sequencing of development capacity (including any "no-go" areas where relevant);
- identification of the development infrastructure to support future development capacity;
- implementation actions: RMA, LGA and LTMA changes, how infrastructure will be funded; and
- how the FDS will be responsive to changes in demand or where land owners' intentions change.

In developing the FDS Councils are required to engage and consult. Consultation for the Nelson Tasman FDS is being undertaken in accordance with the Local Government Act. A schedule of consultation and media undertaken during the development of the FDS is included in Appendix 1.

2.3 Local context

Analysis of existing development capacity in Nelson and Tasman indicates that in the short to medium-term (the next 10 years) there is sufficient feasible residential capacity when housing demand and capacity is pooled across both Councils. There is a shortfall expected sometime in the longer-term (years 11-30) period for the Nelson Urban Area (which covers Nelson City and Richmond in Tasman). Tasman District alone has sufficient capacity to accommodate projected growth in the other settlements in its District, provided that population growth does not occur at a high rate, over the longer term.

The focus of the FDS is therefore on identifying residential development options to ensure sufficient development capacity in both regions, in the longer-term (2028 to 2048).

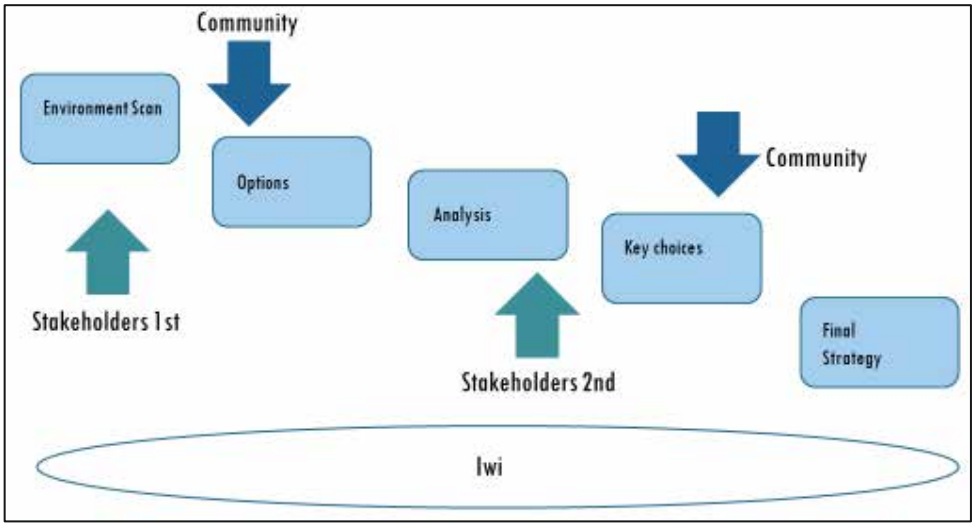
The FDS will set out how Nelson City and Tasman District will accommodate expected housing and business growth over a 30-year period (2018-2048) and will show where future growth is likely to be located and how development is likely to be phased and timed over this 30-year period.

The FDS does not set out the detail of how future housing and business areas will be developed. This detail will be developed through review of both District Plans and possibly resource management plan changes, and Council long term plans and infrastructure strategies. Such plans offer the community the usual opportunities to be involved in their formulation, with submissions and appearance at hearings. Detailed costs and benefits of developing the respective areas will need to be understood sufficiently before rezoning of these areas occurs. Further investigation will also be needed to fully understand the extent of some of the growth areas' constraints identified in the FDS.

2.4 Process

A five step process to develop the FDS was followed, generally as set out in Figure 1. The process evolved over the course of the project.

Figure 1: Overview of the FDS process.



3. Environmental scan

Understanding critical constraints and opportunities involved assessment of existing data, stakeholder workshops, engagement with iwi and public feedback via an online survey.

3.1 Analysis of existing data

A review of geospatial data held by the two Councils was undertaken. This identified variable levels of data relating to aspects such as natural hazards and environmental values.

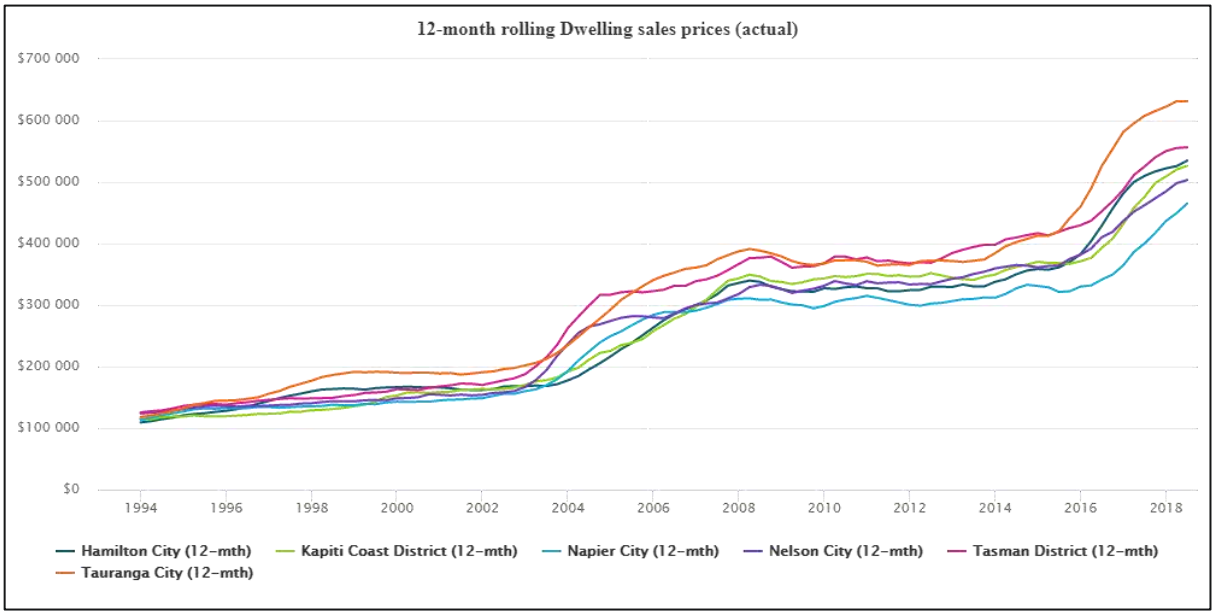
Key constraints maps were developed showing mapped areas relating to the following:

- state Highways;
- high voltage transmission lines;
- flood overlay;
- inundation overlay;
- 5m inundation area;
- coastal hazard areas;
- liquefaction risk areas; and
- slope instability areas.

In addition to this map, Tasman District Council provided area-specific maps relating to modelled flood hazards.

Turning to data on housing, information available on the Ministry of Business, Innovation and Employment website shows that median house prices in Nelson and Tasman have grown at a similar rate to many other cities and districts in New Zealand. However relative to median income, the price to income ratio in Nelson and Tasman is very high, one of the worst in the country.

Figure 2: Median house prices in Nelson and Tasman compared to other parts of New Zealand.

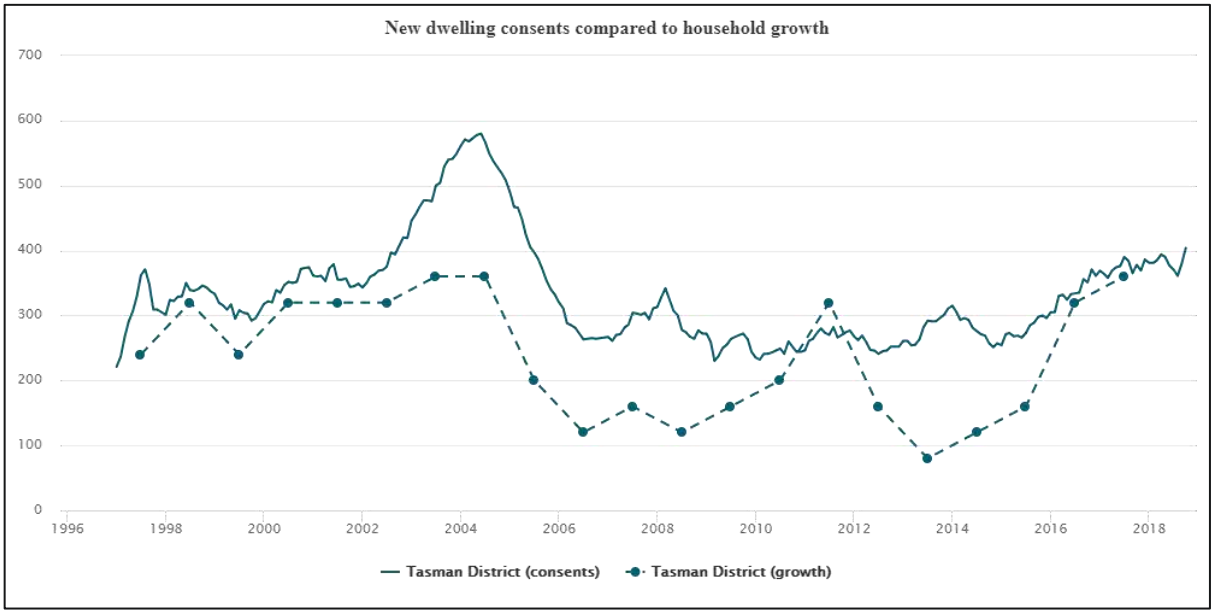


Source: Ministry Business, Innovation and Employment.

Data comparing building permits issued with population growth suggest that for Tasman, there is no shortfall in the supply of dwellings, relative to demand. The dashed line in the graph below

(Figure 3) represents household growth, while the solid line is building consents issued for new dwellings.

Figure 3: Tasman household growth compared to building consents issued for new dwellings.



Source: Ministry Business, Innovation and Employment.

For Nelson City, the picture is similar, except for the last few years where building consents issued appear to lag household growth.

Figure 4: Nelson household growth compared to building consents issued for new dwellings.

Source: Ministry Business, Innovation and Employment.

3.2 Stakeholder workshop

The first workshop was attended by 40 participants, comprising members of the FDS consultant team, Council planning, development and engineering staff, and representatives of other organisations such as NZTA, Ministry of Education, Ministry for the Environment, Nelson-Marlborough District Health Board, Housing New Zealand, Nelson-Tasman Housing Trust, Transpower, Network Tasman, Nelson Regional Development Agency.

The workshop included presentations from Council representatives and members of the FDS consultant team.

The purpose of the first stakeholder workshop was to:

- help set the scene for the strategy;
- identify constraints, opportunities and no-go areas; and
- identify some high-level growth options to be considered.

Two group work sessions focused on identifying and ranking key constraints and opportunities, and on identifying options for addressing the household shortfall identified in the Council's capacity assessments for the Nelson Urban Area over the period 2028-2048. Some groups also considered growth options for other settlements in Tasman District, should current population projections prove overly conservative relative to available capacity over the medium-long term.

Participants were asked to identify any 'no go' areas, that is areas where urban growth should be excluded. Common criteria for excluding areas from consideration for growth covered:

- highly productive soils;
- areas prone to flooding, coastal hazards and erosion;
- low-lying areas which are likely to be impacted by sea level rise / which are less than 5 metres above sea level; and
- avoid creating further community severance.

Productive soils were identified as a combination of Rural 1 land as identified in the Tasman Plan, as well as land categorised by the Council as A or B, based on their productivity classification.

Flood hazards were indicatively identified based on Council modelling of flood risks, using a number of sources.

Coastal areas subject to potential hazards (like long term sea level rise) were identified as being land within 5m of mean sea level.

3.3 Iwi feedback

Specific consultation processes were undertaken with iwi during the course of the project. This covered a range of hui which addressed a large number of topics. Appendix 2 contains a summary of the matters addressed. In terms of spatial constraints and opportunities, some common themes from consultation with iwi included:

1. Need to take a long term view
2. Protection, enhancement and restoration of the natural environment
3. Supporting social and economic development.

3.4 Public feedback

The first round of consultation on the FDS sought to gather feedback on initial high-level growth options for the combined Nelson and Tasman Regions. The Councils sought feedback via a public

survey, which was open to receive feedback between 23 January and 13 February 2019 (inclusive). Detailed comments were also received from a variety of organisations and groups.

The public survey sought responses on three generic growth options presented- Spread Out, Intensify, and/or Start from Scratch, and offered opportunity for feedback on other options and challenges to be considered. The majority of responses utilised the online survey platform provided on the Councils' websites, though many respondents did not respond to all questions. Other respondents utilised hard copies of the feedback form or provided feedback via email.

Table one shows the number of respondents who stated support, were neutral or did not support the three options.

Table 1: Round one consultation overall feedback on growth options.

Feedback Overall	Spread Out	Intensify	Start from Scratch
Supportive	76	200	87
Neutral	14	6	9
Not Supportive	121	17	111
Did not Specify	34	15	28

Note: This is the total number of feedback received from all respondents who answered this survey question.

The most preferred growth option across both Nelson and Tasman is to intensify by focusing growth in and around existing centres. The least preferred option by Nelson respondents is to spread out by focusing growth on the outskirts of existing centres, while the least preferred option in Tasman is to start new settlements from scratch.

The top five considerations for urban settlement and growth were identified as:

- preservation of natural landscapes;
- preservation of flat, productive land;
- affordable housing (such as lowering land costs);
- climate change responsiveness and CO2 reduction; and
- diverse housing choices.

Feedback from groups and organisations was varied. Generally there was support for more compact forms of growth where new housing was placed close to transport and services while productive land was retained for horticulture.

The report on round one of consultation is attached as Appendix 3.

3.4.1 *Business / developers feedback*

A separate business and developers forum was held during the initial phases of the project. This workshopped a range of issues including the spatial growth options and pros and cons of each, and shortages of types of housing or business land in the regions. A summary of feedback from business/ developers is attached as Appendix 4.

3.5 Population growth estimates

As of 2018, the combined Nelson-Tasman Regions have an estimated resident population of 104,000, with a near even split between Nelson City and Tasman District. The combined urban areas' population of the two regions (as defined by Statistics NZ)[1] is approximately 80% of this total (84,000 people). The urban proportion of the total population of the two regions has increased slightly over the 10 years 2008 to 2018.

Fast growing areas over the period 2008 to 2018, as recorded by Statistics New Zealand, were the Richmond East and West areas in Tasman District and the Ngawhatu and Isel Park areas in Nelson City. Tasman District has also seen significant growth around Motueka and rural-residential development in coastal areas.

Both Councils report that most housing growth in urban settlements has been by way of outwards expansion (greenfields growth). There has been some infill and redevelopment. For example the area surrounding Nelson City Centre has increased in population by around 1,000 people over the period 2008 to 2018.

Latest Statistics New Zealand population projections for Nelson and Tasman are now two years old. Delays in the release of 2018 census data by Statistics New Zealand means that new population projections are not likely until May 2020. As is normal with a strategy such as this FDS, a range of growth scenarios have been modelled; this is particularly important in the absence of up to date data. Low, medium and high growth scenarios have been examined. The medium scenario is the one both Councils' long term plans are based on and is considered to be most realistic overall. However, with current fast growth in Tasman, a high growth scenario has been modelled. This approach is intended to future proof the Nelson and Tasman FDS.

Population projections prepared by Tasman District Council for the FDS are attached as Appendix 5.

3.6 Development capacity assessments

Given that recent growth has been high in the Tasman District, the analysis undertaken to inform the identification of future development areas has considered the potential implications of high population growth over the next 30 years.

Nelson City and Tasman District Councils completed an assessment of housing and business development capacity, for the Nelson Urban Area as required by the NPS-UDC, in November 2018. That is, the capacity to absorb projected growth in terms of serviced and zoned land for residential and business activities.

[1] Nelson urban area, Motueka, Mapua, Brightwater, Wakefield, Takaka.

Capacity assessments completed by the Councils were as follows:

- capacity Assessment for the Nelson Urban Area;
- capacity Assessment for Nelson City Council Territorial Area; and
- capacity Assessment for the Tasman District Council (part of District forming the Nelson Urban Area).

The capacity assessment for Tasman District Council was based on the medium growth scenario set out in Table two, which used Statistics New Zealand (SNZ) high projections for Richmond, Motueka, Wakefield, Brightwater and Mapua for 2018-2028, and SNZ medium projections for those settlements for 2028-2048 and for the rest of the district for 2018-2048[2]. The capacity assessment for Nelson City Council was also based on SNZ high projections for 2018-2028 and medium projections for 2028-2048.

3.6.1 Residential development capacity required

Table 2: Estimated residential capacity required to meet growth for the most likely (medium), high growth and low growth scenario.

	2018-2028		2028-2048		2018-2048	
	Additional dwellings needed 2018-2028	Additional capacity needed, including NPS-UDC margins for Nelson and Richmond 2018-2028	Additional dwellings needed 2028-2048	Additional capacity needed, including NPS-UDC margins for Nelson and Richmond 2028-2048	Additional dwellings needed	Additional capacity needed, including NPS-UDC margins for Nelson and Richmond
Medium Growth Scenario	6,200	7,000	5,800	6,300	12,000	13,300
Higher Growth Scenario	8,400	9,400	13,400	14,600	21,800	24,000
Lower Growth Scenario	3,700	4,100	2,400	2,600	6,100	6,700

Source: Nelson and Tasman Future Development Strategy Growth Projections.

The combined Nelson Tasman assessment of current housing and business development capacity of the Nelson Urban Area found that, under the medium population projection, there was adequate capacity over the ten years 2018 to 2028, when the demand and capacity is pooled for both Councils in the Nelson Urban Area. There is a shortfall of around 2,000 residential dwellings expected sometime in the longer-term, year 11-30 period. The capacity assessment found that Tasman District has sufficient capacity to accommodate the growth of its other settlements in its District.

Under a high growth future, based on the assessments of existing housing development capacity, in the form of zoned land and gazetted special housing areas room for around 12,000 additional

[2] Tasman District Council. (2017). Growth Model 2017 Summary of Outputs, Assumptions, and Methods.

residential dwellings would be required in the 11-30 year time period, over the combined Nelson Tasman regional area.

3.6.2 *Business development capacity*

Table 3: Estimated business demand and capacity over the period 2018 to 2048.

Business Land	Demand (Ha)			Capacity (Ha)			Surplus (Ha)		
	Low	Medium	High	Capacity report	TDC vacant land	Total	Low	Medium	High
Industrial	-26	-2	46	39	72	111	137	114	65
Commercial	13	24	37	34	91	124	111	100	87
Retail	28	42	52						
Total	15	64	135	73	163	235	220	172	100

Source: Nelson and Tasman Future Development Strategy Growth Projections.

Note: While demand for retail has been estimated separately, retail and commercial capacity is included in the estimate of commercial capacity.

The combined Nelson Tasman assessment of business development capacity found that under the medium growth scenario there was sufficient capacity to meet demand for business land in the short, medium and long-term.

Table three shows estimated demand for business land for low, medium and high growth scenarios, and estimates of existing business land capacity based on an assessment of:

- vacant and underutilised business land in the Nelson Urban Area (identified as 'Capacity report' in Table three); and
- vacant zoned land in Tasman District that lies within and outside the Nelson Urban Area (identified as 'TDC vacant land' in Table three).

The analysis shown in Table three indicates that there is sufficient business land to meet expected demand under medium and high growth scenarios, assuming more effective use is made of existing business land.

3.6.3 *Changing housing needs*

In considering how to accommodate future housing, the Councils' capacity assessments (as well as stakeholder feedback) noted a wide range of factors that are likely to influence future housing demand. Some commonly identified influences include:

- there will be more older adults, but under a high growth projection there could also be many more people of working age;
- housing needs to be more affordable for people on low to moderate incomes;
- climate change will see sea levels rise and more extreme weather patterns;
- how and where people work may change;
- types of infrastructure may change, for example rather than reliance on large networks, there may be more small scale, locally based systems;
- roads will get busier and so alternatives like building up public transport and walking and cycling networks are needed; and
- different models of housing and living arrangements may become more desirable.

4. Method and approach for identifying potential future development areas

4.1 Introduction

The next phase of the project began the process of identifying a long list of options to provide additional capacity.

The option generation process was not constrained by considerations of capacity and / or how much development was needed to be accommodated.

Sources of potential options were drawn from previous and current work undertaken by the Councils, feedback from the public and stakeholders, as well as options that were identified as part of the Strategy development process.

In identifying possible areas to accommodate the shortfall in housing capacity, a wide range of areas are possible candidates, including intensification of existing urban areas, developing on the edge of settlements, or developing new settlements. There will be a spread of areas across Nelson City and Tasman District. In addition, there are a wide range of factors to take into account when considering whether each option is suitable.

A multi-criteria analysis (MCA) approach has been used to assist in the selection of the best combination of areas to accommodate future growth. MCA is a type of decision tool used to assess the performance of an option or options in achieving a set of outcomes or objectives, relative to other options. The MCA approach is designed to assist with decision-making between options where there are variables where assigning a specific monetary cost is difficult.

MCA techniques evaluate relative performance between options based on an explicit set of identified criteria. Individual performance on criteria can then be aggregated and ranked to provide an indicator of the overall performance of options, relative to others. Relative performance can be used to select a preferred option or to identify a short-list of options for detailed appraisal.

MCA provide a structured and transparent framework for comparing options; particularly when comparing options where:

- it is not feasible or practical to quantify some or all of the costs and benefits; and
- some or all of the main objectives and effects relate to social, cultural or environmental factors for which there are few robust techniques and/or information that would enable these considerations to be monetised.

By identifying the basis on which options have been compared, the MCA approach allows decision-makers, technical experts and stakeholders to see what factors have been taken into account to reach a preferred option.

Advantages of an MCA:

- takes a structured approach to the factors that are being used to assess the relative value of one option in comparison to other options;
- the choice of criteria is made explicit but are open to refinement or change as part of the process;
- provides a framework for a wide range of technical experts, stakeholders and decision-makers to be involved in the development and testing of criteria and the evaluation of options;
- scores and weights, if weights are used, are developed using established approaches; and

- provides an alternative approach to assessing the relative value of an option to achieve outcomes where it is not practical to precisely define or assess the monetary values associated with the advantages and disadvantages of an option.

An overview of alternative assessment techniques and selection of decision tools is included in Appendix 6. An outline of the key stages of an MCA approach is set out in Table four.

Table 4: Overview of the key stages of a Multi-Criteria Options Analysis.

Stage	Description
Identify outcomes or objectives	Outcomes are established to set the decision-making context for the MCA.
Option identification	Identify a range of options to be assessed.
Identification of evaluation criteria	Identify relevant aspects or attributes, referred to as criteria, which need to be taken into account in the decision. These are informed by the identified outcomes or objectives. Criteria are typically clustered into logical categories or grouped according to the outcomes.
Option evaluation	Evaluate options by applying a score against each criterion for each option; resulting in a performance matrix which is used to calculate an aggregate score.
Analysis of options	A range of analysis is typically undertaken to examine the results. Weights can be derived and applied to adjust the relative importance of some criteria in comparison to others, resulting in an adjusted aggregate score for each option. The total aggregate score for an option provides a rank order for that option, relative to other options.
Identifying the preferred option	The final stage of the process is selecting the preferred option, for recommendation to decision-makers

4.2 Establishing outcomes

The joint Nelson City Council and Tasman District Council community outcomes in the Long Term Plans have been used to set the MCA decision-making context. The community outcomes were developed through a consultative community engagement process, and set out what the Councils aim to achieve in order to promote the social, economic, environmental and cultural interests of the current and future communities of Nelson and Tasman. These outcomes are used to guide the delivery of services and the development of the regions in a way that is efficient, effective and appropriate to current and anticipated future circumstances.

4.3 Identification of potential future development option areas

This section provides a summary of the process for identifying potential future development areas or options. The option generation process involved an iterative process of:

- identifying a range of possible development scenarios;
- using general principles of settlement planning to help identify appropriate areas;
- mapping these areas;
- refining the areas involved;
- assigning a development type to each area; and
- calculating an estimated yield of housing.

The long list of potential options were drawn from a range of sources including:

- workshops with developers and businesses;
- iwi discussions;
- stakeholder workshops;
- public consultation;
- sites discussed in the past within the councils; and
- previous strategies and plans.

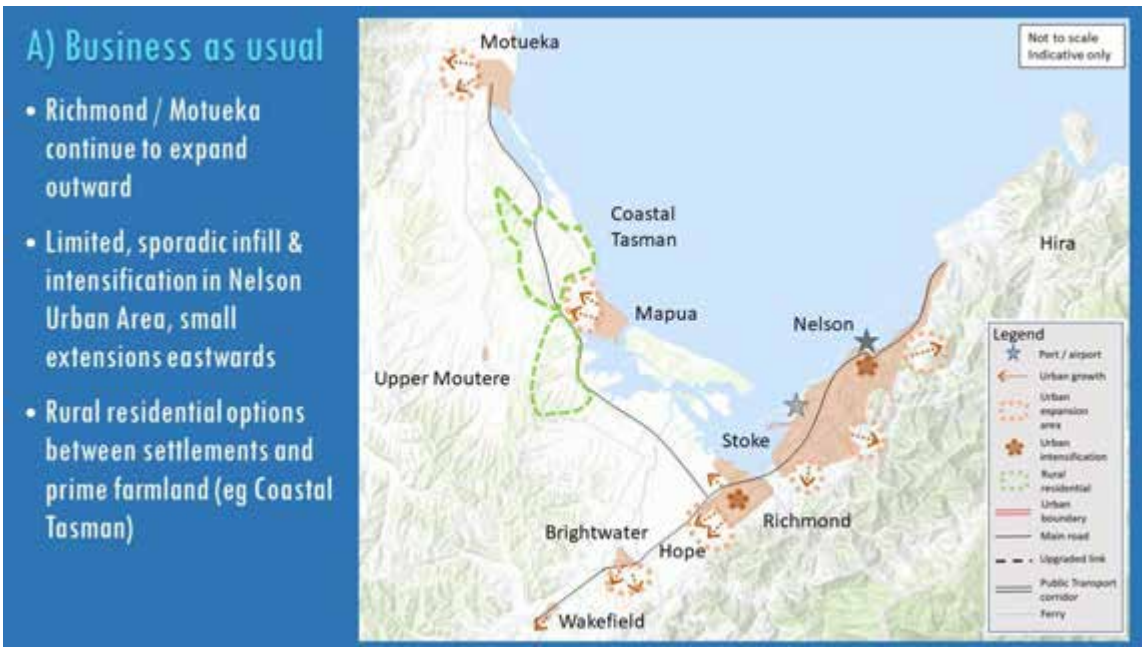
Further option areas were identified during the second round of consultation undertaken in April 2019, and have been evaluated using the approach outlined in section five.

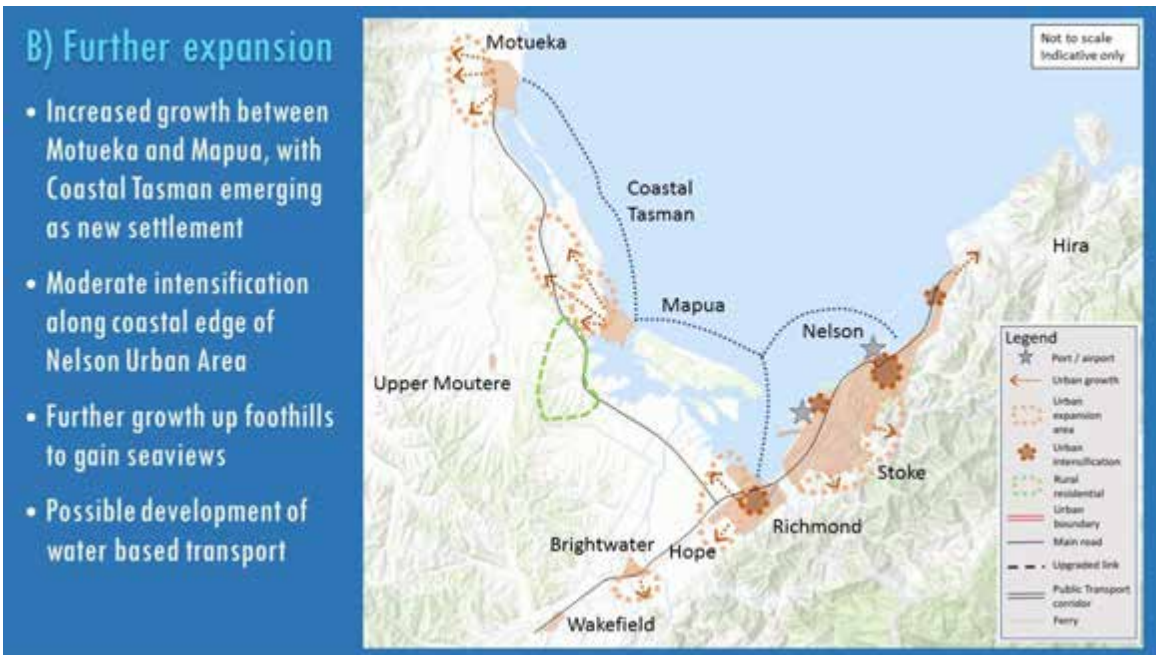
4.3.1 Scenario development

Scenario development commenced with the first stakeholder workshop.

The workshop identified and discussed constraints and opportunities, as well as high level scenarios. As an output of this workshop, the following high level scenarios were developed as illustrated in Figure 5 below.

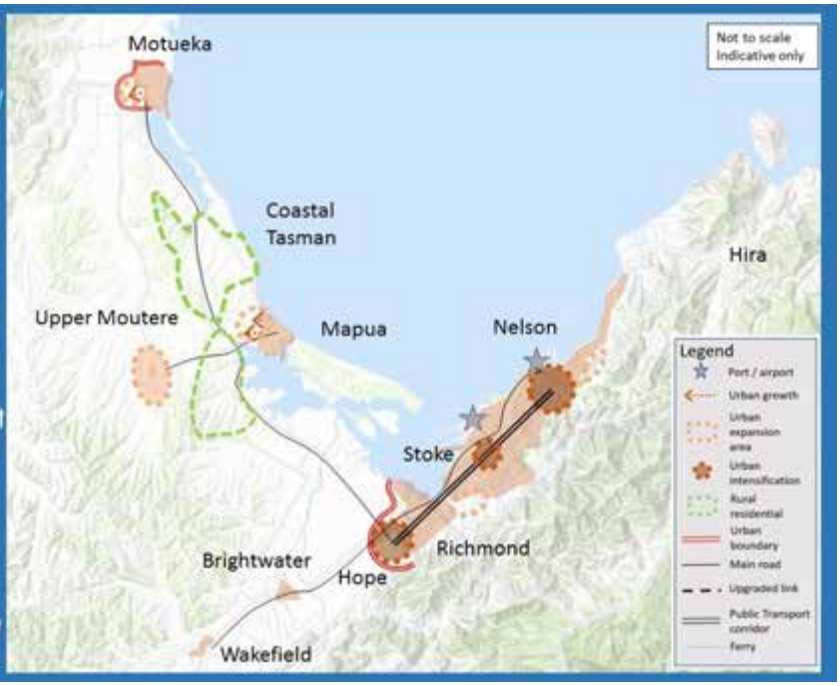
Figure 5: Four high level scenarios identified via the first stakeholder workshop.





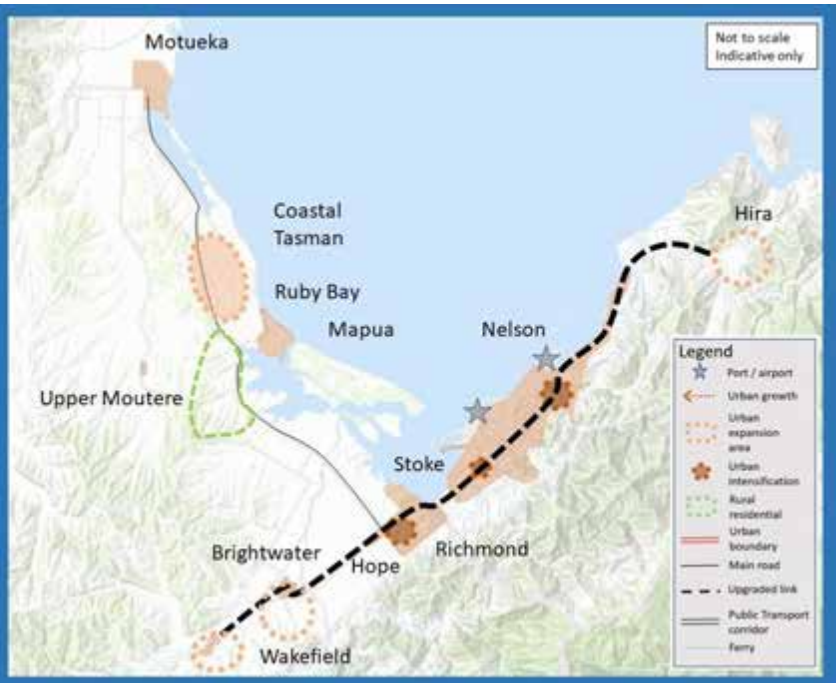
C) Increase density in Nelson Urban Area, new settlement in Tasman

- Intensification around Nelson CBD, Richmond CBD & Stoke
- Develop public transport spine with upgraded services and protected route
- Some greenfield expansion, but less than Option A, increased density
- Urban boundary around Richmond
- Upper Moutere as possible new settlement



D) Wakefield to Hira Corridor

- New settlement at Hira
- Some intensification in 3 centres
- Enhance main transport connections and upgrade services
- Maximise suburban growth at Brightwater / Wakefield
- Coastal Tasman develops as alternative to Motueka and Mapua



4.3.2 Development area principles

A set of 'development area principles' were prepared to help guide the detailed identification process, including which matters should be taken into account when identifying development areas, versus what matters would be addressed at the implementation stage. These development principles were drawn up by the Council and consultant team, and are attached as Appendix 7.

4.3.3 Detailed option development

In the Tasman District one source of options was the Tasman District Council growth model. This model identifies a wide range of development areas within and adjacent to the main settlements, as well as rural-residential areas. Some of these areas are already zoned for residential development, but options for increased yield through higher density development typologies were also considered. Some other areas have been tentatively considered in the past but not yet zoned. Some of these potential development areas were reviewed to establish whether they would make suitable locations for housing and business development. Other areas identified are on the fringes of the existing settlements where current growth patterns (such as incremental growth on the edges) suggest that development pressures will be experienced over the 30 year period. Options were not, however, confined to the growth model. Consideration of a high growth future required a range of possible development areas be identified and a number came through the public consultation process.

These development areas were reviewed from the point of view as to which areas involved new residential capacity, over and above existing zonings (that is, their development would require a plan change to rezone land). For example, these areas might involve the rezoning of rural land to urban purposes, or rural-residential to urban residential, or involve adjustments to density controls in areas of existing development, such as the area around Richmond already identified for infill development and Upper Moutere and Mapua involving rural residential to residential. Possible new intensification areas were also identified in Motueka, Brightwater and Wakefield.

In Nelson City, potential development options were identified on the basis of previous work undertaken by the Council, as well as desk top assessment of possible additional development areas. For example, expansion options to the north, such as Hira, had been previously identified in documents such as the Nelson Urban Growth Strategy. For intensification options, a range of reports prepared by the Council had identified potential areas. These areas tend to be concentrated around Nelson City Centre, Nelson South, Stoke and Tahunanui, being the main activity centres in the city, as well as being on main transport routes.

Relevant reports referenced include:

- Nelson Richmond Urban Housing Intensification Study;
- Nelson Urban Growth Strategy; and
- Nelson Growth and Development Analysis.

Intensification could occur across the existing urbanised area. This would maximise opportunities for market-based responses. While this will support intensification, a common issue to be taken into account is the need to upgrade and expand the capacity of infrastructure (including social and community infrastructure) to cope with additional demands. These concerns generally lead to a more targeted approach.

A targeted approach to the redevelopment and intensification of the existing urban area, by way of identifying development areas, can:

- assist decision-making by council, central government, iwi and key stakeholders in ascertaining the likelihood of capacity being taken up in different areas and understanding how capacity and feasibility may change for specific areas over time;
- direct growth to deliver strategic outcomes – identifying where and when development and infrastructure services are likely to occur, leveraging off feasible capacity and major investments; and
- enable coordination of efforts, allowing multiple agencies to focus efforts on agreed areas.

It is generally held that it is best practice to locate areas of intensification close to shops and services and to co-ordinate delivery with improved transport options. Walkable catchments of up to 10 to 15mins (800m to 1500m diameter) around a centre are typically defined and within that general area, intensification is enabled. There may be a graduation of intensity from the core to the edge of the walkable catchment. Areas of intensification may extend along key road corridors that have a strong multi-modal functionality, for example a passenger transport element to them.

The character of an area identified as likely to be subject to intensification pressures will change. Having open space within areas identified for intensification is important to help address issues of greater population density and less on-site open space. Good urban design is also important in ensuring a degree of 'fit' with existing development.

In total, across Tasman and Nelson, a total of 81 potential future development areas were identified for evaluation (the long-list of options). The long-list of potential future development areas is included as Appendix 8.

4.3.4 Refinement of options

Options were mapped on a GIS platform and areas were refined to amend boundaries of the areas in accordance with the physical features of an area or to split or combine proposed options into more logical areas. The potential future development areas were "snapped" by the GIS system to existing features such as roads and property boundaries. This means that the spatial area identified for a potential option:

- is the gross land area; incorporating environmental features like streams and areas that would be required for infrastructure, such as roads, schools and open space and would therefore not be developed for housing; and
- may in many cases be greater than what would actually be developed, but serves as a rough proxy of housing capacity. The ultimate density of development in each area is not known and can vary from that envisioned in a strategic planning exercise such as this.

The potential long-list of options identified for residential development takes in just over 4,100 hectares of land and the potential areas identified for business land take in around 53 hectares of land.

Of the land area (hectares) identified for potential residential growth in the long list of options:

- around 70% (2,995 hectares) is greenfield; and
- around 30% (1,110 hectares) is intensification.

Of the land area (hectares) identified for potential residential growth in the long list of options:

- 1391 hectares are in Nelson City; and
- 2714 hectares are in the Tasman District.

All 53 hectares of land identified for potential business growth is greenfield land and located in the Tasman District.

4.3.5 Development typologies

Each residential development area was assigned a development typology (the type of housing which may be built in the area). This was used to estimate a potential yield, as well as to help explain the type of growth that may occur.

Intensification typology

Intensification involves the infilling or redevelopment of existing built up areas. Intensification can take a wide range of forms, from adding secondary or minor units to a site; placing a new residential unit onto a section (infill) to redevelopment involving removal of an existing dwelling and building terrace housing or apartments.

In terms of standard planning controls, intensification may involve reducing or removing density controls and/or adjusting height limits. Intensification can involve both greenfields and brownfield sites. In the case of the FDS, the focus of intensification is the existing built up area of the main settlements in the Nelson Tasman areas.

The intensification typologies used for the FDS reflect the normal range of infill and redevelopment types experienced in residential environments across New Zealand and elsewhere. The typologies recognise that over time, as the population of the urban areas increase, land values rise and existing development ages, then a range of redevelopment types will occur. The typologies range from an extra unit being added to an existing site, through to redevelopment involving the removal of a building and its replacement with a number of new units, either in a two or three storey format. A typology that recognises the potential for mid-rise apartments (4 to 6 storeys) has also been included, for example in locations in and around the Nelson City Centre. The assessment of additional dwellings that may be accommodated under each typology assumes that only some sections in the relevant development area will be redeveloped in-line with the typology, over the 30 year time period of the FDS.

Some intensification areas may be mixed use areas. In these areas, there will likely be a mix of houses and retail and commercial activities (such as flats above shops).

Intensification can be seen to be a series of different types of housing along a continuum, from less intense to more intense forms of housing. Types of intensification that are appropriate to the Nelson Urban Area context are shown in Table five.

Table 5: Types of intensification appropriate to the Nelson Urban Area context.

	Incremental	Infill	Redevelopment – terrace format	Redevelopment – apartments	Mixed Use
Description	This can involve providing for small accessory units to be located on a site, with these units not included in density calculations. Examples may	This normally involves adding a unit or units to an existing site, with the unit separated from the existing unit. This is the prevalent form of intensification	This typology typically involves 2 to 3 storey terrace type housing. An existing house may be removed and 3 or 4 new units built. This type of intensification can be accommodated on	This typically involves development of 4 to 6 storeys, with development form driven in part by the need to install lifts. It can be an effective form of growth on the immediate edges	This typology applies to commercial or business areas where allowance is made for residential development. As with the apartment typology, 4 to 6 storeys is

	Incremental	Infill	Redevelopment – terrace format	Redevelopment – apartments	Mixed Use
	be 'granny flats', portable homes, and potentially conversion of existing buildings into residential units	in Nelson and Tasman.	a suburban sized section. Flexibility over density requirements can see a variety of unit sizes provided, such as a number of 1 or 2 bedroom units in the same physical building envelope that might otherwise contain a single 3 or 4 bedroom unit.	of town centres, sometimes involving a mixed use approach. There is the need for some form of transition or stepping 'down' to adjacent single storey residential areas.	common with the ground floor often devoted to a commercial activity (shop, office, showroom etc.). The larger sites within business areas with more generous building coverage limits areas allowed for a greater yield to be achieved.
Development Issues	Typically there is a restriction on floor area (such as 60 sqm) and a requirement for the units to meet yard, height and set back controls. In addition, the ability to subdivide a single house into two units may be provided, as of right, provided that the unit to be created can provide required on-site open space and possibly an on-site car parking area.	A minimum density control is used to help control the overall intensity of development. While yard, coverage and outdoor area requirements do apply, the density control is used as the primary tool.	Minimum density controls are removed, with building design controlled through a discretionary assessment process, including assessment of impacts on the privacy and on-site amenity of neighbouring sites. Controls relating to coverage, building height and height in relation to boundary controls apply and these are the main means of controlling the bulk of buildings. Outlook requirements (minimum open area in front of main living rooms) become important in ensuring that development internalises effects relating to potential overlooking	Larger sites are needed and height and height in relation to boundary controls need to recognise the larger building forms involved. Landscaping and building modulation becomes important, along with design review processes. This form of intensification necessarily involves a high degree of change to an existing area	In many cases, the existing bulk and location requirements of the underlying zone can be maintained. Height limits need to be in the order of 20m to allow for reasonable floor to ceiling heights Ensuring that outlook areas from the main living rooms of units will not get built out by adjacent redevelopment becomes an important consideration. An outlook standard often applies, such as having a 10m deep outlook area clear of buildings from any living room. This is usually achieved by orientating living rooms to road frontages or setting buildings back from nearby boundaries.

Greenfield or urban expansion typology

Expansion options take the form of growth on the edge of existing settlements or the development on new urban settlements. This is commonly called greenfields growth.

Greenfields growth can take a variety of forms, from traditional suburban development to master planned communities that provide for a range of housing densities and housing forms, from stand-alone houses, through to terraced housing. In other cases, a clustered approach may be taken, with a dense core surrounded by areas for larger lots and restoration of natural features. This diversity makes estimates of development potential subject to a range of variables. Typical greenfields development types found in New Zealand are set out in Table six.

Table 6: Types of expansion found in the New Zealand context.

Expansion Types	Description
Mixed density – medium to high	This type of expansion often involves a master planned approach to a large block of land. Within the land holding areas for higher density housing (for example terraces) are identified, perhaps around a central point or near an open space area. Surrounding these areas are lots for stand-alone houses.
Mixed density – medium to low	This type of development is often applied to areas of mixed topography, such as land holdings that comprise areas of flatter land and areas of steeper slopes. Medium density development is clustered on the flatter land and larger lots are located on the steeper land.
Standard	This is a conventional approach to subdivision that mainly involves lot sizes of a standard size and configuration.
Large lot	This may involve a rural-residential type lot, perhaps in the 1,500 to 2,000m^2 range, providing space for large houses as well as large areas for gardens and lawns.

Typically, new greenfields areas are subject to structure planning before rezoning and subsequent subdivision and development. The structure plan will take a large area and may well see part of the area identified for large lot development or similar, with other areas identified for more intensive housing. Typically, 30 to 40% of greenfields areas will be devoted to roads, open spaces and green networks.

In considering the shape and form of expansion areas, common principles cover matters such as:

- clear boundaries – the boundary of an expansion area may follow a major road or landform feature such as a ridgeline. Having a clear boundary helps to address issues of potential long term 'creep' and provides some certainty over infrastructure planning;
- locating the development area in a single water catchment, rather than crossing multiple different catchments assists with taking an integrated approach to water sensitive urban design;
- linkages to existing urbanised areas – if the expansion area is in the form of an extension to an existing settlement, then ensuring that the expansion area aligns with key road links and infrastructure networks of the existing development is important; and
- expansion areas should enable a comprehensive approach to be taken to their detailed planning and subsequent development. That is, the expansion areas may include a variety of landforms and environments which can be managed through a structure plan process. This might include not developing part of the expansion area due to physical constraints, and

concentrating development in certain locations. The area not developed can then form part of a 'back drop' or green area for the development.

Rural-residential development was also identified as a form of 'greenfields' option. Rural-residential development provides for housing capacity (albeit at much lower densities than urban type development). It also provides for housing choices. A range of typologies were developed for rural-residential development, based on the particular characteristics of opportunities in the Tasman area.

Business / Mixed Use

During the course of considering options, the need to develop some business-related typologies was identified. A standard industrial area typology was developed with lot sizes of 2,000 m^2. The potential for some development areas to contain mixed uses was also noted in Nelson. A specific 'inner city' mixed use typology was developed for commercial land that may be used for apartment developments. For suburban areas a number of the residential typologies could involve an element of business or commercial activities, such as live/work units or units with a ground floor non-residential use with flats above.

4.3.6 Assigning typologies to potential future development options

Each area was assigned a development typology, by Council subject matter experts, which described the anticipated form of residential development in that area and potential development yield, taking into account the 30 year time horizon of the strategy, and likely development pressures and opportunities.

For the Nelson Tasman FDS, a description of each of the greenfield and intensification typologies including key assumptions, gross density and increased density for each typology is outlined in Table seven. Gross density means the total number of dwellings (per hectare) existing and expected to be constructed within an area. Increased density means the number of dwellings (per hectare) that are possible, over-and-above the number of dwellings currently in an area.

The increase in density is an average over the development area, taking into account the assumptions set out in Table seven.

Table 7: Overview of development typologies and key assumptions.

	Description	Gross density (dwellings per ha)	Increased density (units per ha)	Key Assumptions
Intensification	Additional infill units, town houses on some sites	12	2	20% of lots redevelop in 30-year period
	Two storey terrace housing / town houses	16	6	30% of lots redevelop in 30-year period
	Some 3 storey terrace, some low rise apartments	18	8	30% of lots redevelop in 30-year period
	Mixed use area - some 4 to 6 storey apartments	18	12	33% of lots redevelop in 30-year period
Greenfields	Medium density - average lot size 300m^2	18	18	About 45% of gross area is used for roads, open spaces etc.
	Standard density - average lot size 550m^2	12	12	About 35% of gross area is used for roads, open spaces etc.
	Conversion of rural residential to standard density - average lot size 550m^2	12	10	About 35% of gross area is used for roads, open spaces etc. Net increase recognises existing dwellings and inefficiencies of development of small lots
	Medium-low density - average lot size 700m^2	10	10	About 30% of gross area is used for roads and open spaces
	Conversion of rural residential to medium-low density - average lot size 700m^2	10	8	About 35% of gross area is used for roads, open spaces etc. Net increase recognises existing dwellings and inefficiencies of development of small lots
	Low density - average lot size 1000m^2	7	7	About 30% of gross area is used for roads and open spaces
	Large lots (serviced) -average lot size 1500m^2	5	5	About 25% of gross area is used for roads
	Rural residential (un-serviced) - Average lot size 1ha	1	1	About 5% of gross area is used for roads and accessways
	Rural residential - Average lot size 4ha	0.25	0.25	About 5% of gross area is used for roads and accessways
Business	Average lot size 2000m^2	4 lots per ha		

4.4 Estimated yield

The assumptions about development typologies outlined in Table seven were used to calculate an estimated yield for each of the options. Additional capacity for greenfield areas was calculated by multiplying the anticipated gross density for the option by the hectares within the gross area. The additional capacity for intensification areas was calculated by multiplying the anticipated additional number of residential dwellings (increased density) for the option by the hectares within the area. Business capacity was determined based on the total hectares within the identified area.

Other development strategies (such as those for the Waikato and Greater Christchurch) use high level estimates of future capacities when developing the strategy. This reflects the strategic nature

of the exercise, as well as the point that subsequent actions, such as structure planning, will determine the detail.

It is also important to incorporate an element of future changes into the yield calculations; that is, it is a common experience for lot sizes in greenfields areas to reduce over time, as land prices increase and the costs of civil works increase.

Examples are as follows:

Waikato (Future Proof)

Over time, places aim to reach the following density targets:

- 50 households/ha: Hamilton city heart;
- 30 households/ha: Other intensified areas in Hamilton;
- 16 households/ha: Greenfield in Hamilton;
- 12-15 households/ha: Greenfield in Waikato and Waipa, and the large townships of Cambridge, Te Awamutu, Kihikihi, Huntly, Ngaruawahia, Raglan and Whaingaroa, Te Kauwhata; and
- 8-10 households/ha: Greenfield in Waikato and Waipa serviced rural villages.

Greater Christchurch[3]

The following density assumptions for households per hectare (hh/ha) refers to a net residential density, including roads and open space, but excluding stormwater management areas:

- Christchurch central city intensification areas - 50 hh/ha;
- Christchurch city intensification areas - 30 hh/ha;
- Christchurch greenfields areas - 15 hh/ha; and
- Selwyn and Waimakariri greenfields areas – 10 hh/ha.

[3] Urban Development Strategy Implementation Committee. (2007). Greater Christchurch Urban Development Strategy.

4.4.1 Nelson Tasman Future Development Strategy intensification yields

Table eight lists some of the factors involved in estimating the possible yield for the different intensification types set out in the previous sections.

Table 8: Intensification types.

Incremental	Infill	Redevelopment – terrace housing	Redevelopment – apartments	Redevelopment – mixed use
Gross yields are very difficult to estimate, but generally the number of units added are not large due to the complexity of conversions of existing houses and limited market for accessory type units.	As many areas of Nelson and Tasman are already subject to infill, additional development potential from adjusting density controls may not be large.	In areas of high demand (high land values), there is sufficient incentive for existing sites to be redeveloped. Experience in places like Tauranga and Auckland suggest that 20 to 30% of sites in any given area may be redeveloped in a 20 to 30 year period.	Gross yields can be higher than redevelopment involving terrace formats, as the high building height helps to justify acquisition of existing, already developed sites. However the areas identified for taller development are often restricted spatially to areas of high land value.	Redevelopment of these areas can often yield high numbers of new dwellings as business uses give way to residential. Larger sites and fewer constraints enable significant development. However not all sites will redevelop, as some business uses will remain

In making these assumptions, there is a deliberate move to not base yield on a plan-enabled capacity; that is a capacity based on all lots in an area redeveloped to the limits of what is enabled by the zoning. This is an unrealistic assumption. Rather more conservative assumptions have been made as to the take up intensification options (such as the percentage of lots that may redevelop in a 30 year time period). Generally, as the intensification options increase development potential above the current baseline, then there is a greater incentive to undertake redevelopment.

Ministry for the Environment guidance on the topic[4] notes that it is common to apply a discount factor to account for the fact that only a proportion of plan-enabled opportunities will be taken up. Some councils do not apply any discount rate, while others have only recently begun to, and use a range of rates based on a best guess rather than research or monitoring.

4.4.2 Nelson Tasman Future Development Strategy greenfield yields

For greenfields areas, the approach taken to calculate yield focuses on the average lot sizes that can be anticipated, as well as the net area available (that is the area less roads, open spaces, stormwater management etc.). As a general rule of thumb, as lot sizes reduce and housing density increases then the net area available for lots reduces, as roading and other infrastructure takes up more room.

Ministry for the Environment guidance notes that the following steps are commonly taken:

- Remove land zoned for roads (and road reserve), parks, water management systems (i.e., ponds), flood areas and small sites unsuitable for development.
- Multiply the remaining land area by an average residential density for the zone or, if a specific development proposal is planned, then apply those dwelling yields.
- Remove any known consented land parcels to obtain remaining development capacity.

[4] Ministry for the Environment (2016). How Councils Estimate Demand and Supply of Development Capacity for Housing and Business.

4.4.3 *Demand for different types of urban development*

An important parameter in the development of the strategy is to understand likely preferences for different forms of growth over the 30 year planning period. In particular, the split between intensification versus greenfields forms of urban growth.

Feedback from the initial stage of public consultation favoured, by a substantial margin, intensive forms of growth. Of those who replied to the on-line survey, around 70% said they were in favour of compact forms of growth.

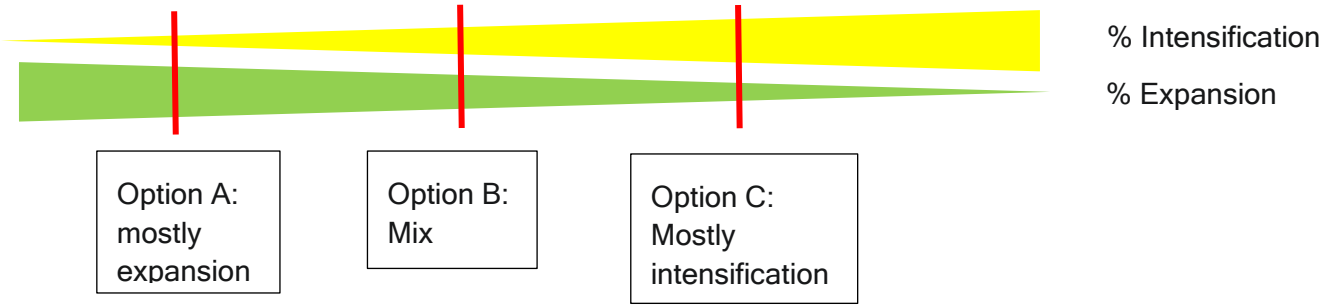
While the stated preference may be high, it is commonly understood that actual preferences may be considerably different. Tasman's residents' Communitrak survey in 2019 for example found that 44% of residents would prefer to live in a lifestyle property, according to current housing budget and needs.

Having an understanding of what may be a reasonable upper bound to the demand for multi-unit development is needed. This upper bound may be a stretch target, it does not need to be solely based on current conditions. For example, the Auckland Plan seeks a 70/40 split over time. That is intensification should account for 60 to 70% of future growth, with expansion accounting for the remaining 30 to 40%.

The Greater Christchurch Settlement Pattern Update (November 2018) states that a key assumption is that 60% of housing demand in Christchurch City will be for multi-unit development, but this share falls to 25% in Waimakariri and 7% in Selwyn District. Overall, the strategy states that redevelopment of existing urban areas in Christchurch will account for 45% of future growth, while existing and new greenfields will account for 55%.

The FDS involves identifying a range of development areas that cover existing urban areas as well as greenfields areas. It is intended that a range of intensification and expansion areas are identified and considered. Conceptually, there will be a range of possible combinations of these two types of urban growth.

Figure 6: Level of intensification and expansion across different growth options.



As part of this process, it is helpful to understand what upper and lower bound may be reasonable for the intensification component, within the context of Nelson City and Tasman District. For example a strategy based on 90% of new dwellings being located in the existing urban areas of the region is unrealistic.

While the estimated capacity of the intensification areas to be identified in the FDS represents an upper bound, it is likely that the capacity that could be provided may exceed what may be a more realistic split between intensification and expansion.

4.4.4 Demand for intensification

Both Nelson and Tasman housing and business capacity assessments note some demand for intensification. However they are also realistic that current demand is not a large proportion of total demand. For example, the Nelson assessment notes for the 30 year period:

- Infill development (new unit at rear) is assessed to be 425 sites, based on current plan settings.
- Redevelopment capacity is assessed to be 210 units. Historically, around seven dwelling units per year have been created as a result of infill redevelopment. This rate of development is expected to remain constant across the district under the current plan framework.

The above is a yearly demand of 22 units. With building permits of approximately 230 per year, this is a demand of approximately 10%.

The Tasman assessment notes that in the last 3 years there have been an increasing number of infill proposals obtaining resource consent and being developed. In 2017, 16 lots were consented in Richmond for comprehensive infill developments. Further infill consents have been granted in 2018 and now that Plan Change 66 is operative further proposals are being submitted. Total capacity for brownfield intensive infill developments in Richmond is forecast at 243 in Richmond in the Council's growth model over the next 30 years. This is a modest rate of about eight per year and based on current take up rates seems feasible.

The assessments also note that:

- demand may be suppressed because of limited supply opportunities (restrictive zoning);
- the aging population suggests shifting demands over time (such as growing demand for retirement villages);
- affordability issues are likely to drive some intensification options; and
- over time, rising transport costs from increasing congestion, carbon charges and the like may shift some demand from peripheral areas to more central areas.

Assessing demand for intensive forms of housing over time is complex and involves a range of uncertainties and assumptions. People's and households' actual preferences can vary substantially from their stated preferences, while inflating house and land prices can see demand quickly rise for smaller units located close to amenities. In the case of Nelson, limited opportunities for intensive forms of development suggest that a review of recent spatial growth patterns will not demonstrate a useful basis for forward estimation of intensification potential.

One method is to understand current demand for intensive forms of housing and to compare demand across different sized urban areas. Generally as the size of a city increases, then there is more demand for living closer to centres and amenities (as transport costs mount).

Intensive housing options may include apartments, flats, town houses and retirement units. These types of houses may not all be built in existing built up areas (as some will be located in greenfields areas), but they nevertheless give an indication of demand for intensive housing options. If these types of dwellings were provided with appropriate opportunities in areas of intensification, then it is reasonable to expect there will be some latent demand that will see demand rise above current levels.

Table nine shows building permit data for the Tasman and Nelson Regions, for the period 2010 to 2018, broken down by total dwelling units consented and the number of apartments, retirement units, flats and town houses (e.g. generally multi-unit developments).

Over the 5 years 2013 to 2018, these types of houses have made up 12% of consents issued in Tasman and 21% in Nelson.

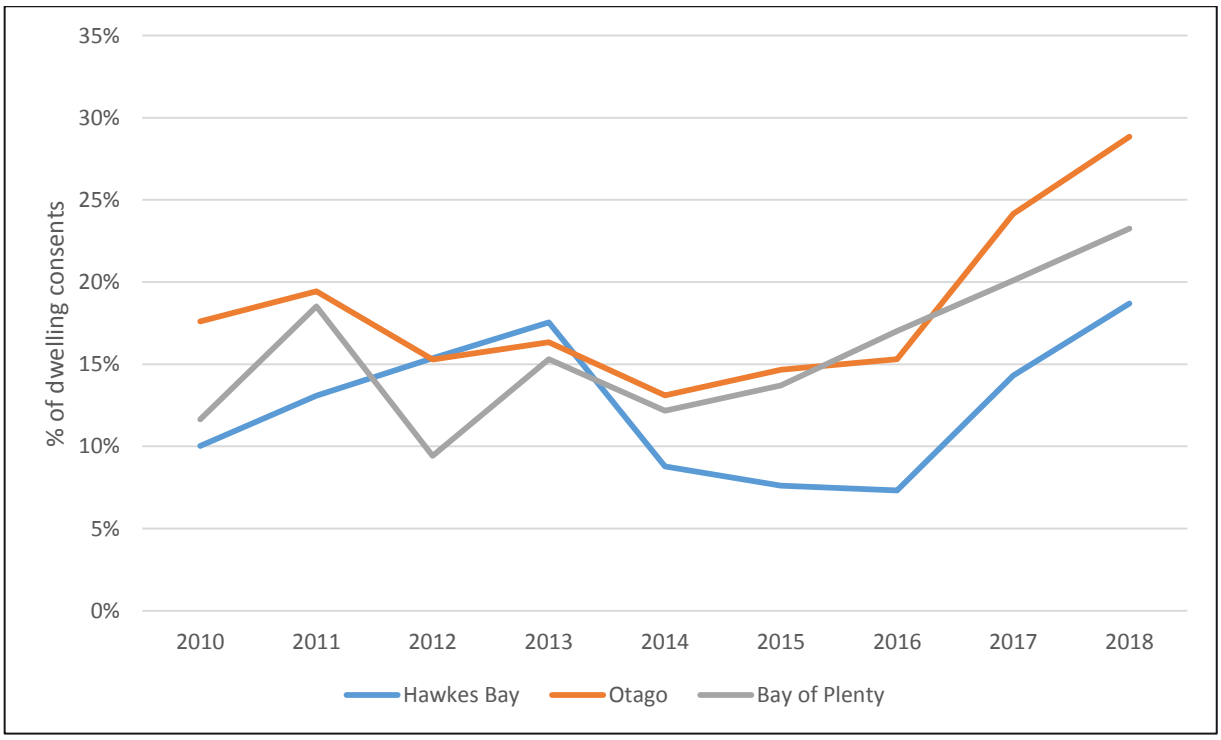
Table 9: Building permit data for Nelson and Tasman.

	Tasman			Nelson		
	Total dwellings	Apartments, retirement units, flats town houses	%	Total dwellings	Apartments, retirement units, flats town houses	%
2010	273	33	12%	285	60	21%
2011	259	7	3%	211	42	20%
2012	255	6	2%	253	88	35%
2013	296	6	2%	255	86	34%
2014	268	24	9%	241	89	37%
2015	332	58	17%	165	27	16%
2016	369	34	9%	176	7	4%
2017	394	66	17%	255	44	17%
2018	372	25	7%	278	78	28%
Five year average	347	41.4	12%	235	49	21%

Source: Statistics New Zealand.

This percentage can be compared with other regions. Figure 7 below is the percentage of permits issued for apartments, retirement units, flats and town houses in Hawkes Bay, Otago and Bay of Plenty Regions (all being regions with a substantial urban population base).

Figure 7: % of residential building permits – apartments, retirement units, town houses and flats.



Source: Statistics New Zealand.

Otago is approaching 30% of residential building permits issued being for intensive forms of housing (likely influenced by high demand in Central Otago).

The Bay of Plenty is seeing around 22% of units in these typologies.

Tauranga City (within the Western Bay of Plenty) have estimated that up to 79% of growth between 2013 and 2063 will be by way of greenfields growth[5]. This allocation roughly matches the current demand for stand-alone houses, but does not seem to factor in any adjustment over time.

All regions show a distinct rise in building permits issued for multi-unit developments from 2016 onwards (most likely in response to high house prices).

4.4.5 *Estimate for Nelson Tasman Regions*

Given that the Nelson data suggests that for some years (such as 2013 and 2014) intensive forms of housing have made up to 35% of permits issued, the aging population and high house prices, it is reasonable to expect demand to grow. An upper bound may be 50% of building permits, by 2048, across the combined regions. Much of this demand would be met in the Nelson Urban Area.

The following scenarios, in Table 10, are suggested.

Table 10: Intensification take up scenarios.

Scenario	% of future dwellings in intensive areas		
	2018 to 2028	2028 to 2038	2038 to 2048
Low / current take up	10%	15%	20%
Medium take up	15%	20%	30%
Faster take up	20%	35%	50%

4.4.6 *Feasibility*

The identification of possible development areas and assessment of yields is not based on assessment of feasibility under current market conditions. Feasibility is addressed in the option selection process (as outlined below), at a high level.

In general, current demand patterns support greenfields development, and so a base assumption is that greenfields options will be feasible. This approach is supported by the respective capacity assessments completed by the Councils.

The intensification areas identified are to provide capacity in the 20 to 30 year time horizon, and over that time market conditions will vary from today's parameters. In having said that, cognisance has been taken of the point that to enable intensification, it will be necessary for areas to 'step up the density ladder'. Equally, the yields from intensification areas have been factored down from what may be possible under adjusted zone provisions.

In Nelson City, two plan enabled sites under the NRMP have been assessed for feasibility by the Council. One is located within the Residential Zone and the other within the Suburban Commercial Zone. The sites are relatively unconstrained by topography or hazards, and are corner sites making access and parking more viable. The analysis of feasibility showed that in the sites

[5] Tauranga City Council. (2018). Population and Household Projection Review 2018 (Growth Allocations 2013-2063).

analysed, plan-enabled infill development was feasible in the Suburban Commercial zone but not in the Residential zone. However adjustment to plan settings, like density and coverage, were likely to positively influence residential feasibility.

In Tasman District, the feasibility of redeveloping two sites in Richmond was assessed. For one site (in Elizabeth St) development feasibility was assessed to be not viable, yet this development went ahead and was successful. Redevelopment of the other site was also assessed to be not feasible.

5. Method and approach for evaluating potential future development areas

5.1 Development of evaluation criteria

Draft evaluation criteria were developed based on a range of considerations including, the Nelson and Tasman community outcomes, community preferences identified during the initial round of community engagement undertaken in January 2019, priorities and trade-offs identified at the first stakeholder workshop in December 2018 and a series of combined and individual hui with tangata whenua iwi. The draft criteria were also developed based on the assumption that a common set of development and urban design principles would apply to all options and therefore, these common principles are not included in the evaluation criteria. These common development principles are shown in Appendix 7.

The draft evaluation criteria were circulated to the council project team for review and discussed at a workshop attended by staff from Nelson City Council, Tasman District Council and the New Zealand Transport Agency. The draft set of evaluation criteria was refined on the basis of these discussions and feedback subsequently provided by workshop attendees.

The evaluation criteria were then further refined through a series of workshops with iwi, stakeholders and Councillors, as outlined in sections 5.1.1 to 5.1.3.

5.1.1 Iwi hui

The draft evaluation criteria were presented at hui in February with iwi provided with an opportunity to discuss and provide feedback on the draft criteria. This feedback was used to inform the further development and refinement of the evaluation criteria. Feedback from iwi covered a wide range of issues, such as:

- protecting our unique natural environment;
- safe and resilient urban areas;
- provide sufficient yield of lots;
- be efficient and cost effective in terms of infrastructure;
- be feasible to develop;
- help the economy be innovative and sustainable; and
- be well planned and accessible with new people friendly areas.

5.1.2 Stakeholder workshop

The refined draft evaluation criteria were presented at a stakeholder workshop in March 2019. A range of stakeholders attended the workshop including (but not limited to), Ministry of Education, Nelson Marlborough Health, New Zealand Transport Agency, Port Nelson, Nelson Regional

Development Agency, Community Action Nelson, Wakatu Incorporation and the Tasman Youth Council:

The workshop provided stakeholders with an opportunity to:

- discuss and provide feedback on the draft criteria. This feedback was considered and used to inform further the development and refinement of the evaluation criteria; and
- participate in a group-based exercise which considered whether some criteria were more important relative to other criteria when assessing an option. Each group was given a table showing the criteria and a set number of sticky dots which could be used by the group to indicate the relative importance of criteria. Outputs from this group exercise were collected and collated. An analysis of this is presented in section 5.2.

5.1.3 Joint council workshop

The draft refined evaluation criteria were presented at a joint Council workshop in March 2019, with Councillors:

- providing feedback and direction on the draft criteria; and
- participating in an exercise which considered whether some criteria were more important relative to other criteria when assessing an option. Each Councillor was given a table showing the criteria and a set number of sticky dots which could be used to indicate the relative importance of criteria. Outputs from this exercise were collected and collated. An analysis of this is presented in section 5.2.

The evaluation criteria were amended in response to the feedback and direction from Councillors and the final evaluation criteria are included in Appendix 9.

5.2 Preference analysis

An important (but not mandatory) step in an MCA approach is determining whether any criteria should have more importance than others when it comes to understanding the overall relative performance of an area.

Information about the relative importance of criteria can be used to identify:

- consistent preferences for areas where development should generally be avoided (e.g. a preference for avoiding development in areas subject to sea level rise or other natural hazards); and/or
- consistent preferences for areas where development is preferred.

The following data was analysed to identify preferences for areas where development should generally be avoided and for areas where development is preferred:

- qualitative information from iwi engagement workshops (shown in Table 11);
- data on factors that are important to urban development from the initial round of community consultation in January 2019 (shown in Figure 8). The first round consultation summary report is included as Appendix 3;
- data from the Council workshop on the relative importance of evaluation criteria (shown in Figure 9); and
- data from the stakeholder workshops on the relative importance of evaluation criteria (shown in Figure 10).

This analysis was used to identify if there were consistent preferences, across the different groups, for areas where development should generally be avoided or for where development is preferred.

The data from community consultation and the Council and stakeholder workshops were adjusted (or normalised) so that they were on the same scale to allow the data to be compared. A rank reciprocal method was used to analyse the data which was adjusted to a scale of 100. This

technique shows the relative importance assigned to the criteria (or factors in the case of the community consultation) in rank order on a comparable scale.

5.2.1 *Summary of key themes from the preference analysis*

While there are differences in the methods by which the information presented in Table 11 and Figures 8 to 10 varies as to the preferences and priorities for each group; there are some consistent themes and priorities across all groups. These include:

- avoiding development in areas of productive land;
- avoiding development in areas likely to be prone to rising sea levels, climate change, coastal erosion and inundation;
- promoting development that facilitates social well-being and inclusive communities; and
- managing impact on the life sustaining quality of the natural world and opportunities for restoration.

Table 11: Initial summary of feedback on preferences from iwi.

Summary of feedback from iwi on the evaluation criteria
Future development should avoid: • cultural constraints (e.g. culturally sensitive locations and precincts such as urupa, waahi tapu sites, culturally significant waterbodies etc.); • biodiversity loss; • the need for significant infrastructure including relocation of water between catchments; and • the need for additional discharges to coastal waters.
Future development should seek to provide and ensure: • opportunity for development of Iwi owned land and land that Iwi have access to through first right of refusal; • access to cultural landscapes; • affordable and ethical housing; • enduring restorative environmental and social outcomes; • public transport; and • provision for aging population.

Figure 8: Relative importance of factors identified as important to urban development in community consultation undertaken in January 2019.

Figure 9: Relative importance of the draft evaluation criteria across all Councillors in attendance at the workshop on March 5.

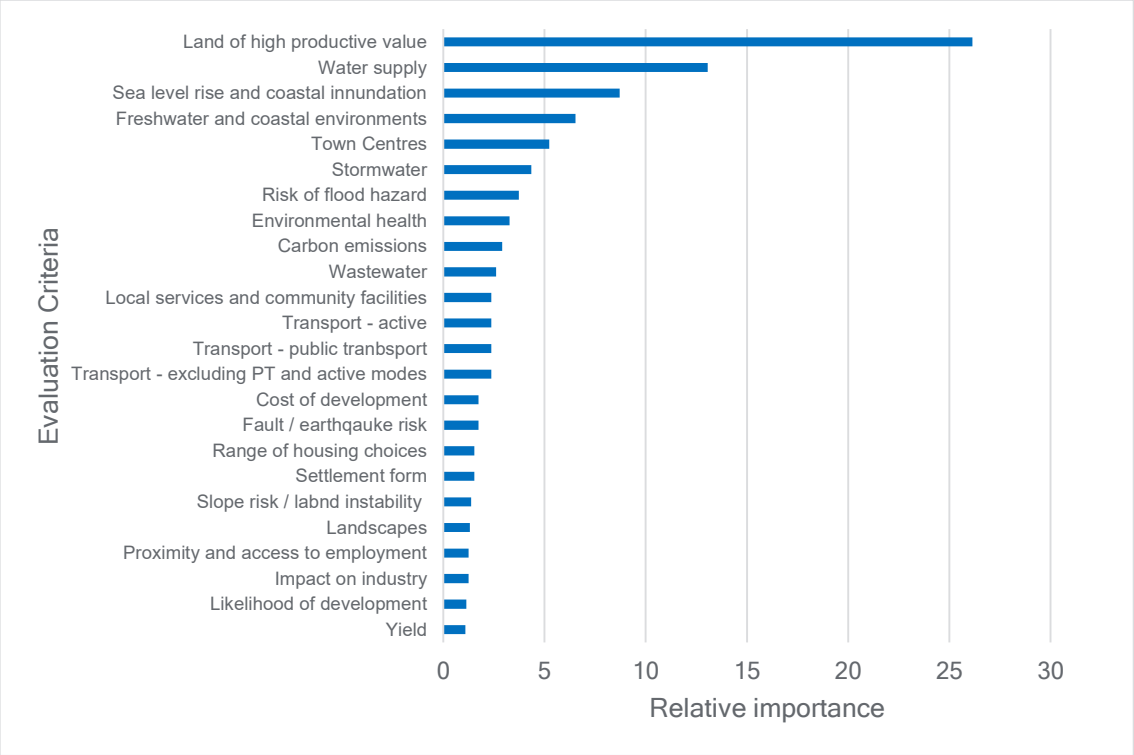
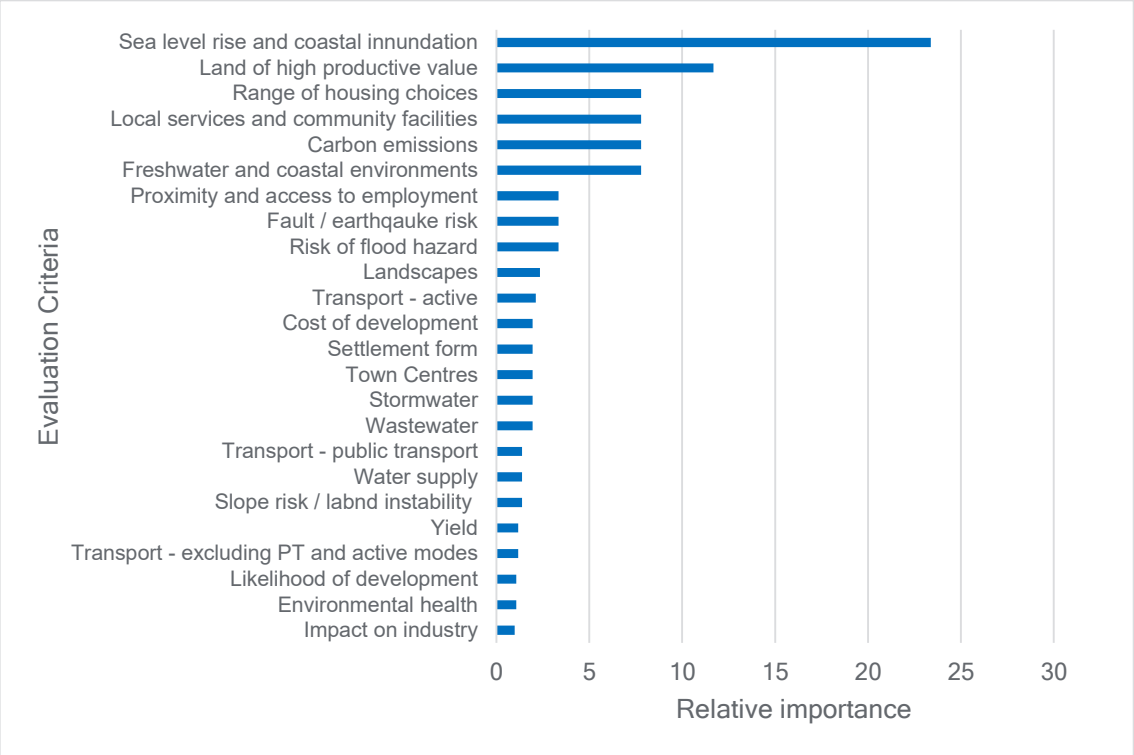


Figure 10: Relative importance of the draft evaluation criteria across all stakeholders in attendance at the workshop on March 4.



5.3 Evaluating potential future development options

5.3.1 Scoring

All potential future development areas were scored against each of the 26 assessment criteria based on a five-point scale, with one representing the poorest score and five representing the highest score. Scoring of each of the Nelson City options against the criteria was undertaken by internal subject matter experts from Nelson City Council. Scoring of each of the Tasman District options against the criteria was undertaken by internal subject matter experts from Tasman District Council.

A moderation exercise was then undertaken by a group of internal subject matter experts from Nelson City Council and Tasman District Council to assess the consistency of scoring across options. The moderation exercise considered the approach that subject matter experts had taken when scoring for each criterion and included a comparison of scores for:

- the top scoring Nelson City areas with the top scoring Tasman District areas;
- areas in Nelson City with areas in Tasman District that are similar in nature, for example sloping sites, flat and coastal sites;
- specifically the approach taken to scoring relative scale of transportation infrastructure eg: checked that for areas where relative costs were similar, they had been scored in a consistent manner; and
- approach taken to scoring of feasibility of development (that this would be for developers).

Where inconsistencies in approach to scoring were identified options were rescored and the extent to which areas where relative costs were similar had been scored in a consistent manner.

Once all options had been scored, this resulted in a performance matrix, which sets out the scores for each of the options for each of the criteria. These scores were used to output a graphical representation (traffic light diagram) of how each area performed on all of the criteria. A summary traffic light diagram was also produced showing how each area performs, on average, at the outcome level.

The evaluation of options against the criteria was based on current plan and policy settings. Freshwater, terrestrial diversity and impact on life sustaining quality of natural resources are criteria that are particularly policy dependent to achieve intended outcomes.

5.4 Analysis and development of scenarios for consultation

There are important choices and trade-offs to be made in selecting the combination of development areas that best meet the communities' long term needs. To help work through the evaluation of options, three different scenarios were developed for the second round of public consultation:

- enabling housing choices, while avoiding areas that are likely to be subject to sea level rise;
- enabling housing choices while avoiding land of high productive value; and
- balanced option: Enabling housing choices while taking into account both these constraints.

Each scenario can provide enough housing to meet a high growth population projection (that is, they provide room for at least 12,000 extra dwellings, between 2028 and 2048).

Prior to discussing these scenarios, the outcome of the raw "unweighted' evaluation is set out.

5.4.1 Unweighted scenario

The raw scores in the performance matrix were used to output a graphical representation (traffic light diagram) of how each area performed on all of the criteria.

The summary evaluation matrix for development areas in Nelson and Tasman is set out in Appendix 10. The matrix is based on a colour coding of each score, from red (low score) to green (high score). The evaluation matrix provides a visual picture of which areas perform relatively well, versus areas where there are a range of constraints or issues to be addressed.

An unweighted aggregate score was calculated for each area based on the sum of all criteria scores. The aggregated scores were then ranked to provide an estimate of the relative performance of each area. Two unweighted options were constructed based on these aggregated rank scores:

- **medium growth** – the package of future development areas required to meet a shortfall of 2000 dwellings under the medium growth scenario adopted for the purpose of conducting the Nelson Tasman future development capacity study; and
- **high growth** – the package of future development areas required to meet a shortfall of 12,000 dwellings under a high growth scenario.

A descriptive analysis was undertaken to examine the extent to which these options provided for a mix of housing typology and location.

Table 12 shows the potential development areas that would be selected, to provide around 12,000 residential dwellings (high growth scenario), based on the unweighted evaluation scores. Table 12 shows that these future development areas cover around 1,400 hectares and could provide for around 12,200 residential dwellings. This approach results in around:

- 55% of future residential capacity (estimated yield) would be within Nelson City;
- 45% of the future residential capacity (estimated yield) would be within Tasman District;
- 64% of future residential capacity (estimated yield) would be provided within existing urban areas (intensification); and
- 36% of future residential capacity (estimated yield) would be provided through expansion (greenfield).

The emphasis on intensification reflects the range of longer term environmental, social and economic benefits that flow from more compact forms of growth as well as feedback from the initial round of community consultation undertaken in January 2019. However, this approach:

- resulted in a predominance of future development areas that provided a range of different intensification typologies but few development areas that provided a range of greenfield typologies; and
- did not result in the selection of future development areas that provide for development across the whole of the Nelson Tasman regions. (For example some of Tasman's smaller settlements did not have any growth options).

Table 12: Future development areas, based on unweighted evaluation scores, required to provide sufficient capacity for 12,000 residential dwellings.

Option	Evaluation Score	Hectares	Estimated yield (dwellings)	Broad typology
N-19 The Nile	118	45	90	Intensification
N-27 Stoke Centre	117	7	58	Intensification
N-21 Waimea Road	116	34	271	Intensification
N-22 Hospital/Nelson South	116	67	536	Intensification
N-286 Isel	116	28	169	Intensification
N-28 Stoke School	115	42	254	Intensification
N-29 Nayland	115	62	373	Intensification
N-20 Fairfield Park	113	42	254	Intensification
N-285 Arapiki	113	42	254	Intensification
N-289 The Brook	113	46	275	Intensification
N-23 Victory	112	22	175	Intensification
T-22 Richmond Intensification	112	234	1,871	Intensification
T-02 Brightwater centre intensification	111	5	43	Intensification
T-15 Te Awhina Marae	111	9	64	Greenfield
T-23 McGlashen redevelopment	111	2	16	Intensification
N-15 Dodson	110	32	190	Intensification
N-18 Gloucester	110	9	107	Intensification
N-24 The Black Cat	110	31	184	Intensification
N-270 City Centre	110	56	676	Intensification
N-287 Washington Valley	110	11	63	Intensification
N-288 St Vincent	110	13	102	Intensification
N-16 Weka	109	32	253	Intensification
N-17 Vanguard	109	5	58	Intensification
N-291 The Wood	109	63	501	Intensification
T-14 Motueka Intensification	109	97	580	Intensification
T-30 Wakefield church land	109	1	6	Intensification
N-26 Tahunanui Drive	107	39	312	Intensification
N-34 Beach Road	107	9	104	Intensification
T-29 Wakefield intensification	105	7	43	Intensification
T-24 Richmond South	103	140	1,675	Greenfield
T-05 Wanderers Ave	102	7	87	Greenfield
T-04 Bryant Road	101	22	259	Greenfield
N-11 Saxton	98	45	819	Greenfield
T-11 Seaton Valley flats - elevated	98	12	143	Greenfield
T-10 Higgs Road	98	9	62	Greenfield
T-13 Courtney St	96	57	687	Greenfield
N-3 Kaka Valley	95	51	614	Greenfield
Total		**1,435**	**12,228**	

5.4.2 Feasibility scenario

The NPS UDC requires that councils, in developing an FDS consider the feasibility of future development capacity in the medium and long term. Feasible capacity is the amount of development that is commercially viable, taking into account current costs, revenue and yields; providing a snapshot in time. Feasible capacity is dynamic and changes over time subject to the housing and construction markets and in response to economic conditions.

A differential weight (referred to as the financial feasibility weight) was developed to provide an indication of the relative 'expensiveness' of an area to develop. The financial feasibility weight was derived as a proxy for the likelihood that an area may be financially feasible to develop. This approach was intended to reduce the likelihood that areas that are expensive to develop or costly to service (or upgrade) with infrastructure would be selected.

The weight was applied to the scores for each option to increase the relative contribution of the following criteria, to the overall aggregate score:

1. private cost of the development (per lot), to the developer
2. public cost of providing water supply infrastructure to service the area
3. public cost of providing wastewater infrastructure to service the area
4. public cost of expanding or upgrading stormwater infrastructure to service the area
5. public cost of providing a safe and accessible transport network to service the area
6. public cost of providing public transport services.

A weighting factor of ten was applied to the first criteria outlined above and a weighting factor of 2 was applied to each of the remaining criteria outlined above. A revised aggregate score was then calculated for each option and is shown in Table 13.

Under this scenario around:

- 49% of future residential capacity (estimated yield) would be provided within Nelson City;
- 51% of future residential capacity (estimated yield) would be provided within Tasman District;
- 62% of future residential capacity (estimated yield) would be provided within existing urban areas (intensification); and
- 38% of future residential capacity (estimated yield) would be provided through expansion (greenfield).

Residential intensification could take place in Nelson South, Stoke, Richmond, Motueka and Brightwater. Urban expansion would be possible in places like Richmond South, Saxton and Brightwater. See Table 13 below.

Table 13: Future development areas, based on evaluation scores weighted for feasibility.

Option	Weighted evaluation score	Hectares	Estimated yield (dwellings)	Broad typology
N-15 Dodson	177	32	190	Intensification
T-15 Te Awhina Marae	176	9	64	Greenfield
N-19 The Nile	169	45	90	Intensification
N-21 Waimea Road	167	34	271	Intensification
N-22 Hospital/Nelson South	167	67	536	Intensification
N-27 Stoke Centre	166	7	58	Intensification
N-286 Isel	165	28	169	Intensification
N-20 Fairfield Park	164	42	254	Intensification
N-28 Stoke School	164	42	254	Intensification
N-289 The Brook	164	46	275	Intensification
N-29 Nayland	164	62	373	Intensification
T-04 Bryant Road	164	22	259	Greenfield
N-285 Arapiki	162	42	254	Intensification
T-05 Wanderers Ave	162	7	87	Greenfield
N-23 Victory	161	22	175	Intensification
N-288 St Vincent	161	13	102	Intensification

Option	Weighted evaluation score	Hectares	Estimated yield (dwellings)	Broad typology
N-16 Weka	160	32	253	Intensification
N-291 The Wood	160	63	501	Intensification
N-11 Saxton	159	45	819	Greenfield
N-24 The Black Cat	159	31	184	Intensification
N-287 Washington Valley	159	11	63	Intensification
N-34 Beach Road	158	9	104	Intensification
T-13 Courtney St	158	57	687	Greenfield
T-22 Richmond Intensification	158	234	1,871	Intensification
T-24 Richmond South	157	140	1675	Greenfield
N-26 Tahunanui Drive	156	39	312	Intensification
T-02 Brightwater centre intensification	156	5	43	Intensification
T-30 Wakefield church land	155	1	6	Intensification
T-31 Seifried Vineyard	154	91	1,089	Greenfield
T-14 Motueka Intensification	154	97	580	Intensification
N-18 Gloucester	152	9	107	Intensification
N-270 City Centre	152	56	676	Intensification
Total		**1,440**	**12,381**	

5.4.3 Enabling housing choices while addressing sea level rise scenario

Under this scenario possible development areas were reselected based on two key criteria:

- financial feasibility of development. Scores for each option were adjusted using the financial feasibility weight outlined in section 5.4.2; and
- sea level rise. Areas that may be subject to long-term sea level rise were excluded from this scenario. All areas that scored either a one (worst score) or a two were excluded.

Under this scenario around:

- 40% of future residential capacity (estimated yield) would be provided within Nelson City;
- 60% of future residential capacity (estimated yield) would be provided within Tasman District;
- 47% of future residential capacity (estimated yield) would be provided within existing urban areas (intensification); and
- 53% of future residential capacity (estimated yield) would be provided through expansion (greenfield).

Residential intensification could take place in Nelson South, Stoke, Richmond, Motueka, Brightwater and Wakefield. Urban expansion would be possible in places like Kaka Valley, Saxton, Richmond South, Brightwater, and inland of Mapua and Motueka. See Table 14 below.

Table 14: Future development areas, based on evaluation scores weighted for feasibility and excluding areas prone to sea level rise, required to provide capacity for 12,000 residential dwellings.

Option	Weighted evaluation score	Yield - residential	Broad typology
N-15 Dodson	177	190	Intensification
T-15 Te Awhina Marae	176	9	Greenfield
N-19 The Nile	169	90	Intensification
N-21 Waimea Road	167	271	Intensification

Option	Weighted evaluation score	Yield - residential	Broad typology
N-22 Hospital/Nelson South	167	536	Intensification
N-27 Stoke Centre	166	58	Intensification
N-286 Isel	165	169	Intensification
N-20 Fairfield Park	164	254	Intensification
N-28 Stoke School	164	254	Intensification
N-289 The Brook	164	275	Intensification
N-29 Nayland	164	373	Intensification
T-04 Bryant Road	164	259	Greenfield
N-285 Arapiki	162	254	Intensification
T-05 Wanderers Ave	162	87	Greenfield
N-23 Victory	161	175	Intensification
N-11 Saxton	159	819	Greenfield
N-24 The Black Cat	159	184	Intensification
N-287 Washington Valley	159	63	Intensification
T-13 Courtney St	158	687	Greenfield
T-22 Richmond Intensification	158	936	Intensification
T-24 Richmond South	157	1,675	Greenfield
N-26 Tahunanui Drive	156	312	Intensification
T-02 Brightwater Centre intensification	156	43	Intensification
T-31 Seifried Vineyard	154	1,089	Greenfield
T-14 Motueka Intensification	154	580	Intensification
T-23 McGlashen redevelopment	152	16	Intensification
T-30 Wakefield church land	150	6	Intensification
T-11 Seaton Valley flats - elevated	149	143	Greenfield
T-29 Wakefield intensification	148	43	Intensification
T-32 Pigeon Valley rural residential	146	179	Greenfield
T-26 Central Takaka	145	649	Greenfield
N-3 Kaka Valley	144	614	Greenfield
T-33 Seaton Valley Hills	137	879	Greenfield
Total		**12,171**	

5.4.4 Enabling housing choices while protecting land of high productive value scenario

Under this scenario the possible development areas were selected based on two key criteria:

- financial feasibility of development. Scores for each option were adjusted using the financial feasibility weight outlined in section 5.4.2; and
- land of high productive value. Development areas that involve land of high productive value that could be used for rural production are excluded from this scenario[6]. All areas that scored either a one (worst score) or a two were excluded as being areas of high productive value.

[6] For the purposes of the FDS, productive land is identified as a combination of Rural 1 land as identified in the Tasman Plan, as well as land categorised as A or B, in Agriculture NZ's productive land classification for Tasman.

Under this scenario around:

- 62% of future residential capacity (estimated yield) would be provided within Nelson City;
- 38% of future residential capacity (estimated yield) would be provided within Tasman District;
- 51% of future residential capacity (estimated yield) would be provided within existing urban areas (intensification); and
- 49% of future residential capacity (estimated yield) would be provided through expansion (greenfield).

Land south of Richmond, Brightwater, Mapua, Coastal Tasman and Motueka has been excluded under this scenario. Possible development areas at Murchison and Takaka are also not included in this scenario.

The intensification areas are similar to the first scenario. Possible urban expansion areas include Hira, Kaka Valley, Pigeon Valley, Stringer Road and Seaton Valley. See Table 15 below.

Table 15: Future development areas, based on evaluation scores weighted for feasibility and excluding areas of high productive land, required to provide capacity for 12,000 residential dwellings.

Option	Weighted evaluation score	Yield - dwellings	Broad typology
N-15 Dodson	177	190	Intensification
N-19 The Nile	169	90	Intensification
N-21 Waimea Road	167	271	Intensification
N-22 Hospital/Nelson South	167	536	Intensification
N-27 Stoke Centre	166	58	Intensification
N-286 Isel	165	169	Intensification
N-20 Fairfield Park	164	254	Intensification
N-28 Stoke School	164	254	Intensification
N-289 The Brook	164	275	Intensification
N-29 Nayland	164	373	Intensification
N-285 Arapiki	162	254	Intensification
N-23 Victory	161	175	Intensification
N-288 St Vincent	161	102	Intensification
N-16 Weka	160	253	Intensification
N-291 The Wood	160	501	Intensification
N-24 The Black Cat	159	184	Intensification
N-287 Washington Valley	159	63	Intensification
N-34 Beach Road	158	104	Intensification
T-22 Richmond Intensification	158	936	Intensification
N-26 Tahunanui Drive	156	312	Intensification
T-02 Brightwater centre intensification	156	43	Intensification
T-30 Wakefield church land	150	6	Intensification
T-14 Motueka Intensification	154	580	Intensification
N-18 Gloucester	152	107	Intensification
N-270 City Centre	152	676	Intensification
T-23 McGlashen redevelopment	152	16	Intensification
N-17 Vanguard	151	58	Intensification
T-29 Wakefield intensification	148	43	Intensification
T-32 Pigeon Valley rural residential	146	179	Greenfield
N-3 Kaka Valley	144	614	Greenfield
T-33 Seaton Valley Hills	137	879	Greenfield

Option	Weighted evaluation score	Yield - dwellings	Broad typology
N-32 Orchard Flats	135	228	Greenfield
T-01 Jefferies Road	135	549	Greenfield
T-28 Pigeon Valley residential	133	1,229	Greenfield
T-08 Stringer Road Settlement	132	703	Greenfield
T-19 Upper Moutere	131	56	Intensification
N-14 Hira	126	2,245	Greenfield
Total		**13,565**	

5.4.5 Balanced scenario

This approach seeks to provide for a balance between enabling housing supply, avoiding land subject to sea level rise and land of high productive land, while providing a good geographical spread of development across the region. Under this scenario potential development areas were first selected based on three key criteria:

- financial feasibility of development. Scores for each option were adjusted using the financial feasibility weight outlined in section 5.4.2;
- sea level rise. Areas that may be subject to long-term sea level rise were excluded from this scenario. All areas that scored either a one (worst score) or a two were excluded as prone to sea level rise in the long-term; and
- land of high productive value. Areas that land of high productive value that could be used for rural production are excluded from this scenario. All areas that scored either a one (worst score) or a two were excluded as areas of high productive land.

Then a number of development areas, excluded on the basis of these factors, were put back in on the basis of the following strategic considerations; namely that these areas provide an ability to:

- support social cohesion;
- support good geographic distribution of development;
- support the regions centres hierarchy; and
- provide affordability and choice of dwelling prices and types.

Under this scenario, if all expansion areas were developed, around:

- 34% of future residential capacity (estimated yield) would be provided within Nelson City;
- 66% of future residential capacity (estimated yield) would be provided within Tasman District;
- 37% of future residential capacity (estimated yield) would be provided within existing urban areas (intensification); and
- 62% of future residential capacity (estimated yield) would be provided through expansion (greenfield).

See Table 16 below.

Table 16: Future development areas, based on evaluation scores weighted for feasibility and excluding areas prone to sea level rise and land of high productive value, while retaining strategic areas.

Option	Weighted evaluation score	Yield - dwellings	Broad typology
N-15 Dodson	177	190	Intensification
N-19 The Nile	169	90	Intensification
N-21 Waimea Road	167	271	Intensification
N-22 Hospital/Nelson South	167	536	Intensification
N-27 Stoke Centre	166	58	Intensification
N-286 Isel	165	169	Intensification
N-20 Fairfield Park	164	254	Intensification
N-28 Stoke School	164	254	Intensification
N-289 The Brook	164	275	Intensification
N-29 Nayland	164	373	Intensification
N-285 Arapiki	162	254	Intensification
N-23 Victory	161	175	Intensification
N-24 The Black Cat	159	184	Intensification
N-287 Washington Valley	159	63	Intensification
T-22 Richmond Intensification	158	936	Intensification
N-26 Tahunanui Drive	156	312	Intensification
T-02 Brightwater Centre intensification	156	43	Intensification
T-30 Wakefield church land	150	6	Intensification
T-14 Motueka Intensification	154	580	Intensification
T-23 McGlashen redevelopment	152	16	Intensification
T-29 Wakefield intensification	148	43	Intensification
T-32 Pigeon Valley rural residential	146	179	Greenfield
N-3 Kaka Valley	144	614	Greenfield
T-33 Seaton Valley Hills	137	879	Greenfield
N-32 Orchard Flats	135	228	Greenfield
T-01 Jefferies Road	135	549	Greenfield
T-28 Pigeon Valley residential	133	1,229	Greenfield
T-08 Stringer Road Settlement	132	703	Greenfield
T-19 Upper Moutere	131	56	Intensification
N-14 Hira	126	2,245	Greenfield
T-10 Higgs Road	126	62	Greenfield
T-24 Richmond South	157	1,675	Greenfield
N-270 City Centre	152	676	Intensification
N-17 Vanguard	151	58	Intensification
T-11 Seaton Valley flats - elevated	149	143	Greenfield
T-26 Central Takaka	145	649	Greenfield
T-20 Murchison Hotham Street	135	138	Greenfield
T-16 Mariri Hills	124	2,167	Greenfield
T-18 Lower Moutere hills	124	1,940	Greenfield
Total		**19,451**	

Areas included in this scenario on the basis of the strategic considerations above are shown shaded green in Table 16. The main areas retained under this scenario are:

Nelson City Centre

Initial consultation on the FDS signalled the importance of building on existing urban centres. Increasing the proportion of residents living within the City Centre supports economic vibrancy, social connectedness and community well-being. Whilst part of the Nelson City Centre is subject to flooding and (in the longer-term coastal inundation), measures can be taken to reduce the exposure to these risks for residents and businesses.

Vanguard

As an extension of the City Centre, this area could potentially provide for a mix of smaller-scale business activities and apartments, providing for a transition between residential areas and the Centre.

Richmond South

This proposed residential area is on the south-west side of Richmond and features land of relatively high productive value. The area is a mix of smaller titles that are not used for intensive production, and larger sites that are used productively. This area rates well in relation to proximity to existing settlements, low carbon emissions, and feasibility and attractiveness for development. On this basis it is appropriate that the suitability of this site be tested further through public consultation. A site is also proposed for business use in Richmond South. Richmond has been recognised in economic models as providing capacity for some of Nelson City's business demand. Having recently converted 50 hectares of zoned business land to housing areas in the Lower Queen Street area, it is important that the councils continue to provide for business land demands.

Seaton Valley Flats – elevated

This is a relatively small and constrained area that sits alongside a substantial area that is suitable for further investigation. The site forms a cohesive whole with the surrounding development areas and could be considered for residential development.

Mariri Hills and Lower Moutere hills

The settlement of Motueka faces particular challenges due to sea level rise, flooding hazards and land of high productive value. The Mariri Hills area, both on the coastal and inland sides, represents a resilient opportunity for Motueka to grow while avoiding those constraints. This draft option covers a significant area of land, with a range of productive values. This variability will be taken into account in any future investigations.

Central Takaka and Murchison

Exclusion of sites on the basis of highly productive land means that the more remote and isolated settlements (such as Takaka and Murchison) are left with few development options. Therefore, it is appropriate that growth sites in these locations be included for discussion.

5.5 Public consultation

A second round of public consultation was undertaken from 8 April to 6 May 2019 on the three different scenarios for growth:

- enabling housing choices, while avoiding areas that are likely to be subject to sea level rise;
- enabling housing choices, while avoiding land of high productive value; and
- balanced option: enabling housing choices while taking into account both these constraints.

An online map was provided to visually represent the three scenarios. The Councils received feedback through four consultative channels. These four channels comprised:

- an online survey (hard copy versions were also available);
- bespoke submissions and more detailed feedback received from a variety of organisations and groups;
- a youth survey facilitated separately by the two Councils;
- engagement with iwi; and
- Fourteen public drop-in sessions organised by staff at Tasman District Council and Nelson City Council.

Over 1,000 people provided feedback, with the largest group being 751 respondents to the youth surveys. An overview of the public drop in sessions and other consultation events held in Nelson City and Tasman District is set out in Appendix 1. A summary of the feedback received as a result of a second round of public consultation is provided in Appendix 11.

5.5.1 New Zealand Transport Agency

The New Zealand Transport Agency provided detailed comments on the scenarios and were involved in a number of meetings and discussions during the preparation of the final strategy. They are a key implementation partner. Their comments and discussions covered a range of matters, such as:

- strongly support intensification or developing sequentially adjoining urban areas;
- scope and phasing of any development in Richmond South, given proximity to existing Nelson Urban Area;
- concerns over rural residential capacity within commuting distance of Richmond/Nelson -the wider economic and social costs, necessary investment to transport infrastructure and services of expansion areas on the transport system, and particularly State Highway 6 and 60 need to be considered;
- how the 'intensification' focus of Nelson City can be integrated with the 'greenfield/ expansion' focus of Tasman District?; and
- what are the mechanisms the Councils will use to manage sites proposed to come on line before they are needed?

5.6 Future development options identified through or amended in response to public consultation

Public submissions suggested approximately 20 new areas for future development and recommended that some areas should be amended to avoid issues with development in the proposed area.

5.6.1 Future development areas identified through public consultation

New areas suggested by the public as potential areas for future residential development, were initially assessed by staff, with the resultant new areas set out in Table 17 identified for further investigation.

Table 17: Potential future development areas identified through public consultation.

Council	Option	Yield - dwellings	Broad Typology
Nelson	N-35 Port Hills	90	Intensification
Tasman	T-40 Hill Street South foothills	266	Greenfield
Tasman	T-41 88 Valley flats	330	Greenfield
Tasman	T-42 Seaton Valley northern hills	128	Greenfield
Tasman	T-43 Pomona Road to Pine Hill	864	Greenfield
Tasman	T-44 Parapara Valley Road	32	Greenfield
Tasman	T-45 Redwood Valley hills	4,205	Greenfield
Tasman	T-48 Rototai Road, Takaka	150	Greenfield
Tasman	T-50 Kelling Road, Upper Moutere	1,140	Greenfield
Tasman	T-51 Supplejack Valley, Upper Moutere	95	Greenfield
Tasman	T-52 Mahana hills	282	Greenfield
Tasman	T-53 Collingwood	168	Greenfield
Tasman	T-54 Teapot Valley	130	Greenfield
Tasman	T-55 Tapawera North	30	Greenfield
Tasman	T-56 Tapawera South	40	Greenfield

Each of the new areas was mapped on a GIS platform and "snapped" by the GIS system to existing features such as roads and property boundaries. This means that, as outlined in section 4.3.4 the spatial area for each new option is the gross land area and was used to calculate an estimate of housing capacity. Each new area was assigned a development typology by staff, which described the anticipated form of residential development in that area. The assumptions about development typology outlined in Table 7 (section 4.3.6) were used to calculate an estimated yield for each of the new development areas.

5.6.2 Future development areas amended in response to public consultation

The spatial area or typology of a number of future development areas, included in the consultation scenarios, were amended in response to public feedback and direction from Councillors. These areas are shown in Table 18. Where the spatial area of a future development area was refined or amended these areas were mapped in the GIS system as described in section 4.3.4 and a revised estimate of yield was calculated using the methodology outlined in section 4.3.6.

Appendix 5 lists the potential development areas identified through public consultation and the reason for inclusion, amendment or exclusion.

Table 18: Future development areas amended in response to public consultation.

Council	Option	Revised yield - dwellings	Amendment
Tasman	T-04 Bryant Road	144	Spatial area amended from 22ha to 12ha to avoid land of high productive value
Tasman	T-18 Lower Moutere Hills	1,120	Spatial area amended from 194ha to 136ha to avoid cultural heritage and land of high productive value
Tasman	T-24 Richmond South: • T-38 Hope • T-39 Paton Road Foothills • T-58 Hope South • T-59 Paton Road South	 774 588 684 792	Spatial area reconfigured to enable more refined consideration of land of high productive value 43ha 49ha 38ha 66ha
Tasman	T-26 Central Takaka	70	Spatial area amended from 93ha to 10ha to avoid land of high productive value and to reflect realistic demand
Tasman	T-20 Hotham Street and T-21 Fairfax Street South replaced by T-57 Hotham Street	70	Spatial area reconfigured and amended from a total of 37ha to 10ha to avoid land of high productive value and reflect realistic demand
Tasman	T-29 Wakefield intensification	66	Spatial area amended from 7ha to 11ha to include an area near the State Highway but avoiding existing commercially zoned land
Tasman	T-33 Seaton Valley Hills	168	Spatial area amended from 88ha to 70ha based on planned infrastructure investment and capacity
Tasman	T-35 Richmond South Business	52	Location of proposed business area amended, resulting in a reduced spatial area from 36ha to 13ha. Proposed on opposite side of SH6 adjacent to future bypass on land already partly used for business purposes and fragmented

5.6.3 Evaluating new and amended potential future development options

All new areas and all areas where a significant change had been made to the spatial area of a future development area, as shown in Tables 17 and 18, were scored against each of the evaluation criteria (Appendix 9), using the methodology outlined in section 5.3.1.

Once all options had been scored, a revised performance matrix, setting out the scores for all options and a revised weighted evaluation score was derived. The revised weighted evaluation scores for all areas is shown in Appendix 12. Evaluation scores were used to output a revised traffic light diagram of how each area performed on all of the criteria. The revised unweighted evaluation matrix is shown in Appendix 13.

5.6.4 Identifying a preferred option for the FDS

The revised long-list of future development areas was assessed at a staff workshop to identify which future development areas should be selected for inclusion in the preferred FDS option, and which should not be selected. The preferred option or selected future development areas are shown in Table 19 below and those future development areas that were not selected are shown in Appendix 14.

The preferred option, for the FDS was selected based on a combination of areas that best balance competing priorities and preferences, taking into account the option evaluation feedback from public consultation and the following principles:

- favour intensification of urban areas over expansion and expansion over new settlements;
- promote intensification close to facilities and services and in a way that supports public transport, walking and cycling;
- expand in areas with good access to community services and infrastructure;
- minimise expansion onto land of high productive value but ensure a range of growth options across Tasman District are provided;
- further developing areas prone to sea level rise is contingent upon a climate change adaptation strategy being in place; and
- ensure growth needs of all settlements are provided for.

Table 19: Broad timing and sequencing of the preferred future development areas.

Future development area			Proposed Sequencing and timing		Estimated yield
			Decade 2: 2029-2038	Decade: 3 2039-2048	
Future development areas within the Nelson Urban Area					
Nelson	Kaka Valley	N-3 Kaka Valley			614
		N-32 Orchard Flats			228
	Dodson	N-15 Dodson			190
	Central	N-270 City Centre			676
		N-20 Fairfield Park			254
		N-21 Waimea Road			271
		N-22 Hospital/Nelson South			536
		N-23 Victory			175
		N-289 The Brook			275
		N-288 St Vincent			102
		N-287 Washington Valley			63
		N-19 The Nile			90
	Stoke	N-27 Stoke Centre			58
		N-28 Stoke School			254
		N-29 Nayland			373
		N-285 Arapiki			254
		N-286 Isel			169
		N-24 The Black Cat			184
	Saxton	N-11 Saxton			819
Tasman	Richmond	T-22 Richmond Intensification			936
		T-23 McGlashen Redevelopment			16
	Richmond South	T-38 Hope			774
		T- 39 Paton Road foothills			588
		T-40 Hill Street South foothills			266
Tasman future development areas outside of the Nelson Urban Area					
Tasman	Upper Moutere	T-51 Supplejack Valley			95
	Mapua	T-11 Seaton Valley Flats - elevated			119
		T-33 Seaton Valley Hills			500
		T-42 Seaton Valley Northern Hills			128
	Motueka	T-14 Motueka Intensification			580
		T-15 Te Awhina Marae Papakainga			64

Future development area			Proposed Sequencing and timing		Estimated yield
			Decade 2: 2029-2038	Decade: 3 2039-2048	
		T-17 Mytton Heights Hills			220
	Mariri Hills	T-18 Lower Moutere Hills			1,360
	Brightwater	T-01 Jefferies Road			549
		T-03 Shannee Hills (Katania)			111
		T-02 Brightwater Centre Intensification			43
		T-04 Bryant Road			144
		T-05 Wanderers Avenue			87
		T-54 Teapot Valley			130
	Wakefield	T-29 Wakefield Intensification			66
		T-30 Wakefield Church Land			6
		T-28 Pigeon Valley Residential			1,229
		T-32 Pigeon Valley Rural Residential			179
	Murchison / Takaka	T-57 Hotham Street, Murchison			70
		T-26 Central Takaka			70
		T-48 Rototai Road, Takaka			93
	Collingwood / Parapara	T-44 Parapara			32
		T-53 Collingwood			168
	Tapawera	T- 56 Tapawera south			40
Total			**7,882**	**6,368**	**14,249**

The recommended strategy includes some development areas that contain land of high productive value and areas prone to sea level rise. These areas are set out in Table 20 and Table 21 below.

Table 20: Areas included that contain land of high productive value, along with reason for their inclusion.

Area	Reason
T- 11 Seaton Valley Flats elevated, Mapua (11 dwellings)	Part of the overall higher density development of Mapua
T- 15 Papakainga Motueka, productive land but is already partly zoned (64 flats)	Partly zoned deferred papakainga, extended area. Only iwi site in FDS for Tasman
T- 5 Wanderers Ave, Brightwater (8 dwellings)	Small area of land over & above what is being considered for rezoning
T- 48 Rototai Rd, Takaka (150 dwellings)	Apart from Park Ave, this is the only other option for Takaka and may help with demand from Port Tarakohe
T- 35 (Future business, Hope - 13ha)	Adjacent to future State Highway - future bypass and better location than originally proposed business site in Richmond South. Land already partly used for business purposes and fragmented.
T- 38 Hope (774 dwellings)	Proximity to Richmond, adjacent to services, an expansion option

The following areas in Table 21, were assessed as areas that may be suitable for future intensification. Further work to develop a Climate Change Adaptation Strategy is required to investigate the relative costs, benefits and risks of developing in these areas and the extent to which the potential impacts of rising sea levels can be managed in the long term.

Table 21: Areas included that are prone to sea level rise.

Area	Estimated yield (dwellings)
N-16 Weka	253
N-291The Wood	501
N-17 Vanguard	58
N-18 Gloucester	107
N -26 Tahunanui Drive	312
N- 34 Beach Road	104

Whether these areas should be included in the final strategy was identified as an issue that needed to be resolved through the development of the climate change adaptation strategy. It was resolved that they would be shown differently from other capacity in the FDS, dependant on the outcome of the climate change adaptation strategy.

5.7 Timing and sequencing

The purpose of setting out broad timing and sequencing for future development areas is to direct the timeframes and order in which detailed investigations of the development areas will be undertaken and future development capacity will be enabled in district plans and supported with infrastructure through infrastructure strategies and LTPs. The NPS UDC requires (PC13 a) that an FDS identifies the broad timing and sequencing of future development areas over the long term. The intention of this is to signal to different groups and stakeholders a level of certainty about where future development capacity will be provided whilst enabling the flexibility to remain responsive to change over time.

5.7.1 Potential principles

A range of urban development strategies have established principles to manage the roll out of development areas identified through the strategies.

Auckland Future Land Supply Strategy[7]

This Strategy sets out how the many Future Urban Areas identified by the Auckland Plan and subsequently incorporated in the Auckland Unitary Plan will be enabled for development, over a 30 year time period.

[7] Auckland Council. (2017). Auckland Future Urban Land Supply Strategy.

The following principles are set out:

- optimise the outcomes from investment;
- supply land on time;
- support uplifting māori social, environmental, economic and cultural wellbeing;
- create good quality places; and
- work collaboratively in partnership.

The Strategy goes on to set out six tranches of growth over a three decade period.

Future Proof[8]

The Future Proof Strategy is a 30 year growth management and implementation plan specific to the Hamilton, Waipa and Waikato sub-region.

This Strategy identified the need to develop a staging plan as part of its implementation phase. As part of the Phase 2 of the Strategy Update, consideration will be given to appropriate triggers for development staging. Triggers are likely to include:

- using land and infrastructure to a certain level before developing a subsequent growth area;
- ensuring that infrastructure is able to be provided to serve new growth areas or new intensification areas; and
- allowing certain growth areas to reach critical mass for good place-making.

Smart Growth[9]

The western Bay of Plenty focused Smart Growth Strategy documents notes that experience gained from the previous Strategy has resulted in moving away from an approach which combined population numbers and specific dates to act as triggers for development and sequencing. SmartGrowth 2013 endorsed specific population thresholds/milestones as development triggers rather than specific dates.

This experience suggests the need for some flexibility as to how staging and sequencing is managed. An implementation strategy will consider how this is done in Nelson and Tasman.

5.7.2 Nelson Tasman FDS principles

The timing and sequencing of future development areas included in the preferred FDS option was assessed at a staff workshop taking into account the principles set out in Table 22.

Table 22: Timing and sequencing principles.

Principle	Explanation
Maintaining a forward supply of opportunities	A forward supply (pipeline) of development opportunities helps to ensure efficient development markets which in turn helps to reduce upward pressure on land and house prices from constrained supply. A five year timeline recognises the time taken to rezone areas and develop associated guidance, such as structure or precinct plans

[8] Future Proof Implementation Committee. (2017). Future Proof Strategy: Planning for Growth.

[9] SmartGrowth Leadership Group. (2013). SmartGrowth Strategy 2013.

Integration with investment in infrastructure and public amenity	Integration with major infrastructure projects (such as those delivered by NZTA) may be necessary. In other cases, major upgrades of wastewater treatment plants may be needed. Intensification options may need co-ordination with improvements to the amenities of the areas identified, to help stimulate demand for intensification, as well as to reflect the increased population.
A range of opportunities to help support housing choice	Having a range of opportunities across geographic areas as well as development types (intensification versus greenfields) also helps to support efficient housing markets and provides choice to people. Transition type strategies may be needed to help support the initial phases of intensification, for example
Funding commitments	Funding commitments via LTPs are necessary before infrastructure can be upgraded and / or extended. Funding priorities may change due to a range of circumstances, while Council's have to work within prudent financial limits. Making effective use of funded infrastructure before opening up new areas is also important.
Supporting 'critical mass' where necessary	Developing a critical mass in an area of growth brings benefits in terms of funding of infrastructure and development of local services and facilities. A cluster of development areas may need to progress at a similar time.
Recognition of Iwi aspirations to develop land and develop economic and cultural well-being	Recognising Iwi aspirations to advance economic and cultural well-being should be a relevant factor.

The broad timing and sequencing of the preferred development areas is shown in Table 19 above.

5.8 Infrastructure requirements

A high-level scan of infrastructure issues associated with the preferred development pattern was undertaken. This involved a review of existing infrastructure strategies for Nelson and Tasman, as well as discussions with Council staff. This scan was in addition to the very generalised assessment of costs undertaken as part of the MCA process.

A detailed assessment of costs of servicing the preferred growth areas was not undertaken, reflecting the strategic nature of the FDS, as well as the indicative nature of the development form, potential yield and boundaries of the development areas. As part of the implementation of the FDS, further work is required on infrastructure costing, including network wide analysis of transport infrastructure requirements. This subsequent work may influence the sequencing and timing of development areas.

A review of existing Infrastructure Strategies identified whether the identified development areas where programmed for capital works, while noting that as the Strategies had been prepared prior to the FDS development work, they had not anticipated the level of growth proposed. Appendix 15 contains the analysis of current significant infrastructure projects and their timing and sequencing relative to the proposed development areas.

For intensification areas, the high level scan noted:

- increased infrastructure capacity is typically combined with asset renewals and level of service increases (which Councils may need to do regardless of intensification potential);
- managing additional stormwater flows and replacing older wastewater pipes will involve substantial investment (and have a large Level of Service improvement component); and
- transport costs are heavily weighted towards active modes and intersection upgrades.

For expansion areas:

- development provides new assets within and sometimes adjacent to the development area which are added to the Councils' asset bases for ongoing renewal and maintenance;
- council funded projects are typically bulk wastewater and water network extensions, arterial road network upgrades, and stream projects, the cost of which can be recouped in part by Development Contributions;
- trunk or network transport costs are higher due to the greater distances involved.

Major infrastructure thresholds have not been identified for education and healthcare facilities. Structure planning and similar will need to include address potential expansion of community facilities.

The New Zealand Transport Agency noted the need for transport issues and effects to be considered at a network wide, 'whole of transport system' level. This will need to be addressed in the next review of the respective Regional Land Transport Plans. At a strategy level, to ensure investment is efficient, Nelson and Tasman will need to work together to ensure they integrate investment in transport.

Based on discussions with relevant Council staff, a range of infrastructure issues were identified for the selected development areas, as set out in Appendix 16 .The analysis undertaken was not an exhaustive analysis of infrastructure constraints and costs. Rather it sought to identify key infrastructure considerations.

5.9 Analysis of the preferred option

The NPS UDC aims to enable sufficient development opportunities to meet total aggregate demand for housing and which provides for a range of dwelling types and locations. An analysis of the preferred option was undertaken to identify whether the option, as a whole:

- is likely to provide a range of housing choice;
- provides locational choice across the Nelson and Tasman territorial areas; and
- provides for a balanced forward land supply over the two decades.

5.9.1 Range of housing choice

Table 23 shows an analysis of the range of housing likely to be provided based on development typology. Development typology anticipates the form of residential development in an area or the types of housing that may be built in an area.

The preferred option results in around 44% of long-term development being provided for through intensification and around 66% of long-term development being provided for through urban expansion or greenfield development, across the two regions as a whole.

Within the Nelson Urban Area, 60% of long term development being provided for through intensification and 40% by urban expansion.

Based on development typology, the preferred option is likely to enable the provision of a range of housing types across the Nelson and Tasman areas; including apartments, terrace and town houses, stand-alone dwellings on a range of section sizes, through to large lot and un-serviced rural residential properties.

Table 23: Analysis of the range of housing likely to be provided based on development typology.

Type of development		Estimated yield	% of estimated yield
Intensification	Mixed use and apartments - 4-6 storeys	676	5
	Terrace housing and apartments - 3 storeys	2,137	15
	Town and terrace housing - 2 storeys	2,669	19
	Infill and townhouses	90	1
Greenfield	Medium density	1,593	11
	Standard density	1,552	11
	Medium-low density	4,127	29
	Low density	638	4
	Large lots (serviced)	111	1
	Rural residential (un-serviced)	656	4
	Total	**14,249**	**100%**

5.9.2 Locational choice

Table 24 shows an analysis of whether the preferred option, as a whole, provides for future development in a range of locations, based on the broad location of future development areas.

The preferred option provides for future development in a range of locations within Nelson City and Tasman District. Whilst the bulk of development is within existing or on the edge of existing urban areas, the preferred option also enables future development in smaller settlements, townships and rural areas across the Tasman District. In the Tasman District, future development in some areas, including Brightwater, Motueka, Wakefield, Upper Moutere and Collingwood Parapara, is provided for through rural residential development.

Table 24: Analysis of broad location of development capacity by Council.

Council	Broad location	Estimated yield
Nelson	Central	2,442
	Stoke	1,294
	Dodson	190
	Kaka Valley	842
	Saxton	819
	Nelson Total	5,586
Tasman	Richmond	952
	Richmond South	1,628
	Brightwater	1,063
	Collingwood / Parapara	200
	Mapua	747
	Mariri Hills	1,360
	Motueka	864
	Murchison / Takaka	233
	Tapawera	40
	Upper Moutere	95
	Wakefield	1,480
	Tasman Total	8,663
Grand Total		**14,249**

Note: Possible development areas in Nelson City that are subject to sea level rise are not included in the estimate capacity shown in Table 24.

5.9.3 *Forward land supply*

Table 25 shows an analysis of the whether the preferred option provides a balance of forward land supply across:

- decades two and three of the FDS; and
- the Nelson Urban Area and the Tasman area outside of the Nelson Urban Area.

Table 25: Analysis of provision of forward land supply, by Nelson Urban area, Council and FDS decade.

	Decade 2	Decade 3	Total
Nelson Urban Area	**5,175**	**2,991**	**8,166**
Nelson	4,223	1,363	5,586
Tasman	952	1,628	2,580
Tasman area outside Nelson Urban Area	**2,707**	**3,377**	**6,083**
Grand Total	**7,882**	**6,368**	**14,249**

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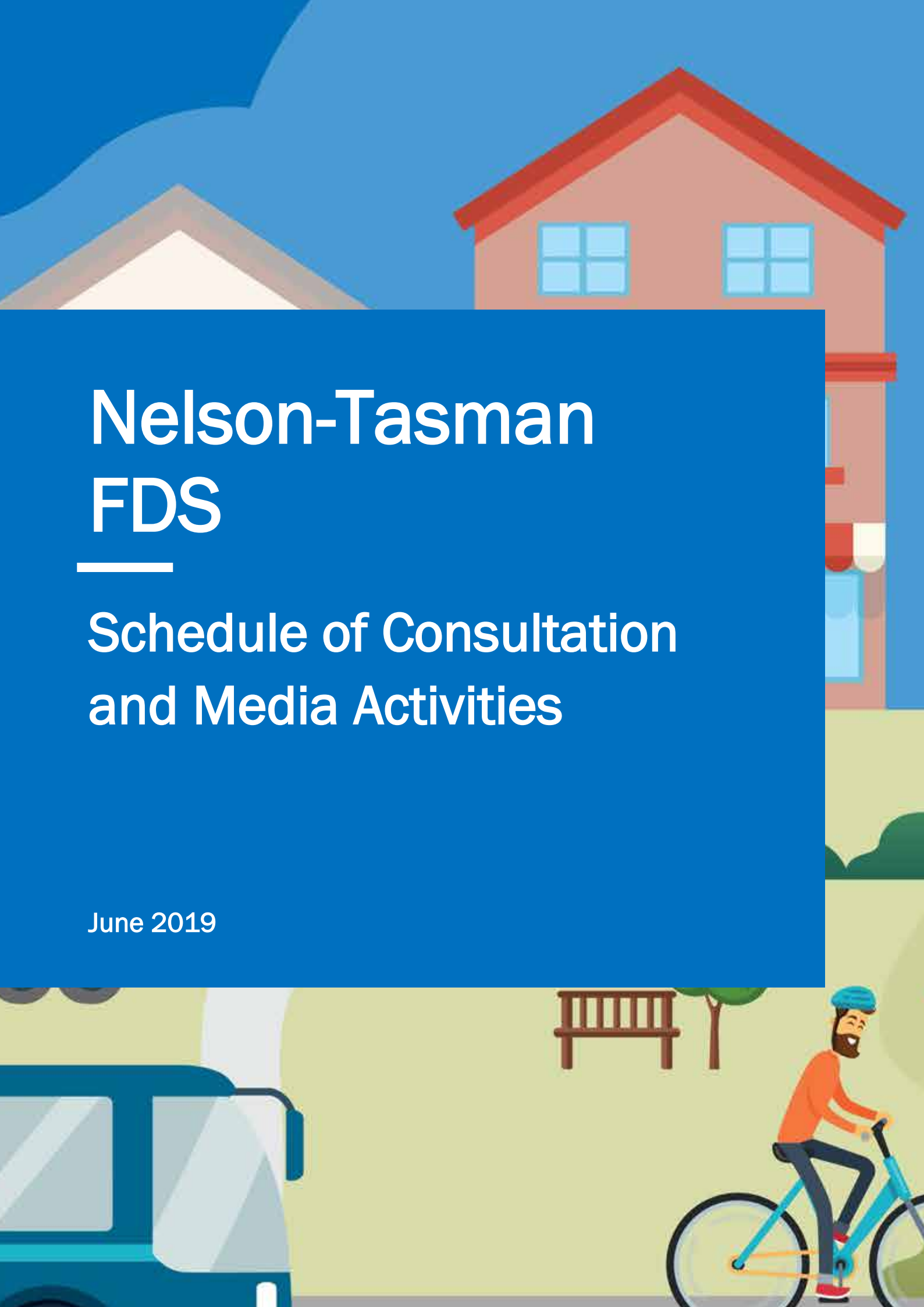
Appendix 1: Schedule of Consultation and Media Activities

Nelson-Tasman FDS

Schedule of Consultation and Media Activities

June 2019



This report has been prepared by Hill Young Cooper Limited and Resource Management Group Limited.

Nelson Tasman Future Development Strategy

Schedule of Consultation and Media Activities

1 Consultation Events/Activities

Key: Orange= Iwi, Blue= Combined Stakeholders, Red= Developers and Business Stakeholders, Purple= Youth, Yellow= Elected Members, Green= Public

Key	Date	Consultation Description
	31 October 2018	First Iwi working group hui
	13 December 2018	Second Iwi working group hui
	18 December 2018	First combined stakeholder workshop
	22 January 2019	First Mayoral Liaison Group meeting
	23 January - 13 February 2019	First public consultation round
	8 February 2019	Meeting with NZTA
	13 February 2019	Third Iwi working group hui
	25 February 2019	Meeting with Ngati Kuia and Ngati Apa
	27 February 2019	Developers and business forum
	27 & 28 February 2019	Meeting with Wakatu Incorporation and Ngati Tama
	4 March 2019	Second combined stakeholder workshop
	4 March 2019	Second Mayoral Liaison Group meeting
	5 March 2019	Meeting with Ngati Rarua
	5 March 2019	First Elected Members workshop
	14 March 2019	Fourth Iwi working group hui
	TBC	Citizens panel
	19 March 2019	Second Elected Members workshop
	26 March 2019	Third Elected Members workshop
	29 March 2019	Waimea Youth Council consultation
	8 April - 6 May 2019	Second public consultation round
	8 April - 3 May 2019	Various public information drop-in sessions
	9 April 2019	Golden Bay Youth Council consultation
	10 April 2019	Motueka Youth Council consultation

Key	Date	Consultation Description
	12 April 2019	Nelson Youth Council consultation
	17 April 2019	Meeting with NZTA
	6 May 2019	Meeting with Te Atiawa
	9 May 2019	Fifth Iwi Working group hui
	13 May 2019	Third Mayoral Liaison Group meeting
	22 May 2019	Iwi consultation (Policy Forum)
	5 June 2019	Fourth Mayoral Liaison Group meeting
	11 June 2019	Fourth Elected Members workshop
	18 June 2019	Fifth Elected Members workshop
	TBC	Sixth Iwi Working group hui

2 Public Information Drop-in Sessions

Fourteen public information sessions were held between the 8th of April and 3rd May 2019 in Mapua, Golden Bay, Motuere, Nelson, Stoke, Wakefield, Motueka, Brightwater, Murchison, Tasman, Richmond, Kaiteriteri, and Tapawera.

Tasman District Council staff also presented at 6 Community Association meetings, where the dates of these meetings coincided with the consultation period.The table below provides an overview of the public drop-in sessions that were held across Nelson and Tasman.

Area	Date	Time	Location
Mapua	Monday 8 April 2019	3:30pm – 6pm	Mapua Village Hall, Bill Marris room
Golden Bay	Tuesday 9 April 2019	1pm – 4pm	Takaka Service Centre meeting room, Commercial Street
Nelson	Wednesday 10 April 2019	9am - 1pm	Nelson Farmers Market, Kirby Lane
Moutere	Thursday 11 April 2019	4pm – 6:30pm	Moutere Hills Community Centre community room, Moutere Highway
Stoke	Friday 12 April 2019	2:30pm - 4pm	Stoke Library
Nelson	Saturday 13 April 2019	9am – 1pm	Nelson Saturday Market, Montgomery Square
Wakefield	Monday 15 April 2019	3:30pm – 7:30pm	St John's Anglican Church, Edward Street
Motueka	Tuesday 16 April 2019	3pm – 4pm & 7pm – 8:30pm	Tasman District Council office, Hickmott Street
Brightwater	Thursday 18 April 2019	3:30pm – 6pm	Plunket Rooms, Ellis Street
Murchison	Tuesday 23 April 2019	3:30pm – 6:30pm	St John Ambulance, 102 Waller Street
Tasman	Wednesday 24 April 2019	4pm – 6pm	Tasman School hall, Aporo Road
Richmond	Monday 29 April 2019	12pm – 5:30pm	Richmond Mall
Kaiteriteri	Wednesday 1 May 2019	4pm – 6pm	Kaiteriteri Recreation Reserve, Ngaio conference room
Tapawera	Friday 3 May 2019	3:30pm – 6:30pm	Tapawera Community Centre

3 Media

3.1 Media Releases

3.1.1 Tasman Media Releases

- 29 January 2019 – information about upcoming FDS https://www.tasman.govt.nz/my-council/about-us/media-centre/news-and-notices/have-your-say-on-the-nelson-tasman-future-development-strategy/
- 5 April 2019 – information about second round of consultation https://www.tasman.govt.nz/my-council/about-us/media-centre/news-and-notices/second-round-of-nelson-tasman-future-development-strategy-underway/

3.1.2 Newsline

https://www.tasman.govt.nz/my-council/about-us/media-centre/news-and-notices/latest-newsline/

- 21 December 2018 - Information about upcoming FDS, Issue 439
- 25 January 2019 - Information on FDS and consultation period, Issue 440
- 8 March 2019 - Outcomes of round one consultation feedback, Issue 443
- 22 March 2019 - Information about FDS and public information sessions, Issue 444
- 5 April 2019 - Information on round two consultation scenarios and public information sessions, Issue 445

3.1.3 Our Nelson Media Releases

- 14 December 2018 – information about growth and upcoming FDS http://our.nelson.govt.nz/media-releases-2/national-policy-statement-for-urban-development-capacity/
- 23 January 2019 – information about FDS and promotion of round one consultation http://our.nelson.govt.nz/media-releases-2/how-do-we-grow-from-here/
- 9 April 2019 – information about public information drop-in sessions, growth scenarios, and promotion of round two consultation http://our.nelson.govt.nz/media-releases-2/nelson-tasman-future-development-strategy/

3.1.4 Waimea Weekly

- 27 March 2019- information about round two consultation and public information sessions, part of Newsline update https://issuu.com/waimea-weekly/docs/27_march_2019_-_ww
- 10 April 2019- information about growth scenarios and youth survey, part of Newsline update and article titled “Future growth scenarios identified” https://issuu.com/waimea-weekly/docs/10_april_2019_-_ww
- 24 April 2019- information about round two consultation, part of Newsline update https://issuu.com/waimea-weekly/docs/24_april_2019_-_ww

3.1.5 Our Nelson Stories/Publications

- 19 December 2018 – information about growth and upcoming FDS in an article titled "Planning for our future", Our Nelson, Issue 61 http://www.nelson.govt.nz/assets/Our-council/Downloads/our-nelson/Our-Nelson-Issue-61-19-Dec-2018.pdf
- 21 January 2019 – information about FDS and promotion of round one consultation in an article titled "Nelson Tasman Future Development Strategy" http://our.nelson.govt.nz/stories/nelson-tasman-future-development-strategy/
- 23 January 2019 – information about growth options and promotion of round one consultation in an article titled "Nelson Tasman Future Development Strategy", Our Nelson, Issue 62 http://our.nelson.govt.nz/assets/issues/2019/Our-Nelson-Issue-62-23-Jan-2019.pdf
- 6 February 2019 – information about growth and FDS and promotion of round one consultation in an article titled "How do we grow from here?", Our Nelson, Issue 63 http://our.nelson.govt.nz/assets/issues/2019/Our-Nelson-Issue-63-6-Feb2019.pdf
- 3 April 2019- information about second round of consultation in an article titled "Nelson Tasman Future Development Strategy" https://our.nelson.govt.nz/stories/nelson-tasman-future-development-strategy-2/

3.1.6 Interviews on FreshFM

Three interviews in February/March 2019:

- https://cdn.accessradio.org/StationFolder/freshfm/TLD%20Feb%2004%2019%20Stage%203%20Water%20Restrictions%20and%20Future%20Development%20Strategy.mp3
- https://cdn.accessradio.org/StationFolder/freshfm/TLD%20Mar%2018%2019%20Saving%20Water%20and%20Future%20Development.mp3
- https://cdn.accessradio.org/StationFolder/freshfm/TLD%20Mar%2025%2019%20Urban%20Stormwater%20Management%20and%20Future%20Development.mp3

Interview in April 2019:

- https://cdn.accessradio.org/StationFolder/freshfm/TLD%20Apr%2015%2019.mp3

3.1.7 Council Website and Social Media

Links to the surveys for round one and round two of consultation were published on both the Nelson City Council and Tasman District Council websites as well as the Our Nelson website. Information about the FDS and links to surveys were also shared on social media via the Nelson City Council and Tasman District Council Facebook, Twitter, and Neighbourly accounts.

Below are links to some of the media and pages posted by Council:

- https://www.tasman.govt.nz/my-council/public-consultation/current-consultations/future-development-strategy-feedback/
- https://www.tasman.govt.nz/my-council/key-documents/more/growth/future-development-strategy/
- http://www.nelson.govt.nz/building-and-property/city-development/future-development-strategy/

  - http://www.nelson.govt.nz/building-and-property/city-development/future-development-strategy/the-scenarios/
  - http://www.nelson.govt.nz/building-and-property/city-development/future-development-strategy/how-the-scenarios-have-been-developed/
- http://our.nelson.govt.nz/
- The interactive map as part of round two consultation https://nelsoncity.maps.arcgis.com/apps/MapSeries/index.html?appid=ff9f748b2cb94863b3f79721355e7e2e
- Animated videos were also created and shared across the various media platforms

3.2 News Articles

Below is a table of articles written as opinion pieces by members of the public as well as articles published by reporters in various local and national publications.

Title	Date	Author	Link
School-age population tipped to soar as development builds around Richmond	26 January 2019	Cherie Sivignon, Stuff	https://www.stuff.co.nz/nelson-mail/news/110156698/schoolage-population-tipped-to-soar-as-development-builds-around-richmond
Where will Tasman grow?	2 February 2019	Cherie Sivignon, Nelson Mail	https://www.pressreader.com/
'Our Nelson' publication shows a future free of diversity, says councillor	March 13 2019	Amy Ridout, Nelson Mail	https://www.stuff.co.nz/nelson-mail/111203233/our-nelson-publication-shows-a-future-free-of-diversity-says-councillor
Rising to the challenges of growth	4 April 2019	Joanna Santa Barbara, Caron Zero Nelson Tasman, published in the Nelson Leader	https://www.neighbourly.co.nz/e-edition/the-nelson-leader/35753
Rising sea levels to shape growth of Nelson Tasman region	24 April 2019	Tim Newman, Nelson Mail	https://www.stuff.co.nz/nelson-mail/news/112205377/rising-sea-levels-to-shape-growth-of-nelson-tasman-region
Navigating the climate emergency: low density sprawling suburbs not the answer	7 June 2019	Peter Olorenshaw, Stuff	https://www.stuff.co.nz/environment/climate-news/113273004/navigating-the-climate-emergency-low-density-sprawling-suburbs-not-the-answer

Appendix 2: Summary of iwi engagement

SUMMARY OF ENGAGEMENT WITH IWI ON THE NELSON TASMAN FUTURE DEVELOPMENT STRATEGY

2018-2019

Introduction

Both Tasman District Council and Nelson City Council want to work with iwi authorities to identify cultural issues of concern and possible solutions to them. The councils acknowledge that they have statutory obligations to all the iwi of Te Tau Ihu.

Iwi policy working groups exist at both councils where representatives of each of the eight iwi of Te Tau Ihu (plus Ngāti Wae Wae, hapu of Ngāi Tahu) are invited to participate. Partnership agreements for the groups are underpinned by Te Tiriti ō Waitangi (The Treaty of Waitangi) and the Te Tau Ihu Treaty Settlement Acts.[1] This proposal acknowledges the importance of iwi and the council working collaboratively together to look after ngā taonga tuku iho (treasured resources) within the Tasman and Nelson districts for future generations.

Relationships are still being developed between ngā iwi katoa o te Tau Ihu (all top of the south iwi) and the councils. It is imperative that for a project of such significance as the Nelson Tasman Future Development Strategy, a joint working relationship is established, to consider options together and incorporate feedback at the earliest stage.

This document summarises joint working between the councils and iwi on the first Future Development Strategy for the region.

The Ministry for the Environment's guide to producing a Future Development Strategy

The Ministry for the Environment (MfE's) guide to producing a Future Development Strategy[2] notes that Local Authorities need to undertake effective appropriate engagement with tāngata whenua as part of the process of developing the Future Development Strategy (FDS) (p.23).

[1] Te Tiriti ō Waitangi (The Treaty of Waitangi) is the founding document of New Zealand. It provides for the exercise of kawanatanga (governance) by the Crown, while actively protecting tino rangatiratanga, the full authority, status and prestige of Māori in respect of their possessions and interests, including ngā taonga tuku iho (the treasured resources). The partnership created between the Crown and Māori under Te Tiriti ō Waitangi is significant to all agencies, including unitary authorities, which have Crown-delegated authority to manage ngā taonga tuku iho (the treasured resources). Since 1991, the Resource Management Act (RMA) has been central to council /iwi relations. The Act recognises the special status of Tangata Whenua as separate and distinct from other groups in the community and requires that councils take into account iwi concerns. The Local Government Act 2002 emphasises the importance of councils' relationships with Māori. The Act requires councils to be more active in facilitating Māori involvement in local authority decision-making. Since 1 August 2014, under the te tauihu settlement Acts 2014, where iwi are named as having associations in a statutory acknowledgement for any statutory area, the council has duties as a consent authority.

[2] https://www.mfe.govt.nz/sites/default/files/media/Towns%20and%20cities/Final-NPS-UDC-Future-Development-Strategy-guidance.pdf

Schedule of engagement with iwi on the FDS

31 Oct 2018	First iwi working group hui
13 Dec 2018	Second iwi working group hui
13 Feb 2019	Third iwi working group hui
25 Feb 2019	Hui with Ngāti Kuia and hui with Ngāti Apa ki te Rā Tō
28 Feb 2019	Hui with Ngāti Tama
5 March 2019	Hui with Ngāti Rarua
14 March 2019	Fourth iwi working group hui
6 May 2019	Hui with Te Ātiawa
9 May 2019	Fifth iwi working group hui
TBC	Sixth iwi working group hui once FDS adopted

Tasman District Council and Nelson City Council staff began discussions about the Nelson Tasman FDS with iwi in 2018, through the Tasman iwi policy forum. All iwi are invited to these fora: Ngāti Tama; Ngāti Koata; Ngāti Rārua; Te Ātiawa; Ngāti Kuia; Ngāti Apa; Rangitāne; Ngāti Toa Rangatira; Ngāi Tahu, Ngāti Wae Wae (hapu of Ngāi Tahu) but not all are able to attend.

October and December 2018 hui

At the October and December iwi policy forum (attended by Ngāti Tama, Ngāti Kuia (also representing Ngāti Apa ki te Rā Tō) and Te Ātiawa), background information on the Future Development Strategy was provided in terms of its aims, objectives and the programme. Iwi were asked how they would like to be involved in the development of the strategy, and whether 6 weekly meetings would be sufficient. Staff also enquired about iwi's own aspirations for growth.

Both the October and December hui concluded that that there were potentially two separate areas of interest for iwi in the Future Development Strategy (FDS)– (1) at the Kaitiaki level and (2) commercial/property development interests of iwi. Staff were asked to visit iwi separately so that trust chairs/CEOs/General Managers are aware of the project and can consider commercial opportunities. Other feedback from iwi at these iwi policy fora included:

- questions around our "duty" to meet growth demands in the region
- support for the proposed citizen's panel and involvement of youth councils, so that e.g. residents' associations are not lumped in with general public
- concerns over developers exerting too great an influence too early in the process *(the developer/business forum was therefore postponed until after the first round of public consultation)*
- it was noted that some iwi do not have kaitiaki resources currently
- hui should be held regularly to ensure adequate opportunities for iwi to contribute to the project
- iwi would like a summary of the high level public consultation planned for Jan 23-Feb 11
- suggestion that the specific language that we use for the FDS moves away from using 'growth' and 'development' to 'change'. The rationale being that growth for most people means 'greenfield expansion' whereas we are positioning the FDS as a way of looking at future changes, and being asked to make some choices about how we respond to these changes

- Consider both coastal retreat and ecological retreat in the constraints
- Invitees to next stakeholder workshop (March) – should include DoC, Friends of Nelson Haven, Forest & Bird *(they were invited)*
- Agreed the next iwi policy forum should comprise more time to discuss results from stakeholder workshop and workshop some of the material.

February 2019 hui

At the February iwi policy forum, a presentation was given by staff, similar to the stakeholder workshop held in December 2018, as requested. Existing capacity in both Districts was outlined at a high level, together with natural and physical constraints, as well as some spatial options for growth in Nelson and Tasman, such as intensify, spread out, new settlements. The draft criteria for the assessment of any development areas for the FDS were also presented and feedback was invited. Attendees at this hui comprised Ngāti Tama, Ngāti Kuia (also representing Ngāti Apa ki te Rā Tō), Te Ātiawa and Ngāti Rārua.

Feedback from this hui included:

- the constraints maps produced so far did not include sufficient cultural information for exploration of growth options. It was suggested that Daren Horne be contacted to map the following iwi land:
  - Resource Management Plan cultural heritage sites
  - Treaty Settlement commercial lands
  - Treaty Settlement cultural lands
  - Silent file hotspots (presumably using big fuzzy blobs of some sort to indicate hotspots)
  - Sites where iwi have right-of-first-refusal, where this information is readily available (i.e. already digitised or easy to do so).

(The mapping of such sites would be for Ngāti Tama, Ngāti Rārua and Te Ātiawa. Ngāti Kuia already has its land mapped on its website.)

In terms of the draft criteria for assessment of any development areas for the FDS, iwi highlighted:

- potential for loss of cultural significance in culturally sensitive locations and precincts
- enduring restorative environmental and social outcomes
- affordable and ethical housing
- provision for aging population
- public transport
- avoidance of need for coastal protection structures
- avoidance of need for significant infrastructure including relocation of water between catchments
- avoidance of need for additional discharges of wastewater to coastal waters
- help the economy be innovative and sustainable
- be well planned and accessible with new people friendly areas
- future development should provide opportunity for development of iwi owned land and land that iwi has access to through first right of refusal

Most of these criteria were already covered at a high level. Where they were missing, a criterion was subsequently added and the feedback was used to inform the further development and refinement

of the evaluation criteria. Attendees were invited to the next stakeholder and council workshops in March, where the draft assessment criteria were to be further discussed.

March 2019 hui

Due to insufficient time being available at the iwi policy forum for discussion of the FDS alone, it was decided to move to separate hui focussing purely on the FDS. The hui of 14th March therefore shared with iwi potential development areas that had been assessed against the 26 assessment criteria for the FDS. It was important that these options were shared with iwi before they were considered by both councils at a workshop and publicly consulted on. In advance of the hui, material was provided showing the potential areas mapped. iwi present at this hui comprised Ngāti Tama, Te Ātiawa and Ngāti Rārua.

Feedback from sharing the potential development areas for the FDS included:

- iwi land mapping by Daren Horne is nearly complete. This will further help inform presence of cultural heritage, in addition to the NZAA site. Mapping to be provided to TDC asap
- One of the iwi assessment criteria should be amended– "impact on life sustaining quality of the *natural world and opportunities for restoration*" rather than "*natural resources*"
- Has land contamination been considered in the assessment criteria? – *(it was considered but decided that it could be mitigated and that it would be considered through the Resource Management Plan reviews)*
- Other important criteria were raised but were felt to be generally covered by existing assessment criteria e.g. Natural diversity, community wellbeing and cohesion
- Cultural landscapes criterion – the starting point should be that it is all a cultural landscape
- An additional assessment criterion could be added, concerning level of potential options for commercial development by iwi/Maori trusts but staff would require some assistance via Daren's mapping in completing this criterion
- Any weighting exercise of the assessment criteria needs to be defended evidentially
- iwi's plans for kaumātua flats at Te Awhina Marae were discussed and site T15 will be edited to better reflect the likely proposals
- Wakatu ownership in relation to Mariri hills and Lower Moutere hills sites was highlighted and it was suggested it should be discussed with Wakatu, *(this was discussed on March 27th)*
- Additional hui date to be set up for evaluation of any further development areas coming through the second public consultation round, before council considers the options *(date set for 9th May)*
- iwi's preference is for the boundaries of the potential polygons (development areas) to be considered for amendment now, rather than later through the Plan review process, should they conflict with iwi cultural heritage or iwi land ownership intentions.
- Political desire to complete the project by July was felt to be unrealistic

May 2019 hui

With some new attendees at this hui from Te Ātiawa, some of the background to the FDS was explained in a presentation, before exploring the latest material. Other attendees comprised Ngāti Tama and Ngāti Rārua.

The potential development area options that were publicly consulted on in April were again summarised:

Tasman

- Intensification – Richmond, Brightwater, Wakefield, Motueka, Upper Moutere

- Expansion – Brightwater, Wakefield, Murchison, Takaka, Richmond, Dovedale, Motueka, Mapua, Takaka
- New settlements – Redwood, Stringer, Mariri/Moutere Hills, Dovedale
- Rural residential – Motueka Valley, Pigeon Valley

Nelson

- New settlement at Hira
- Expansion areas at Kaka Valley and above Orchard Flats in Maitahi Valley, and at Saxton
- Intensification of flatter area of Dodson Valley
- Intensification of existing flatter areas in City Centre and south
- Intensification of flatter areas along Tahunanui Drive
- Intensification around Stoke town centre and north along Main Road Stoke and Nayland Road

These potential sites had all been shared with iwi at the previous hui in March 2019. Those sites that were discussed as being significant to iwi at the March hui, with data obtained from the New Zealand Archaeological Association's site's recording scheme database were:

- T15 - Te Awhina papakainga *(edited removing eastern part which is being subdivided)*
- T06 – Tasman extension, - Moutere Bluff pa site and midden sites along coast, finds north of School road
- T36 – Stringer Road new settlement – significance for Ngāti Tama due to iwi owned lands (forestry)
- T16/T18 Mariri/Lower Moutere hills – scored poorly for cultural heritage and is close to Jackett island. Proposals were checked with Wakatu and in principle they were supportive
- Nelson - all city centre and expansion areas within Maitahi catchment
- Hira expansion area and the Wakapuaka River, upstream of Wakapuaka/Delaware Bay
- Shoreline areas around Tahunanui, Bisley Ave

The interim results from the 2nd round of public consultation were shared with iwi at the hui – final analysis was still being worked on.

A large number of potential new development areas had come through the consultation process and the locations of these were shared with iwi (note – some of the additional sites had already been assessed and were not proposed to be pursued):

Tasman:

- Richmond South– split previous area into 3 and add new site - foothills
- Waimea West - Moutere Hill, Teapot valley
- Collingwood expansion
- Expansion of previous proposal for Redwood Valley
- Mapua new higher density areas
- Wakefield – higher density around 88 valley Rd
- Upper Moutere- three extended areas
- Takaka new expansion area and business area in Park Ave
- New rural residential options (extensions of existing zone) - various
- Tapawera – east side or north side expansion
- Brightwater, reduce size of Bryant road option

- Murchison – some new rural residential future options, location not specified at this stage

Nelson:

- One new intensification area proposed on the northern end of the Port Hills

Feedback from this May hui included:

- Tasman village extension – (proposal from April) – culturally significant area around the swampland. TDC confirmed this site has scored poorly overall and is unlikely to proceed, but would check scoring for cultural significance *(scoring against this criterion was subsequently further marked down)*
- Tasman / Kina Peninsula – rural residential new proposal arising from public consultation – NZAA identifies a pa site nearby and findspots. Confirmed a highly occupied area, with several battle sites *(proposal was deleted)*
- Confirmed that Stringer Road new settlement proposal was of potential commercial interest, but no further information currently from Ngāti Tama
- Mariri Hills – NZAA database recorded areas of cultural significance plus iwi monitoring taking place there now. Cultural significance along the coast and other parts of this area due to battle and occupation sites. Development area should move towards Moutere, south of school road. Avoid east of school road and areas to the north. *(Proposal was redrawn and much reduced avoiding these areas)*
- Any reserve lands that are fee simple and not classified as reserves need to go on hold until outcome of Wakatu supreme court case is known
- Ruby Bay/Mapua Pomona hills new proposal – NZAA database records finds here and it was confirmed that it is an occupation site *(scoring against this criterion was marked down)*
- Sandy Bay Rd/Kaiterieri – very sensitive area for iwi. NZAA database records midden, pits and ovenstones, a pa with terraces, platform and pits within the area proposed *(proposal was deleted)*
- Maps of all new development areas being considered to be sent to all iwi for comment *(this was circulated on May 10th)*
- Takaka, Rototai road new development area – hui confirmed this site is near an urupa *(scoring against this criterion was marked down)*
- Kina peninsula new development area – NZAA site confirms midden very nearby and also a pa site not far away. Confirmed as a sensitive site *(proposal deleted)*
- Paremata Flats (near Hira) new settlement – potential sensitive sites, on banks of Wakapuaka River
- Kaka Valley – an urban expansion in Maitahi statutory acknowledgement area
- Hills above Orchard Flats (hills above Maitahi valley) - urban expansion in Maitahi statutory acknowledgement area
- Saxton growth area – urban expansion area – including potential commercial interest

Any further feedback was sought by 16th May 2019, before new potential development areas were fully assessed by council staff. As suggested at the hui, the next day, all new potential development areas were e mailed to all nine iwi (not just the iwi that had attended the hui), in case suggestions could be made about certain sites. No further feedback was received from iwi.

Separate hui with iwi trust chairs/CEOs/General Managers

Following requests for Trust Board Chairs/CEOs/General Managers to be involved in the FDS, individual meetings were offered to all iwi attending the policy forum, in order to discuss the FDS generally and potential commercial considerations. During February/early March, invitations were accepted by Ngāti Kuia, Ngāti Rārua, Ngāti Tama and Ngāti Apa ki te Rā Tō and hui were held. A meeting was held with Te Ātiawa in May. These hui were beneficial to the councils and helped to develop relationships. A summary is provided below of key messages from those meetings:

Ngāti Kuia and Ngāti Apa Both 25 February 2019	**Ngāti Kuia:** Very concerned about affordable housing – many of Ngāti Kuia's whānau cannot afford to live in Nelson now but they want to enable that. Trying to think of new ways of providing affordable housing, different from the quarter acre section. Training whanua in modular construction. Also interested in new types of development eg. Marae development with Papakainga and other housing too such as at Wairanga Bay. Setting up advisory group to look at solutions. Very open to working with bodies that can help advance Ngāti Kuia's objectives. Partner in providing housing? Housing is a real issue – need consistent policies across all 3 councils. **Ngāti Apa:** Ngāti Apa owns about 20 houses in Nelson (ex Housing Corp), similar to other iwi. They would have right to first refusal (RFR) on the underlying land. Therefore potential for fragmentation of land and may need to look at amalgamating. Ngāti Apa is involved in the NRDA's Te Tau Ihu 2077 strategy and asked how this links with the FDS? Explained different timescales working to but that a link will be maintained between the projects. Development under the FDS needs to be sustainable, protect the environment and enhance it. Interested in seeing more use of renewable energy.
Ngāti Tama 28 February 2019	**Ngāti Tama**: Stressed again, happy to assist with mapping of iwi land, as it will help us identify potential conflicts where iwi own the land and we may be considering its development Generally want to be involved as early as possible on discussions on strategies. 3 waters – wastewater discharge is key as is transporting water from one catchment to another– they have been through a court case on that. So for example with the expansion of Mapua, where would the water come from? Explained that infrastructure is a key criteria in our assessment of any options, but advice sought on what transporting water from one catchment to another looks like at a granular level. Keen to attend council workshops – invitation was extended. Own lots of commercial forestry land around the Whangamoa hills Own land around Tapawera
Ngāti Rārua 5 March 2019	**Ngāti Rārua** Discussed the proposals for the redevelopment of Te Awhina Marae. They expressed a desire for iwi and council to be partners in investment, possibly including infrastructure. They also noted the proximity of forests to Wakefield and whether this was a good location for development.
Te Ātiawa 6 May 2019	**Te Ātiawa** Queried one question in the first consultation exercise on 'most important factors for urban settlement and growth' – Te Ātiawa felt that the questionnaire was flawed for this question as it – had a drop down menu with a list of 15 potential factors for consideration and people were asked to select their top 5. One of these was preservation of natural landscapes. Te Ātiawa felt that a list shouldn't have been provided, but if one was, that it should have included the health of indigenous biodiversity, recognising the platform of the natural world. . Importantly however there was a further category that was simply headed 'other' and people were asked to specify other important factors. So we felt this allowed for enough individuality in responses overall. Under the 'other' category the factors most commonly referred to, were limiting growth and planning for an aging population. About 10% of respondents entered 'other' factors in relation to this question. A question was also asked as to whether we had checked development area proposals for early European heritage significance, as well as iwi cultural significance? Our main data source – the NZ archaeological association site, to which we subscribe, contains all such data. Te Ātiawa queried whether a similar governance forum to NCC's exists at TDC? i.e. between iwi, the CEO, Mayor and councillors

Conclusions

Relationships are still being developed between ngā iwi katoa o te Tau Ihu (all top of the south iwi) and the councils. It is imperative that for a project of such significance as the Nelson Tasman Future Development Strategy, a joint working relationship is established early. This helped to shape the assessment criteria and enabled staff and iwi to consider potential development options together. In this way iwi could contribute at the earliest stage.

The scheduling of additional meetings focussing on the FDS alone, enabled critical feedback to be obtained from iwi before recommending next steps with councillors. The feedback from iwi on the FDS has been very valuable, e.g. shaping the assessment criteria against which potential development areas were assessed and avoiding culturally sensitive areas for future development.

During May and June, the FDS will be drafted and recommendations made to councils. In doing this, the project team has taken on board specific feedback from iwi, and has either deleted potential development areas from the list of possible options, or modified the extent of some development areas.

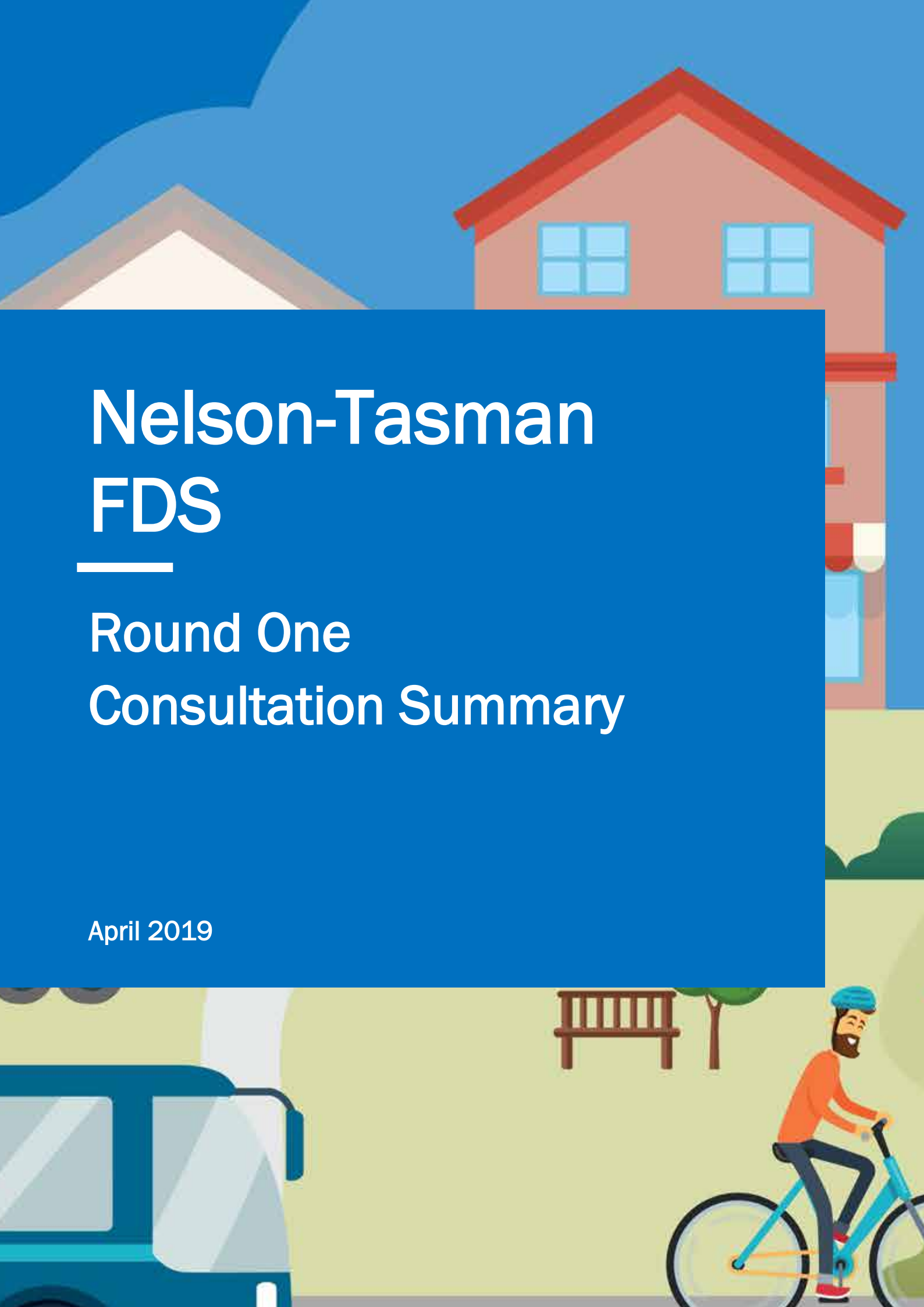
Once the FDS has been considered by councils and has been adopted, the final strategy will be presented to iwi.

Appendix 3: Round One Consultation Summary

Nelson-Tasman FDS

Round One Consultation Summary

April 2019



Contents

This report has been prepared by Hill Young Cooper Limited and Resource Management Group Limited.

Nelson Tasman Future Development Strategy

Round One Consultation Summary

1 Introduction

This report provides a summary of the survey responses received in relation to public consultation on high-level growth options as part of the Nelson Tasman Future Development Strategy (FDS). It describes the consultation process undertaken by Nelson City Council and Tasman District Council (the Councils) and the methodology adopted for processing and reporting on the feedback received. The public consultation document is attached as Appendix 1.

2 Executive Summary

The first round of consultation on the FDS sought to gather feedback on initial high-level growth options for the combined Nelson and Tasman Regions. The Councils sought feedback via a public survey, which was open to receive feedback between 23 January and 13 February 2019 (inclusive). The period to receive feedback was extended by two days (from February 11) to allow for responses amid the February 2019 fires. Detailed comments were also received from a variety of organisations and groups.

The public survey sought responses on three generic growth options presented- Spread Out, Intensify, and/or Start from Scratch, and offered opportunity for feedback on other options and challenges to be considered. The majority of responses utilised the online survey platform provided on the Councils' websites, though many respondents did not respond to all questions. Other respondents utilised hard copies of the feedback form or provided feedback via email.

In summary, the main findings from public consultation on the proposal are as follows:

Feedback Overall	Spread Out	Intensify	Start from Scratch
Supportive	76	200	87
Neutral	14	6	9
Not Supportive	121	17	111
Did not Specify	34	15	28

- The most preferred growth option across both Nelson and Tasman is to intensify by focusing growth in and around existing centres. The least preferred option by Nelson respondents is to spread out by focusing growth on the outskirts of existing centres, while the least preferred option in Tasman is to start new settlements from scratch.
- The top five considerations for urban settlement and growth are:
    1. Preservation of natural landscapes
    2. Preservation of flat productive land
    3. Affordable housing (such as lowering land costs)
    4. Climate change responsiveness and CO2 reduction
    5. Diverse housing choices

- Feedback from groups and organisations was varied. Generally there was support for more compact forms of growth where new housing was placed close to transport and services while productive land was retained for horticulture.

3 Structure of Report

This report is organised as follows:

- scope of consultation;
- outline of the three growth options and survey questions asked;
- a brief description of the feedback summary process;
- presentation of results;
- identification of key trends; and
- feedback from groups and organisations.

4 Scope of Consultation

The period for initial consultation on high-level growth options ran from 23 January to 13 February 2019 (inclusive).

The process involved the following:

- Information relating to the Nelson Tasman Development Strategy, together with a downloadable feedback form, and link to the online survey were placed on both the Tasman District and Nelson City Council websites.
- Other media outlets were used to promote the consultation process, including social media and articles in the Nelson Mail.
- Hard copies of the feedback forms were made available at all Tasman District and Nelson City Council offices and libraries. Hard copies were able to be emailed, posted, or handed in at either Tasman District or Nelson City Council.
- Feedback was also able to be received via direct email to Tasman District or Nelson City Council.

5 Three Growth Options Presented

The three high-level options for growth presented in the consultation material are summarised in turn below.

5.1 Growth Option 1: Spread Out

Much of the flat, easier land to develop for housing is in Tasman District. Current trends suggest some of its larger populated areas such as Richmond, Mapua/Ruby Bay and Motueka will continue to expand outwards. But in some places, this could see land with high productive value change from horticulture to roads and housing. There is sea level rise to consider, as well as upgraded infrastructure to pay for. Nelson City has some options to expand into the foothills on the eastern side of the city.

5.2 Growth Option 2: Intensify

We could accommodate growth within existing urban areas through infill housing, new town houses and terrace housing. This approach allows people to live near jobs, schools, community facilities, services and public transport. It will also lead to taller buildings, smaller properties and a more urban character overall. Existing infrastructure such as wastewater and stormwater systems and transport services would need to be upgraded. Coastal living is attractive, but only if it is not affected by sea level rise or coastal erosion. Some rural residential areas in Tasman could be re-zoned for residential housing. Some areas may see more infill and redevelopment.

5.3 Growth Option 3: Start from Scratch

We could grow by creating new townships or suburbs, such as new or expanded neighbourhoods to the north of Nelson. Inland places in Tasman could expand into larger townships, rather than expanding existing urban areas. Elevated Coastal Tasman areas could also be considered. New townships need substantial infrastructure, including facilities such as schools and community halls, water infrastructure and much better transport and communication links back to main centres (for access to jobs and services). This requires a long term financial commitment from the Councils.

6 Feedback Questions

The feedback forms[1] included questions designed to gather feedback on the three presented growth options at a general level, and on the potential challenges and way Council could overcome these. The specific questions were organised as follows:

6.1 General Details

1) 'Your details' – Name, Organisation (if applicable), email address, and phone number

2) What is your age?

3) Where do you live?

4) Which of the following are most important to you in considering urban settlement and growth in the region? Please pick your top 5.

6.2 Three Growth Options

Spread Out

5) Should we focus growth on the outskirts of existing urban areas and settlements? Why or why not?

6) What do you see as the main challenges of taking this approach and how could we overcome these?

Intensify

7) Should we focus growth in and around existing centres? Why or why not?

8) What do you see as the main challenges of taking this compact growth approach and how could we overcome these?

[1] The feedback forms and hard copy forms used identical question formats

Start from Scratch

9) Should we focus growth in new settlements? Why or why not? Where should they be?

10) What do you see as the main challenges of taking this compact growth approach and how could we overcome these?

Other Growth Options

11) Are there other options we should be considering and why? Please outline your ideas.

7 Feedback Summary Methodology

As noted above, an online form and survey were created to receive feedback, and respondents were able to email, post, or hand in hard copy responses. The feedback form requested that respondents supply their name and contact information. Duplicate submissions detected were subsequently consolidated for analytical purposes.

Overall, 277 responses[2] were received as follows:

- 229 electronic survey responses were made via the online survey platform;
- 34 'hard copy' paper submissions were received by Council; and
- 14 bespoke submissions were received by Council.

Overall, the responses ranged in length and detail from a single sentence through to multiple specific outcomes sought. Some respondents used the form as a cover sheet, attaching further pages with feedback set out in narrative form. Wherever possible, narrative responses have been correlated with the feedback form questions for comparative purposes.

Each response was individually analysed and the results were collated. Responses were categorised and organised into a database structured to compile results for the specific questions provided in the feedback forms. Additional fields were also used for general comments and feedback that extended beyond the scope of the direct questions on the forms.

The compiler has exercised some discretion for the purposes of tabulating the data into defined categories as follows:

- for the submissions that utilised the formal feedback forms provided by Council, responses have been analysed where they were recorded by the respondents, meaning that where a respondent has repeated a certain theme or point in multiple fields, some issue duplication has resulted;
- for the submissions that adopted an alternative format:
- hard copy feedback forms and feedback received via email were manually entered into the electronic online survey database to be collated for analysis;
- themes that were applicable to specific questions on the feedback forms were recorded under the relevant field(s) for quantitative purposes; and
- where themes were not applicable to the specific questions, these were summarised as 'other' comments.

The tabulated output is the compiler's best assessment of wording to accurately reflect each response, and to group like responses for comparative purposes.

[2] Consistent with Council practice, a small number of additional submissions were received but were ruled invalid for various reasons, including use of profane or non-sensical language, or being duplicate responses.

8 Summary of Survey Responses to Questions

The summary below focusses on the results of responses to the form questions, along with some general, high-level comments regarding the nature and trends seen in the feedback. The summary also includes some of the wider responses provided in the 'other comments' section of the form, and in the bespoke submissions which did not utilise the form format.

Responses to each growth option have been assessed as either supportive, not supportive, neutral, or did not specify. It is to be noted that the degree of supportiveness in relation to each growth option is not mutually exclusive, in that some respondents were supportive or unsupportive of all three or no growth options.

It is to be further noted that respondents may have been supportive of a particular growth option whilst identifying challenges or unsupportive reasoning, or conversely been unsupportive of a particular growth option whilst identifying opportunities or supportive reasoning.

8.1 Reponses Received

8.1.1 Demographic Information

In total, feedback was submitted by 227 individuals and 50 companies/organisations.

These companies/organisations included:

- Chorus New Zealand Ltd
- New Zealand Transport Agency
- NMDHB Public Health Service
- Royal Forest & Bird Protection Society of New Zealand (Forest & Bird)
- Nelson Tasman Chamber of Commerce
- Nelson Tasman Housing Trust
- Waimea Irrigators Ltd
- Nelson Forests Ltd
- Friends of Nelson Haven & Tasman Bay (Inc)
- Nelson Youth Council

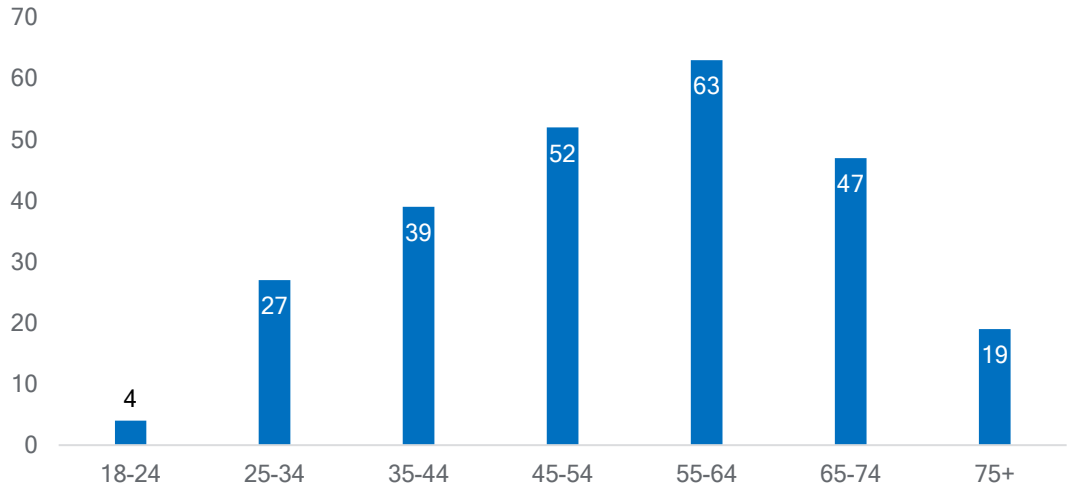
A qualitative summary of responses by a selection of the companies/organisations is contained in section 8.4 below.

The majority of respondents were from the Tasman area.

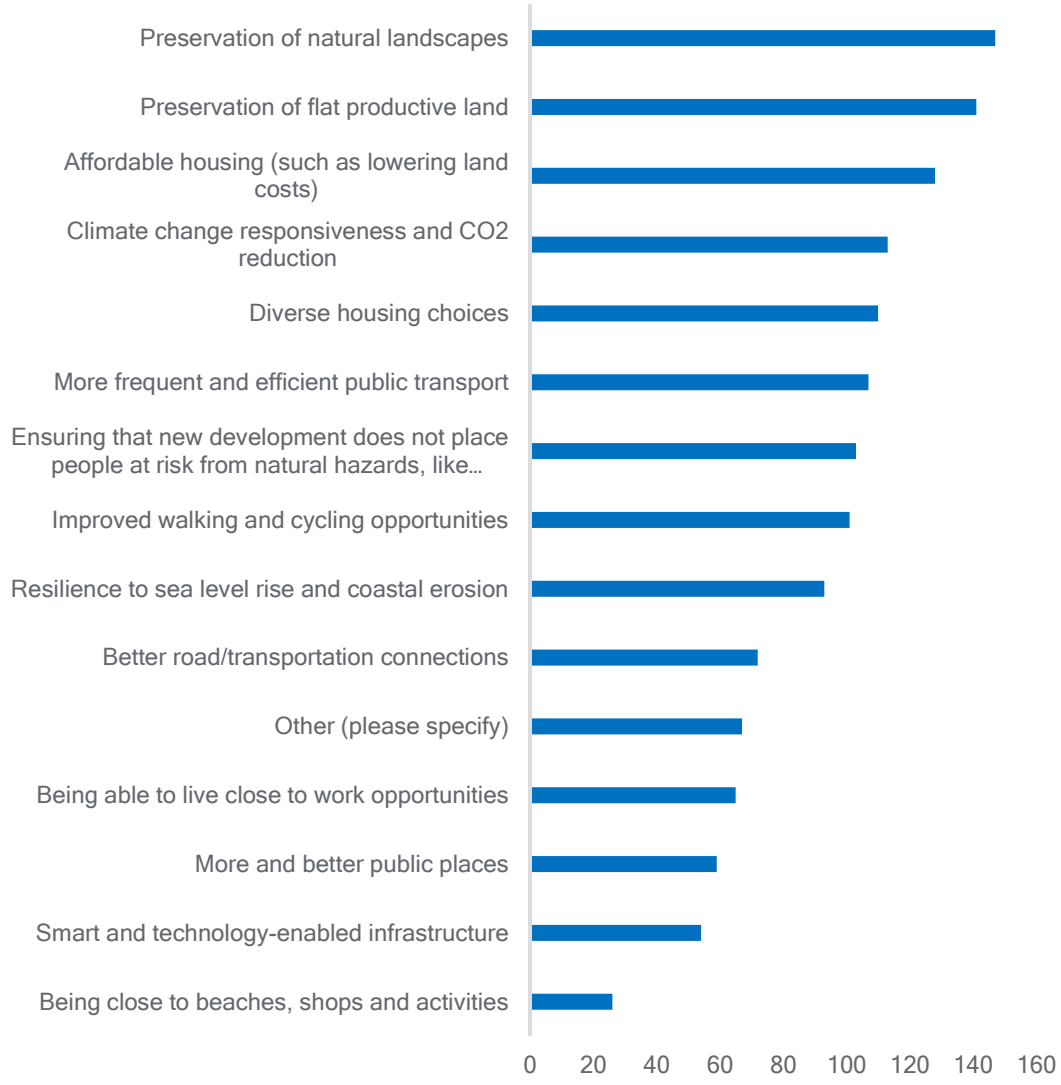
- 145 respondents were from Tasman;
- 115 respondents were from Nelson; and
- 21 respondents selected other (5 of which selected Motueka)[3].

[3] Note some respondents selected more than one location in response to this question.

In terms of age, the most represented age bracket was 55-64.



Question 4: Which of the following are most important to you in considering urban settlement and growth in the region? Please pick your top 5.



The most common consideration identified by respondents was the preservation of natural landscapes.

Responses received in the ‘other’ category most commonly referred to limiting growth (9), the need to consider the impacts of climate change (8), and planning for an aging population (4).

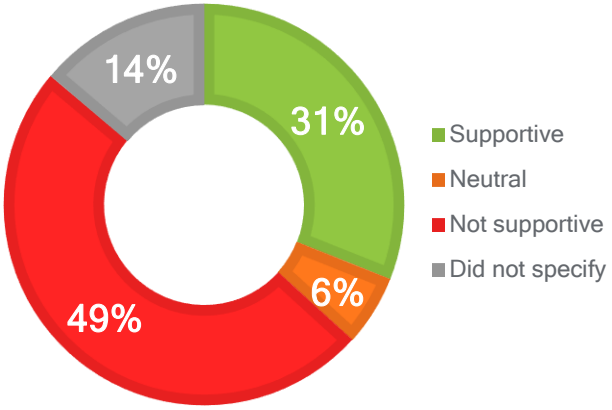
Examples of ‘other’ considerations include:

- “Control of growth and tourism numbers”
- “Make Tiny Homes a legitimate and legal housing choice”
- “Respect for Tangata whenua sacred sites”
- “Better intensive use of existing buildings within Nelson CBD”

8.2 Option One: Spread Out

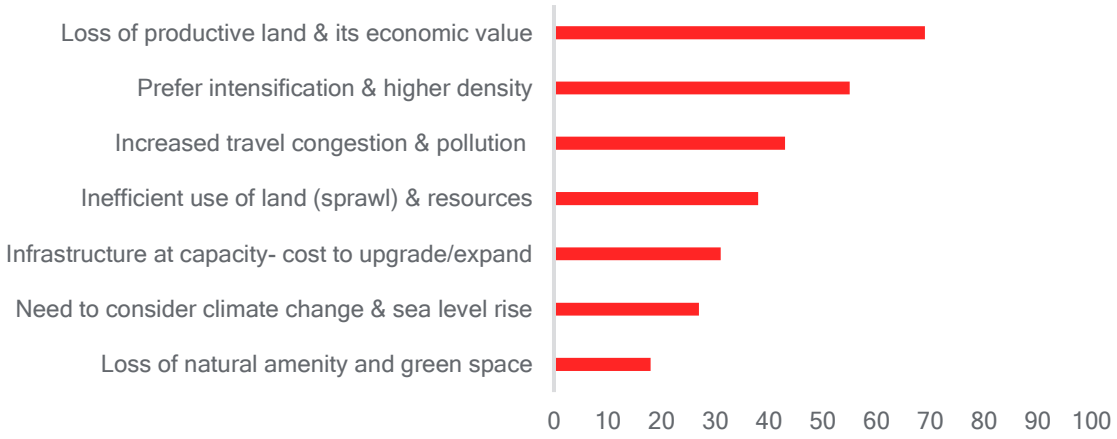
Question 5: Should we focus growth on the outskirts of existing urban areas and settlements? Why or why not?

Feedback (245 responses)	Total
Supportive	76
Neutral	14
Not Supportive	121
Did not Specify	34



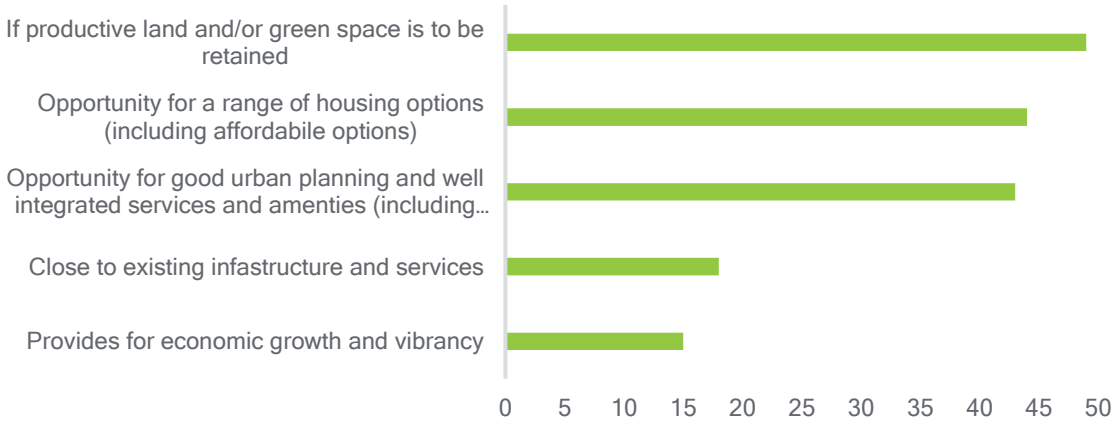
8.2.1 Reasons opposing option one

Based on all responses to this part of the question, reasons opposing focusing growth on the outskirts of existing urban areas and settlements from most common to least common are:



8.2.2 Reasons in support of option one

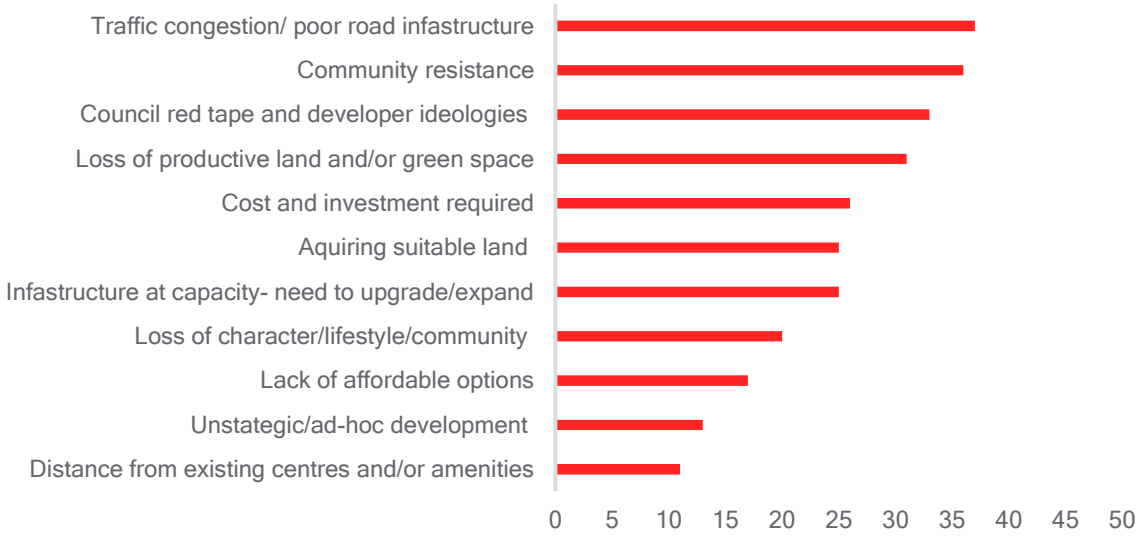
Based on all responses to this part of the question, reasons in support of focusing growth on the outskirts of existing urban areas and settlements from most favourable to least are:



Question 6: What do you see as the main challenges of taking this approach and how could we overcome these?

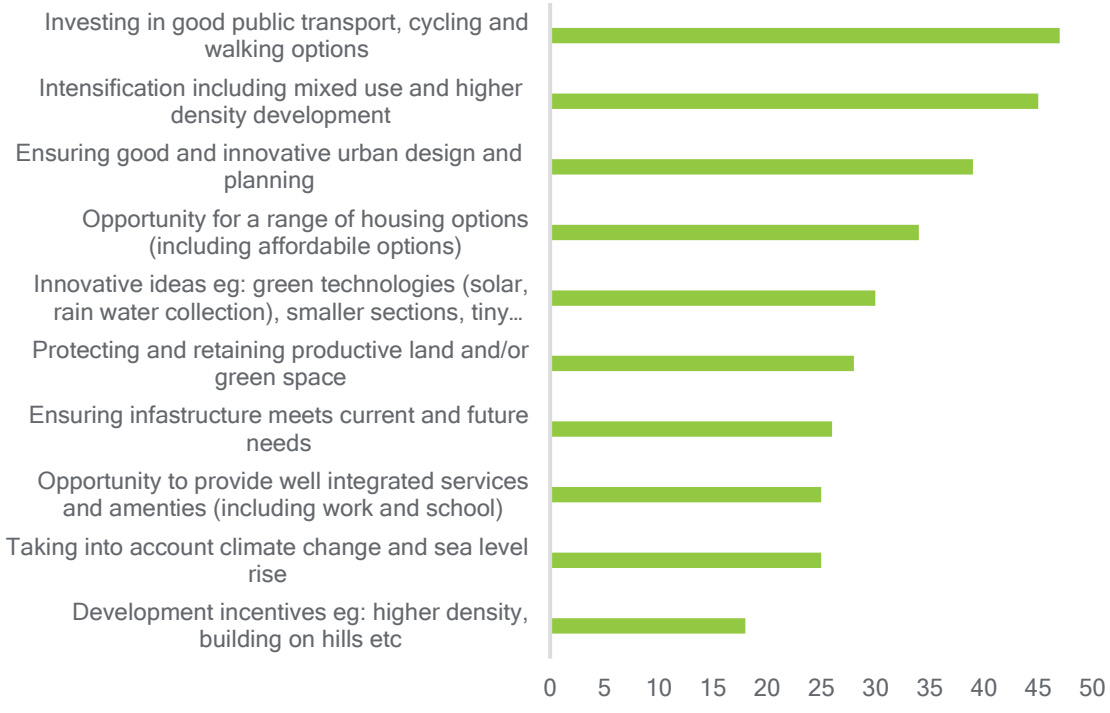
8.2.3 Challenges associated with option one

Based on all responses to this part of the question, challenges of focusing growth on the outskirts of existing urban areas and settlements from most challenging to least are:



8.2.4 Ways to overcome challenges associated with option one

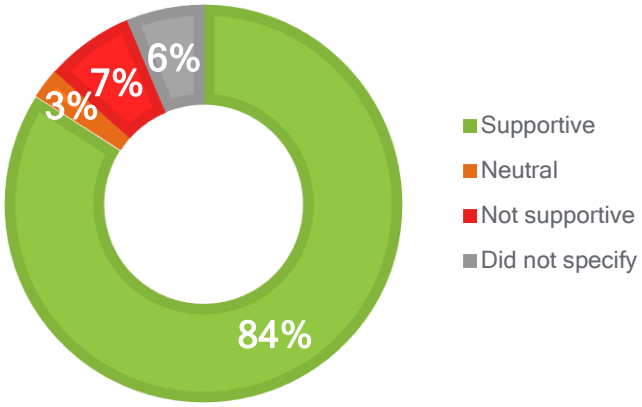
Based on all responses to this part of the question, ways to overcome challenges of focusing growth on the outskirts of existing urban areas and settlements from greatest opportunity to least are:



8.3 Option Two: Intensify

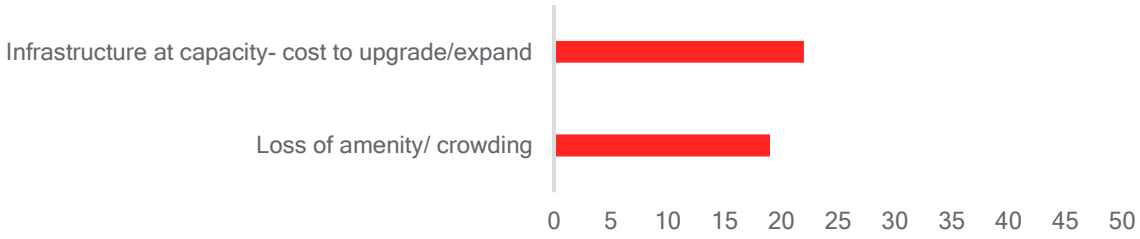
Question 7: Should we focus growth in and around existing centres? Why or why not?

Feedback (238 responses)	Total
Supportive	200
Neutral	6
Not Supportive	17
Did not Specify	15



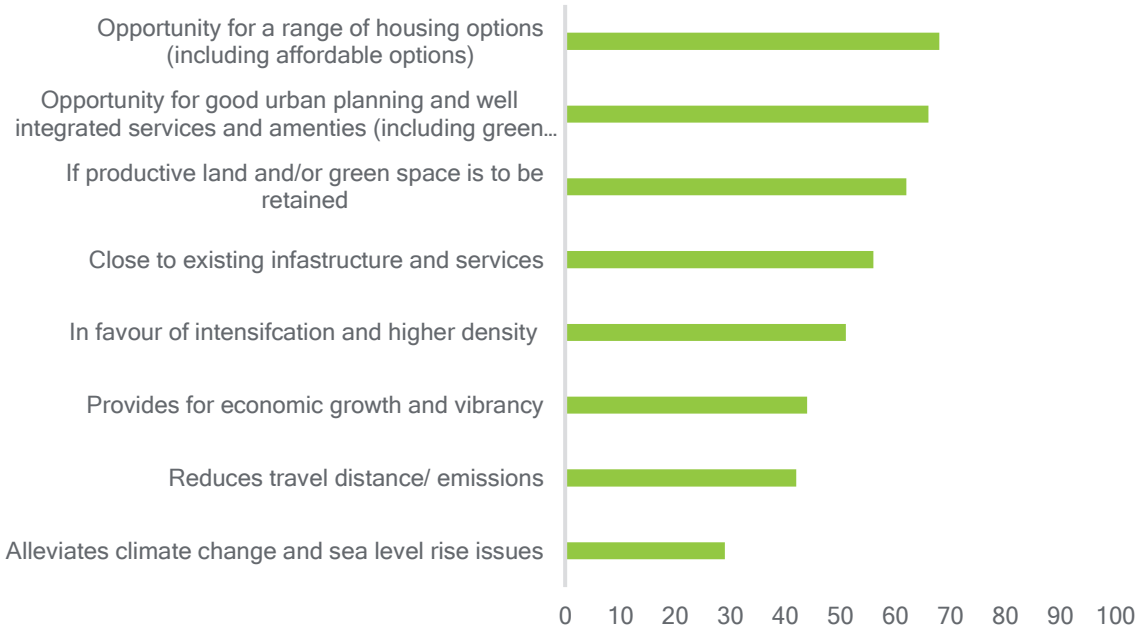
8.3.1 Reasons opposing option two

Based on all responses to this part of the question, reasons opposing focusing growth in and around existing centres from most common to least common are:



8.3.2 Reasons in support of option two

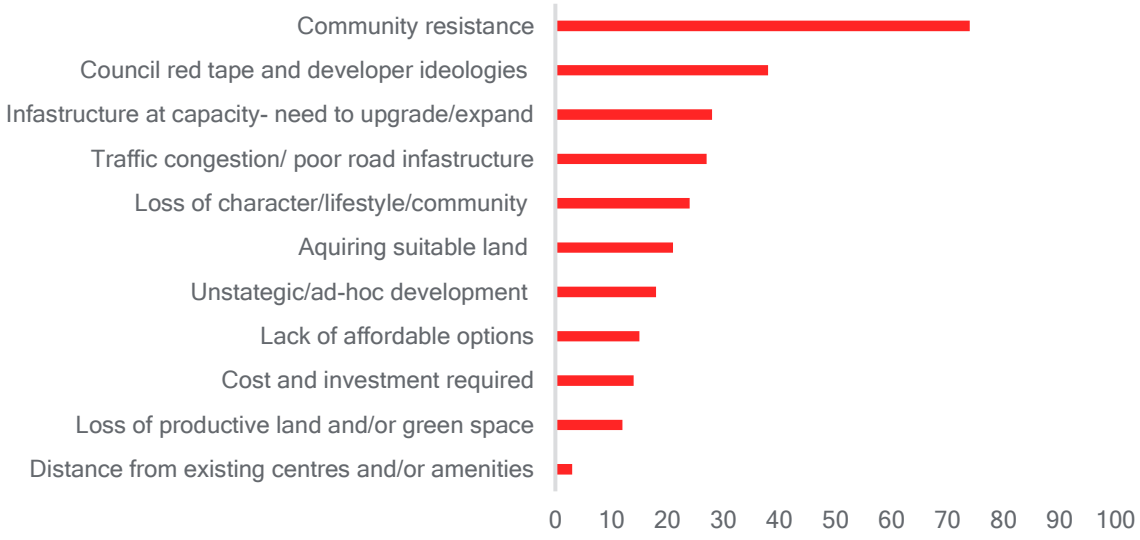
Based on all responses to this part of the question, reasons in support of focusing growth in and around existing centres from most favourable to least are:



Question 8: What do you see as the main challenges to taking this compact growth approach and how could we overcome these?

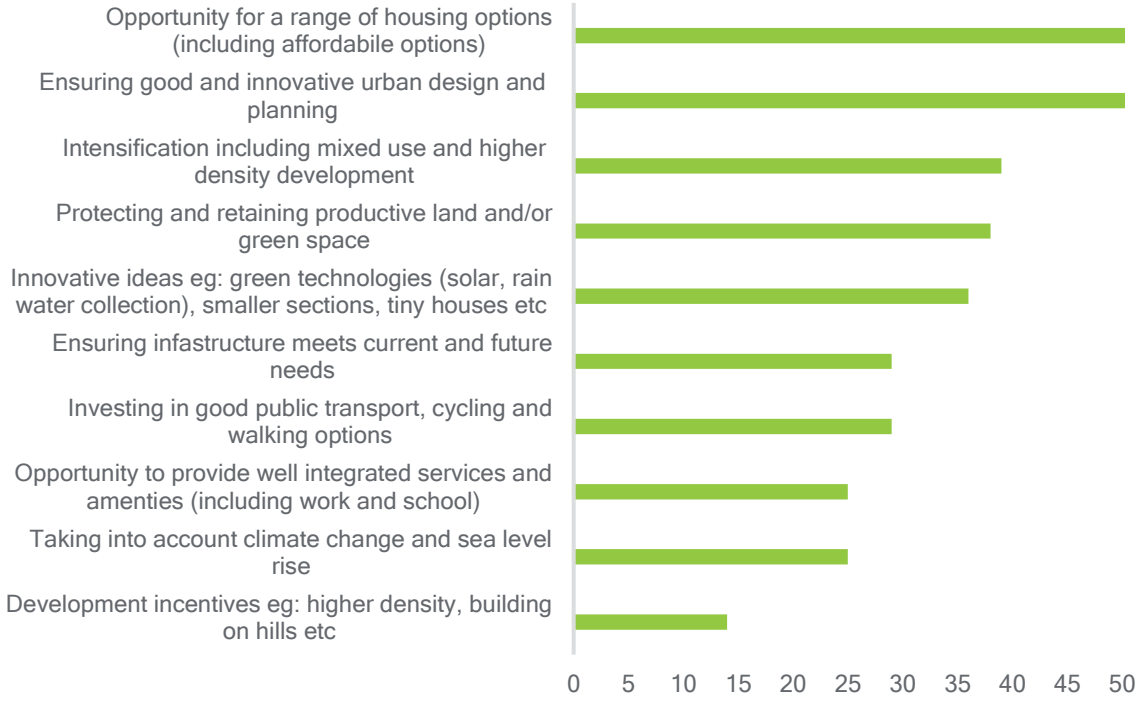
8.3.3 Challenges associated with option two

Based on all responses to this part of the question, challenges of focusing growth in and around existing centres from most challenging to least are:



8.3.4 Ways to overcome challenges associated with option two

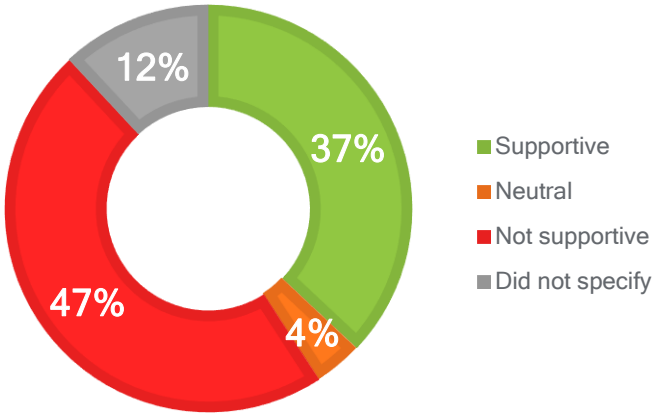
Based on all responses to this part of the question, ways to overcome challenges of focusing growth in and around existing centres from greatest opportunity to least are:



8.4 Option Three: Start from Scratch

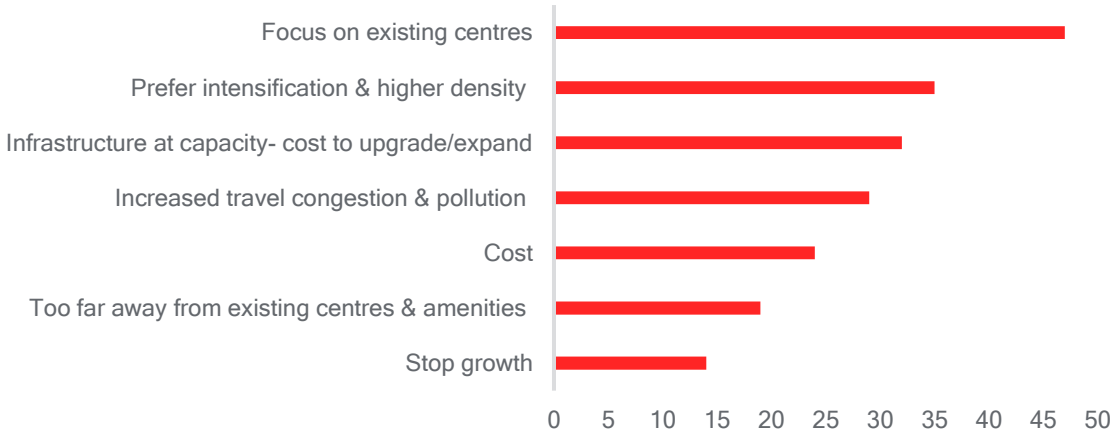
Question 9: Should we focus growth in new settlements? Why or why not? Where should they be?

Feedback (235 responses)	Total
Supportive	87
Neutral	9
Not Supportive	111
Did not Specify	28



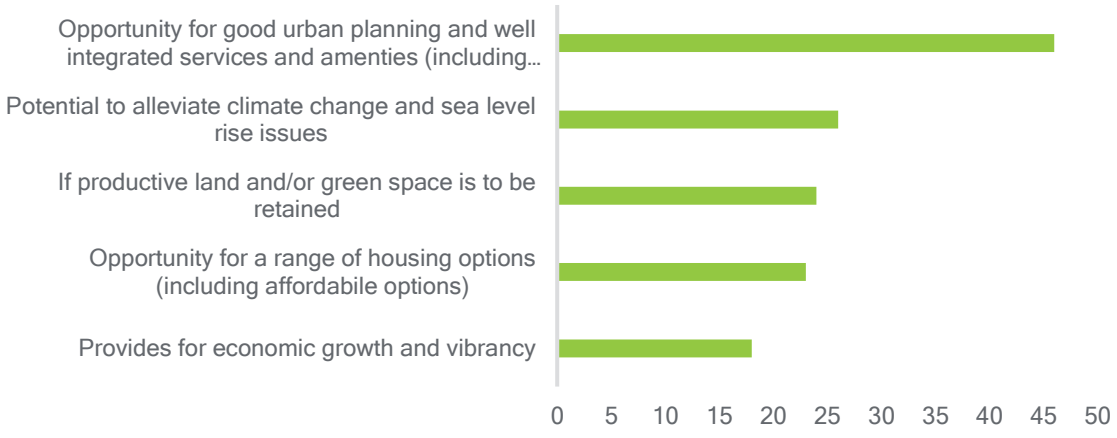
8.4.1 Reasons opposing option three

Based on all responses to this part of the question, reasons opposing focusing growth in new settlements from most common to least common are:



8.4.2 Reasons in support of option three

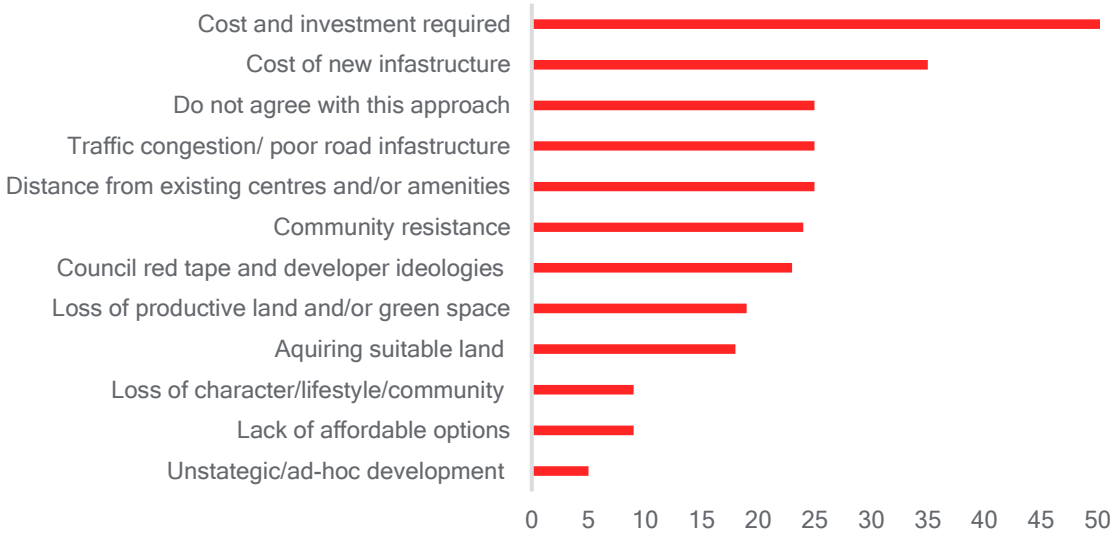
Based on all responses to this part of the question, reasons in support of focusing growth in new settlements from most favourable to least are:



Question 10: What do you see as the main challenges of taking this approach and how could we overcome these?

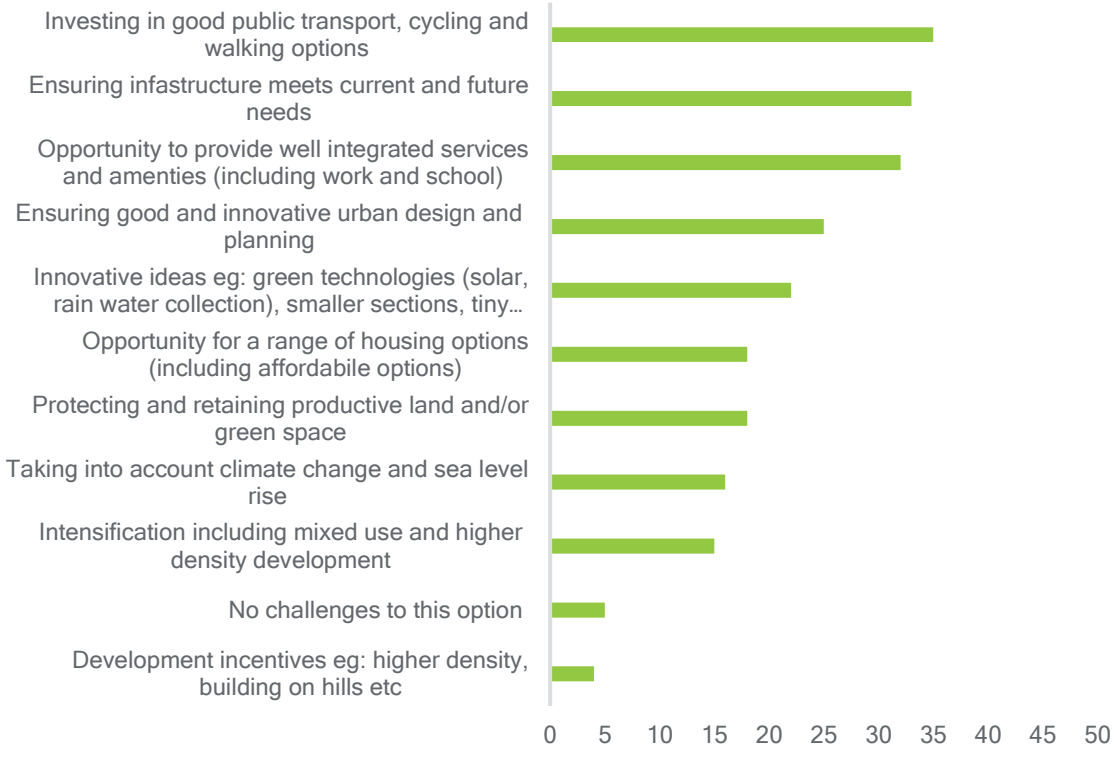
8.4.3 Challenges associated with option three

Based on all responses to this part of the question, challenges of focusing growth in new settlements from most challenging to least are:



8.4.4 Ways to overcome challenges associated with option three

Based on all responses to this part of the question, ways to overcome challenges of focusing growth in new settlements from greatest opportunity to least are:



8.4.5 Location of new settlements associated with option three

Based on all responses to this part of the question, the most commonly identified areas for new settlements (which were identified by 2 or more respondents) in alphabetical order are:

- Brightwater (4)
- Cable Bay (2)
- Dovedale (2)
- Golden Bay (3)
- Hira (5)
- Hope (4)
- Mahana (3)
- Mapua (7)
- Marahau (2)
- Motueka (7)
- Moutere (8 Moutere hills, 6 Upper Moutere)
- Nelson (7 north of Nelson, 2 surrounding area)
- Richmond (7)
- St Arnaud (4)
- Tasman (4)
- Taupawera (4)
- Waiiti (2)
- Waimea (2)
- Wakefield surrounding area (10)
- Wakapuaka (2)

In terms of non-specific locations, 22 respondents mentioned that hills and/or higher ground should be the location of any new settlement, whilst 2 respondents specially mentioned that hills should be avoided. 8 respondents specified that any new settlement should be inland and/or away from the coast. Overall, climate change and resilience was a key reason.

8.5 Other growth options and comments

Question 11: Are there other options we should be considering and why? Please outline your ideas.

The main categories of responses were in relation to:

- Limiting or controlling growth (20)
- A desire for 'tiny houses' and/or the need for smaller houses (18)
- A desire for housing to be affordable (15)
- Taking into consideration the ageing population and retirement developments (14)
- A desire for mandatory solar and/or rainwater collection technologies (12)
- Taking into consideration the impacts of climate change (7)

8.5.1 Summary of groups and organisations responses

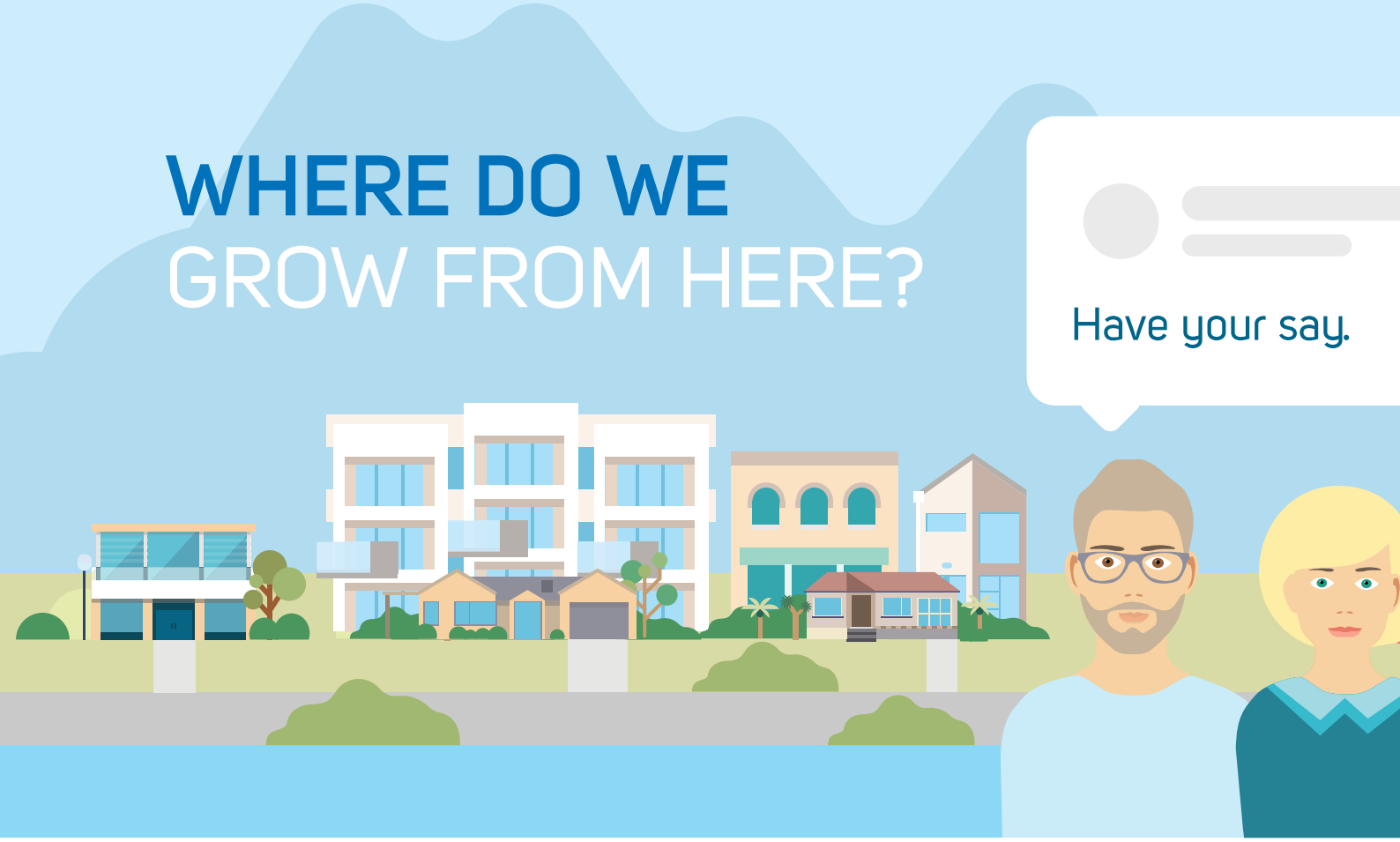
The following table provides a summary of the key points raised in detailed submissions. Based on the submissions, an assessment is made as to whether the submission supports a particular approach to growth.

Agency/ Organisation	Key comments	Preferred growth option
Chorus New Zealand Ltd	Must ensure that there is sufficient capacity in infrastructure networks to provide for new developments.	DNS
New Zealand Transport Agency	Ensure FDS aligns with Governments national priorities- connect new and existing areas with resilient fit-for-purpose transport system across all modes. Enable a just transition to sustainable zero-carbon economy, with vibrant, liveable, accessible areas that recognise innovation and technology to delivery infrastructure and support growth. Respond to impacts of climate change and natural hazard risks.	DNS
NMDHB Public Health Service	Supports intensification of existing centres- sustainable use of land and infrastructure, compact walkable neighbourhoods promoting incidental exercise and social interactions, more affordable housing for smaller household sizes can lead to improved community health and wellbeing outcomes. Need to consider affordable housing, diverse housing range for ageing population, those living with disabilities, and those requiring social housing.	Option 2- intensify
Royal Forest & Bird Protection Society of New Zealand (Forest & Bird)	People should be able to live, work (and study) within close proximity of where they live- this should be supported by appropriate public transport and off-road travel routes. Prevention is better than cure. Councils should do what they can to ensure they make their activities carbon neutral. We do not support development onto productive land - the transition to a zero-carbon economy is going to require a much more integrated, localised and resilient food production economy. Envisions community living on shared productive land, tiny sections for tiny homes, city apartment living, and encouraging Transition Towns e.g. https://transitionnetwork.org/ .	Option 2- intensify
Nelson Tasman Chamber of Commerce	The Chamber supports the approach of focusing growth in and around existing settlements, and in principal supports growth on the outskirts of existing settlements provided there will be adequate transport networks and development infrastructure to cope with the additional growth. The Chamber would be interested in sharing with its members how both	Option 2- intensify

	Councils intend to work together to manage the growth, the investment required in infrastructure and the congestion in and out of their respective jurisdictions.	Option 3- start from scratch Option 1- spread out
Nelson Tasman Housing Trust	We want to see more focus on growth within existing centres, to keep housing near other services. We don't think the growth pressures in this region merit the costs of new settlements.	Option 2- intensify
Waimea Irrigators Ltd	"Flat" food producing areas should be preserved at all cost. WIL shareholders have invested in the Waimea Community Dam on the basis that food production will be maintained in what is a unique climate for horticulture. There is ample land on the outskirts of low productive value but slopes will increase building cost. Mindfulness needs to be given to areas where fire can be a threat particularly where reticulated water is not available.	Option 2- intensify
Nelson Forests Ltd	Ensure that the cost benefit analysis for any proposed option recognises reverse sensitivity costs and also enables a compensation matrix for the loss of the use of the land. As an example, if housing was to move into a plantation forest area, the plantation forest could be set back, but there are costs under the Climate Change Response Act - Emissions Trading Scheme and loss of use of productive land that must be compensated.	Option 2- intensify Option 3- start from scratch Option 1- spread out
Friends of Nelson Haven & Tasman Bay (Inc)	Intensification of occupation of town/urban areas that are not susceptible to sea level rise. The need for infrastructure (water/sewerage/services/work opportunities and including transport, school, medical care) needs to be at the forefront of planning as well as preservation and protection of the natural environment and values including coastal and estuarine areas. The region MUST retain all the values that mean that this region is the best place to live (and work and be educated).	Option 2- intensify
Nelson Youth Council	Need to consider infrastructure, accessible convenient housing to reduce transport difficulties and commuting delays whilst increasing safety. Encouraging community education of why specific changes have been made and how they will benefit us in the long term- ie: smaller dwellings, development upwards. Need for parks and reserves to ensure positive and healthy community outcomes. Evaluate public transport and improve infrastructure.	DNS
Nelson Cohousing	Encourage local housing initiatives, like cohousing, to make the community in the model that they wish to live in. This breeds healthier, longer residing citizens and great places for kids to grow up. Change the premise under which we have disenfranchised the young and working poor. We need to change our outdated model of development. Stop speculation and encourage self-development of communities.	Option 2- intensify
Zero Carbon Nelson Tasman	Intensification of urban residential areas will save costs in infrastructure, active transport will improve health/fitness, medium density housing is a favourable setting for social cohesion, smaller houses and limiting the upper size of houses close to the urban centre promotes equity, as does affordable housing, passive solar arrangements and good home insulation create a healthier environment for people, reducing urban sprawl increases biodiversity and landscape beauty.	Option 2- intensify

Appendix 1: Public Consultation Document

WHERE DO WE GROW FROM HERE?



HAVE YOUR SAY ON THE NELSON TASMAN FUTURE DEVELOPMENT STRATEGY

Nelson and Tasman are growing fast and we continue to need more houses for people to live in, places for people to work and earn a living, and spaces for relaxation, exercise and community events.

Nelson City Council and Tasman District Council are working together to plan for and manage urban growth over the next 30 years.

The Nelson Tasman Future Development Strategy will determine whether we keep growing our city and towns in the same way we have in the past, or if we take a different approach.

As well as planning for the extra homes and businesses our region will need, we must be aware that business needs are changing, new housing needs to be affordable, and the make-up of our communities will change over time.

This is an important conversation for our community, and we want to hear your views. Thank you for taking the opportunity to play a part in planning for the future of Nelson-Tasman.

www.tasman.govt.nz/feedback or
www.nelson.govt.nz/future-development-strategy

Nelson City Council
te kaunihera o whakatū

tasman
district council

WHAT IS A FUTURE DEVELOPMENT STRATEGY?

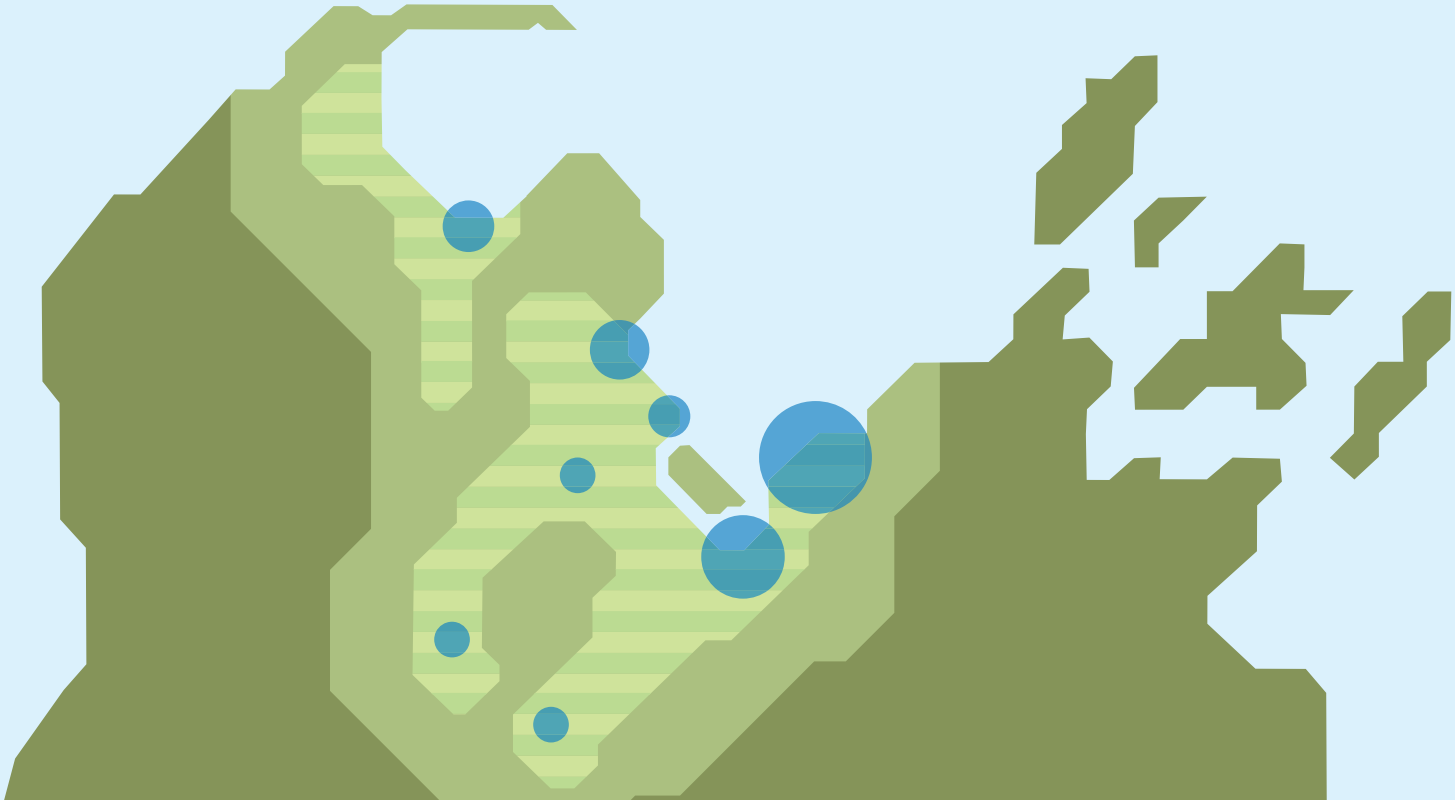
Councils with growing populations (like Nelson and Tasman) are required by central government under the National Policy Statement on Urban Development Capacity to:

- assess how much demand there will be for housing and business over the next 30 years,
- make sure there is enough land and development opportunities available to meet this expected demand, including a buffer of 'spare capacity' to meet unforeseen changes.

The Future Development Strategy will set out how and where we will accommodate housing and business growth across the region, with a focus on how the Nelson urban area (including Richmond) and other Tasman townships will grow.

The Future Development Strategy is a great opportunity to ensure the growth of our city, towns and rural settlements is well-planned to maximise opportunities, avoid risks and hazards, and to create high quality living environments.

The Future Development Strategy will input into the reviews of Nelson and Tasman's planning rules, as well as expansion and upgrades of infrastructure such as roads, water supplies, sewerage reticulation and open spaces. The strategy will be regularly reviewed.



THE CHALLENGES

Currently, Nelson and Tasman jointly have around 50,000 dwellings. To keep up with existing population growth trends we need to plan for between 10,000 and 20,000 new dwellings over the next 30 years. We also need to consider the possibility our population will grow faster than current forecasts – as has happened over the past decade.

Our analysis indicates that, overall, there is enough zoned residential land available to accommodate the next 10 years of growth. Analysis also suggests there is enough business land to meet short- and long-term demands but this needs to be further tested. The Future Development Strategy aims to ensure both Councils provide sufficient zoned land and infrastructure to accommodate growth over the next 30 years.

The type of housing that people will need over that period is likely to change. Median house prices have increased substantially in Nelson-Tasman over the past 10 years, placing financial pressure on some households (whether renting or buying). Long term, if house prices are too high relative to incomes, then people may shift out of the area. The number of aged people will increase in the future, and their housing needs will be different.

We recognise housing affordability is an issue in Nelson and Tasman. Through the Future Development Strategy, both Councils are implementing their role in ensuring that supply of zoned land and infrastructure is not impacting housing affordability. Both Councils are actively investigating other tools and levers they can use to address this issue.

THE TASMAN SITUATION

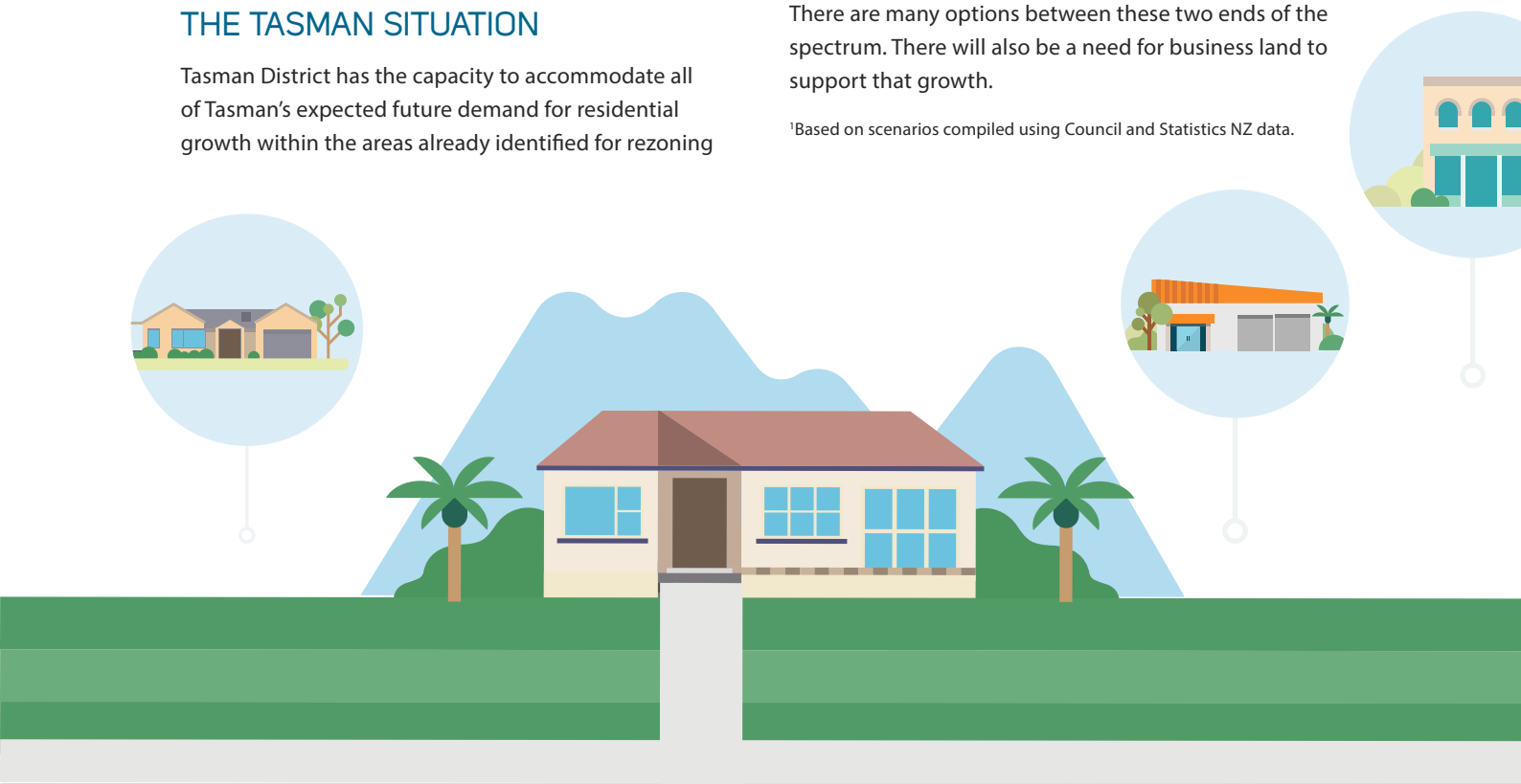
Tasman District has the capacity to accommodate all of Tasman's expected future demand for residential growth within the areas already identified for rezoning and infrastructure servicing. However, as priorities, opportunities and constraints change there may be a need to review where and how we grow. Tasman settlements have opportunities to intensify, and to avoid spreading onto productive land. In some locations there are constraints posed by natural hazards. There will also be a need for business land to support that growth.

THE NELSON SITUATION

Nelson City faces important choices in the long term as the 'easy' development opportunities currently available within the city's boundaries are taken up over the next decade. It is estimated Nelson City will face a shortfall of zoned and serviced residential land for several thousand homes between 2028 and 2048 if no more land is provided.

If the homes were only accommodated through greenfields development, and with reasonably large sections, this could mean up to 250 hectares of rural land would need to be converted for housing. At the other end of the spectrum, those dwellings could be accommodated by intensification of 125 hectares of existing urban area if its housing density was doubled. There are many options between these two ends of the spectrum. There will also be a need for business land to support that growth.

[1]Based on scenarios compiled using Council and Statistics NZ data.



THE OPTIONS

We need to think carefully about where new development should be located and how best to invest in the services and infrastructure needed to support our existing and future communities.

The Nelson and Tasman communities face some important choices.

SPREAD OUT?

Much of the flat, easier land to develop for housing is in Tasman District. Current trends suggest some of its larger populated areas such as Richmond, Mapua/Ruby Bay and Motueka will continue to expand outwards. But in some places, this could see land with high productive value change from horticulture to roads and housing. There is sea level rise to consider, as well as upgraded infrastructure to pay for. Nelson City has some options to expand into the foothills on the eastern side of the city.

INTENSIFY?

We could accommodate growth within existing urban areas through infill housing, new town houses and terrace housing. This approach allows people to live near jobs, schools, community facilities, services and public transport. It will also lead to taller buildings, smaller properties and a more urban character overall. Existing infrastructure such as wastewater and stormwater systems and transport services would need to be upgraded.

Coastal living is attractive, but only if it is not affected by sea level rise or coastal erosion. Some rural residential areas in Tasman could be re-zoned for increased residential housing. Some existing urban areas may see more infill and redevelopment.

START FROM SCRATCH?

We could grow by creating new townships or suburbs, such as new or expanded neighbourhoods to the north of Nelson. Inland places in Tasman could expand into larger townships, rather than expanding existing urban areas. Elevated Coastal Tasman areas could also be considered. New townships need substantial infrastructure, including facilities such as schools and community halls, water infrastructure and much better transport and communication links back to main centres (for access to jobs and services). This requires a long term financial commitment from the councils.

HAVE YOUR SAY

The first round of consultation on the Nelson Tasman Future Development Strategy is open from 23 January – 11 February 2019. Your input will help us draft a set of options for further consideration.

SOME QUESTIONS TO CONSIDER FOR NELSON AND TASMAN:

- Where should our growing population live and work?
- How do we best manage the risk from known natural hazards?
- Should we allow communities to grow through development on the flat productive farmland around existing settlements, or preserve it for productive purposes?
- How will we manage, protect and improve the environment as we grow?
- What kind of transport systems and infrastructure do we need to support our growing regions?
- Are there more opportunities for growth and intensification around our main centres?
- Should we focus development in our larger city, towns and suburbs? If so which ones?
- Or should we focus development in our smaller townships? If so, which ones?
- Should we establish new townships to absorb growth? If so, where?
- Are there townships or locations where we should not grow. If so, where?
- How should we respond to climate change effects? Such as sea level rise, coastal erosion and transport-related CO2 production)
- How do we encourage different housing styles and choices?

SUBMIT FEEDBACK

LET US KNOW WHAT YOU THINK:

- Online at **www.tasman.govt.nz/feedback** or **www.nelson.govt.nz/future-development-strategy**
- Request a feedback form at any Tasman District and Nelson City Council office or library
- Fill out the feedback form in this consultation document and email it to **futuredevelopmentstrategy@ncc.govt.nz** or **info@tasman.govt.nz** (with Future Development Strategy in the subject line)
- Hand it in at, or post to, any Tasman District or Nelson City Council office.

Post your completed feedback form to:

- Future Development Strategy
  Tasman District Council
  Private Bag 4
  Richmond, Nelson 7050
- Future Development Strategy
  Nelson City Council
  PO Box 645, Nelson 7040

TIMELINE

- **January/February 2019** – Public feedback on high-level scenarios and ideas
- **March 2019** – shortlisting options and analysis
- **April/May 2019** – public consultation on draft strategy
- **June 2019** – finalise the strategy following consultation.

The Future Development Strategy is a very high level document that will guide and inform the more detailed proposals and processes that will follow.

FEEDBACK FORM NELSON TASMAN FUTURE DEVELOPMENT STRATEGY

Nelson and Tasman are growing fast and we continue to need more houses for people to live in, places for people to work and earn a living, and spaces for relaxation, exercise and community events.

Nelson City Council and Tasman District Council are working together to plan for and manage urban growth over the next 30 years.

The Nelson Tasman Future Development Strategy will determine whether we keep growing our city and towns in the same way we have in the past, or if we take a different approach.

As well as planning for the extra homes and businesses our region will need, we must be aware that business needs are changing, new housing needs to be affordable, and the make-up of our communities will change over time.

This is an important conversation for our community, and we want to hear your views. Thank you for taking the opportunity to play a part in planning for the future of Nelson-Tasman.

CONTACT DETAILS:

Name

Company organisation: (if applicable)

Telephone **Email:**

Age: 0-17 / 18-24 / 25-34 / 35-44 / 45-54 / 55-65 / 65-74 older / 75 or older / I'd rather not say

Do you live in ◯ Nelson ◯ Tasman ◯ Other (please specify)

Which of the following are most important to you in considering urban settlement and growth in the region?

Please pick your top 5.

- ◯ Preservation of flat productive land
- ◯ Diverse housing choices
- ◯ Affordable housing (such as lowering land costs)
- ◯ More and better public places
- ◯ Preservation of natural landscapes
- ◯ Being close to beaches, shops and activities
- ◯ Better road/transportation connections
- ◯ More frequent and efficient public transport
- ◯ Improved walking and cycling opportunities
- ◯ Being able to live close to work opportunities
- ◯ Ensuring that new development does not place people at risk from natural hazards, like flooding
- ◯ Resilience to sea level rise and coastal erosion
- ◯ Climate change responsiveness and CO2 reduction
- ◯ Smart infrastructure/technology enabled
- ◯ Other – please specify:

Which growth scenario do you prefer?

We're considering three growth scenarios - spreading out, intensifying existing centres, or starting new settlements from scratch. Continue with our survey to tell us what you think about these scenarios.

SPREADING OUT

Much of the flat, easier land to develop for housing is in Tasman District. Current trends suggest some of its larger populated areas such as Richmond, Mapua/Ruby Bay and Motueka will continue to expand outwards. But in some places, this could see land with high productive value change from horticulture to roads and housing. There is sea level rise to consider, as well as upgraded infrastructure to pay for. Nelson City has some options to expand into the foothills on the eastern side of the city.

Should we focus growth on the outskirts of existing urban areas and settlements? ◯ Yes ◯ No Why/why not?

What do you see as the main challenges of taking this approach and how could we overcome these?

INTENSIFYING DEVELOPMENT WITHIN EXISTING CENTRES

We could accommodate growth within existing urban areas through infill housing, new town houses and terrace housing. This approach allows people to live near jobs, schools, community facilities, services and public transport. It will also lead to taller buildings, smaller properties and a more urban character overall. Existing infrastructure such as wastewater and stormwater systems and transport services would need to be upgraded. Coastal living is attractive, but only if it is not affected by sea level rise or coastal erosion. Some rural residential areas in Tasman could be re-zoned for residential housing. Some areas may see more infill and redevelopment.

Should we focus growth in and around existing centres? Why or why not? ◯ Yes ◯ No Why/why not?

What do you see as the main challenges to taking this compact growth approach and how could we overcome these?

STARTING FROM SCRATCH

We could grow by creating new townships or suburbs, such as new or expanded neighbourhoods to the north of Nelson. Inland places in Tasman could expand into larger townships, rather than expanding existing urban areas. Elevated Coastal Tasman areas could also be considered. New townships need substantial infrastructure, including facilities such as schools and community halls, water infrastructure and much better transport and communication links back to main centres (for access to jobs and services). This requires a long term financial commitment from the Councils.

Should we focus growth in new settlements? ◯ Yes ◯ No Why/why not? Where should they be?

What do you see as the main challenges of taking this approach and how could we overcome these?

OTHER GROWTH SCENARIOS

Are there other options we should be considering and why? ◯ Yes ◯ No Please describe your options.

Do you have any other comments on how we should grow?

Any other comments? Please attach a separate sheet.

◯ Please tick here if you'd like to receive further information about the Future Development Strategy?

◯ Please tick here if you are interested in participating in more in-depth discussions with Council about the Future Development Strategy

Nelson City Council
te kaunihera o whakatū

tasman district council

Appendix 2: List of respondents from online survey and bespoke submissions

List of respondents from online survey and bespoke submissions

- Adam Cohen
- Adam Hills
- Ali Winsloe
- Alison Condon
- Alison Paton
- Alison Pickford
- Amanda
- Amy Brooke
- Andrea Goodwin
- Andrew Clinton
- Andrew Kantor
- Andy Brannen
- Andy Williams
- Anja
- Ann Briggs
- Anna Gully
- Anna Hughes
- Anna Wallace
- Anthony Jordan
- Anto
- Ava Maree McDougall
- Barry Malcolm
- Bec's Greaney
- Belinda Wheatley
- Ben Laing
- Ben Smith
- Bernard
- Beryl Jones
- Bill Gilbertson
- Bob Anderson
- Brent Prestidge
- Brian Lane
- Brian Lane
- Brigid Ryan
- Bruce Gilkison
- Callum Inns
- Callum Seymour
- Carl Chapman
- Carol Curtis
- Carol Hunter
- Caroline Stockdalew
- Carrie Mozena
- Cebin sojan
- charlotte Richards
- Chris Ecroyd
- Christian Mairoll
- Community Action Nelson
- Connie Winslow
- Corinne Steenbeeke
- Cornelia Baumgartner
- Cornelia Vervoorn
- D Claire Gaze
- D. Glendenning
- Dan McGuire
- Danielle martel
- Darren Stevensson
- David Armstrong
- David Briggs
- David Evitt
- David Haynes
- David Penrose
- Debs Martin
- Deirdre Lusby
- Denis Martin
- Diane Blackburn
- Diane Sutherland
- donna butler
- Donna McLeod
- Dorothy (Linda) Lynette Ballard
- Dr. Bob Anderson
- Eleanor Denton
- Elizabeth
- Elizabeth Byrne
- Elizabeth Richards
- Emily Fewster
- Emily Shine
- Erik Teekman
- Faith Downey
- fiona perks
- Frank Machon
- Frans van Boekhout
- G.B. Tim Rayward
- Gail Lefever
- Garrick Batten
- Garry Brunton
- Gary Blackhawk
- Gavin frampton
- Gillian Pollock
- Glen Patchett
- Glenn Morris
- Graeme R Dick
- gwen daly
- Hayden
- Hayden Taylor
- Hayley Ryan
- Heather Arnold
- Helen Campbell
- Huw parker
- ian Bright
- ian Hargreaves
- Ian McComb
- Ian Wishart
- Inbar
- jace hobbs
- Jackie Cook
- Jacqueline Greening
- James McLeod
- Jane Murray
- Janette
- Janette Smith
- Jason Mudgway
- Jean Simpson
- Jean van Ginkel
- Jennifer Quilliam
- Jenny Easton
- Jess
- Jessica D.M. Powers
- Jo Edwards
- Joan Skurr
- Joanna Santa Barbara
- John Lee
- John Mooney
- John Moore
- John Palmer
- John Valentine
- John-Paul Pochin
- Jonathan Cresswell
- Joni Tomsett
- Joyce Wilson
- Joyce Wyllie
- Jude Tarr
- Julie Nevin
- Julie Robilliard
- Julie Sherpa
- K. Buckland

- Karen Stade
- Karen Wardell
- kate malcolm
- Kate Morris
- Katrina O'Connor
- Keith Morrison
- Ken Jackson
- Ken Robinson
- Keri Townshend
- Kerry McNatty
- Kevin Walmsley
- Khris Templeton
- Kim Harris Cottle
- Kristina
- Kym Parsons
- Laverne
- Linda Glew
- Lindsay Wood
- Lis Pedersen
- Lisa Pratter
- Liz McEvoy
- louise Clinton
- Louise Wileman
- Lynn Anderson
- Macgregor Jones
- Madeline Austin
- Marco Meister
- Margo Ruhen
- Marion Graf
- Marion McNicoll
- Mark Holmes
- Mark Lile
- Mark Rayward
- Martin Waterhouse
- Mary Duncan
- Mary Flintoff
- Mary Holz
- Mary James
- Michael Markert
- Michael North
- Michaela Markert
- Micheal Higgins
- Michelle Harbour
- Mike G. Hurst
- Monika Clark-Grill
- Monique
- Murray King
- Myffie James
- N van Loon
- Natasha Berkett
- Nathan Gargiulo
- Neill Molloy
- Nelson Marlborough District Health Board
- Nelson Youth Council
- Nettie Stow
- New Zealand Transport Agency
- Nic Picard
- Nick Fry
- Nicki Nicholas
- Nicky Mitchell
- Odette Wards
- Olivia Hyatt
- Ollie Whalley
- Pam Goulter
- Paul Bieleski
- Penelope Angus
- Peta Wellstead
- Peter carmichael
- peter garlick
- Peter Lawless
- Peter Olorenshaw (Nelsust Inc.)
- Peter Owen
- Peter Rigg
- Peter Riley
- Peter Thompson
- Phil Jordan
- Philippa Beckman
- Progress Nelson Tasman
- Rachel Boyack
- Rae Rayward
- Ren Kempthorne
- Rennie logan
- Richard Brudvik-Lindner
- Richard Butler
- Richard Clement
- Richard Easton
- Richard James Smith
- Resilienz
- Rob Brown
- Robert
- Robert & Gaynor Brooks
- Roger Armstrong
- Roger Bay
- Roland and Sandra Hurricks
- Ron Eckman
- Rose Windle & Philip Windle
- Rosemary Cooke
- Roy Bensemann
- Royal Forest & Bird Protection Society of New Zealand, Nelson/Tasman Branch
- Ru Collin
- Russ Skinner
- s burgess
- Sam Rayward
- sandra johnson
- Sarah
- Sarah Kennedy
- Sarah-Jane Perkin
- Sharyn Rouse
- Shelley Grell
- Sheryl Lindbom
- Stephanie Fry
- Stephen Major
- Steve Chamberlain
- Steve Richards
- Steven Crundwell
- Susan Jenkins
- Susi Blackmore
- Sylvia Meredyth
- Tamara Cartwright
- Tamatoa Penaia
- Thomas Damerham
- Thorben Peppler
- tim david
- Tim Fraser-Harris
- Tim Tyler

- Timothy Hawthorne
- Tony Lindbom
- Tord Kjellstrom
- Tracy
- Trevor James
- Trish Palmer
- Ursula Bowman
- Vanessa Doyle
- vicki smith
- Viv Williams
- Warren Burgess
- Yvonne Watson
- Zero Carbon Nelson Tasman

Appendix 4: Business / Developer Consultation Summary

Nelson Tasman Future Development Strategy

Summary of Consultation- developers & businesses

1 Introduction

This report provides a summary of consultation that has been undertaken as part of the Nelson Tasman Future Development Strategy (FDS) with developers and business interests.

2 Summary of consultation with developers, businesses, and organisations

2.1 Developer and Business Forum

The Developer and Business Forum was held on the 27th February 2019, with over 30 developers and business leaders from Nelson and Tasman attending the workshop. The forum discussed constraints and opportunities for intensification, spreading out, and new settlements in various locations in and around Nelson and Tasman. The forum also considered housing and business land type shortfalls.

2.1.1 Growth suggestions for intensification, spreading out, and new settlements

Tasman

A general comment was that most physical constraints can be engineered around so areas should not be discounted based on what is currently there. In particular the question was raised as to why protecting productive land is so important if there is water and hydroponics could instead be used for food production.

Area	Comments
Richmond	• Continue residential development south of SH6 between Richmond and Hope in 3 stages – and continue further south westwards beyond Hope up to Clover Road East • Apartments over shops in CBD • Regulating peer to peer accommodation providers (e.g. air bnb) and moving these properties to commercial rates • Richmond – critical transport junction for access to Mot, Brightwater, Wakefield and Nelson – it needs improving • Intensify – restrict expansion of settlement • Potential heavy transport vehicle route (detour) to access Richmond West around coast instead of Lower Queen St • North of McShane Road – avoid growth of residential in this area to prevent reverse sensitivity to established industry • Future light industrial, north of McShane Road and up to Appleby highway • North of McShane Road – mixed business, light and medium industrial • Do not develop Richmond north of SH6 (towards Hope) • Reclaim part of the Waimea estuary for housing
Motueka	• Issues with congestion along High Street in Summer – may need bypass (2 votes) • Intensify Motueka (4 votes), especially within 1.5km of CBD, but need more/better public space

	• Care of flat land and sea level rise, if intensifying • Retain sense of place and not just making it work for tourists, so it doesn't become a Queenstown • Motueka West – large opportunity for development and intensify here (3 votes), protect productive lands, infrastructure needed, certainty around DCs, retirement accommodation • South of Mot opportunity –high land, views but not for lifestyle development (ie. 1ha or more), just 800-900 sq m sections • South of Mot – opportunities in higher landscapes with low productivity value, fill in between Richmond and Mot • Protection of productivity
Brightwater	• Expansion of housing, impact of dam for water? • Growth area into Seifried's winery area, long term – new underpass under Brightwater deviation required • Important for good access to Brightwater, prime location for growth, good access to Richmond. Land could be developed with low intensification of productive land • Residential spread westwards, north of SH6 • Intensify 1.5km around CBD, less risk from sea level rise. Maintain sense of place. Need to improve transport, public space/amenities
Mapua	• Intensify (3 votes) but needs to retain sense of place – the development around Koi Crescent does not do this • Improve transport and public space and amenity • New development to respect existing character of place • Retain coastal village character • Possible growth towards Tasman village
Tapawera	• New settlement location?
Wakefield	• No sea level rise issues between Brightwater and Wakefield • Intensify 1.5km around CBD, less risk from sea level rise. Maintain sense of place. Need to improve transport, public space/amenities • New development area? Good soils for development, poor agriculture production
Takaka	• Motupipi Hill- location for lower density • Need to think about aquaculture growth in 3-10 years: 300-1000 new jobs created • Intensive housing – small sections 50% minimum below required lot size • Harwood property (towards Motupipi)- mix of higher density housing and terraced sections on flat
Upper Moutere	• Ringfence existing village development to encourage its development within a rural landscape • Growth opportunities in lower productive areas in Moutere. Concentrate on nodal points well connected by existing roading

Nelson

Area	**Comments**
Inner City	• More inner city living • 1.5km radius to intensify around centres – respect existing built environment • How do you manage fire risk along urban edge • Neighbours beside new raised development left in a hole • Deal with housing crisis now – a whole generation could have affordable housing. Sort sea level rise later. E.g. Holland is below sea level, they don't make people raise land • Infill housing: constraints, car parking rules, land cost, NCC required filling (expensive), resource consent cost/time. • Partitioning – removal of car park requirements • CBD – intensification for housing • Pros: vibrancy of city, traffic, safety of CBD, patronage of local business • Cons: Cost of property, conflict with existing businesses • 1.5km radius around CBD – up to four stories high but public space becomes more important! • 1.5km radius needs to be intensified. Public space + walkable is important. Rainwater collection and on-site wastewater treatment to ease infrastructure • Walk up housing types • Two dwellings on one site and townhouses. Less car parking required.

Tahunanui	• Tahunanui – there is understated opportunity to redevelop and intensify but needs to be quality • Development of Tahunanui: supermarket, density, work/live housing, townhouses • Increased density in Tahunanui could increase business opportunities, but needs to get a sense of place – currently lacking soul! Main road is in a block for businesses/housing. Work/live would be great.
North Nelson	• Kaka – growth for residential • Atawhai Hills – spread out • Wakapuaka – flood risk • Horoirangi – engineered subdivision, relatively known environment • Hira • Suburban centre and growth node. • Entrance to Nelson City Council • Access • Not productive farm land • New settlement, residential. Opportunity to start intensive housing and increase amenity business opportunity in village of Hira
Other	• Wood area: deal with sea level rise at council/government level not at individual sections. E.g. Wood area – why are renovations having to fill so existing house at different level to renovation? • Link road – Brook to Enner Glynn

2.1.2 Housing type and business land type shortfalls in Nelson and Tasman

Housing Shortfalls

Tasman	• Affordable/social housing in Richmond and District wide • Shortfall of townhouse residential sections – Motueka NOW not in 10 years' time • Motueka – rural subdivisions, using on site stormwater/sewerage/water tanks, rather than connecting to Council services • Townhouses including 3-4 storeys walk ups or with mortgage help. Live/work options – business on ground floor, living above • Granny flat/second dwelling should be easier to do (4 votes), without RC fees or development levies • Shortage of all types of residential land • Retirement housing and smaller units • Shortage of 1-2 bedroom smaller homes • Flexible housing units with ground floor opportunity to rent out or have live in home help, to assist aging in place • Create communities with space and flow; enable pedestrian movement
Nelson	• Mixed ownership leasehold • Nelson - Motueka: emergency housing in event of earthquake, fire, flood etc. • Redeveloped inner city buildings – apartments less than $1m • Solve parking – parking buildings • Smaller sections with higher density allowance – keeps price down • Shared equity models • Affordable/social housing • Townhouses including 3-4 stories, including walk ups (with mortgage helpers or live/work options – business on ground floor, living above). Flexible housing units with ground floor separate unit that could be: extra bedroom, media room, granny flat, caretaker flat/home help, work office ("Mortgage Helper") • Granny flat/second dwelling should be possible (reduced car parking requirements) • Mixed use – residential/business. Opportunity for live/work housing units – i.e. terrace houses • Retirement homes alternative. • Affordable housing. Need more affordable housing, including intergenerational housing. "Aging in place." (Nelson and Tasman). • Inner city accommodation. Well-designed apartment/loft style. • Allow secondary dwellings • Granny flats • Extra kitchens in houses without paying R/C fees, development levies • Shortage of smaller homes • Shortage of 1 and 2 bedroom units/houses for first home buyers and pensioners

	• Multiple storey intensive housing • Multi storey walking distance to CBD • More sections 700-900 square metres

Business Shortfalls

Tasman	• Shortage of industrial land • Shortage of good quality commercial land • General shortage of business land – more so in Nelson than Richmond • Important to keep arterial routes moving so freight and produce can be transported. Bottleneck around Richmond currently – congestion becoming a big issue. (2 votes) • Shortage of saw milling sites and cold storage sites • In the future with the internet continuing to impact on retail, it will be important to think about opportunities for supermarkets to co-locate with childcare facilities and medical centres. Such facilities cannot be replaced by the internet and may provide community clusters for the future. Need to think about what the Commercial zone in Resource Management Plans allows for, for such co-locations to work • Nelson and Tasman – to regulate peer-to-peer accommodation will free up rental properties. Those that don't want to pay commercial rates will revert back to the rental market. This will also put value back into commercial accommodation for businesses that pay rates. This will encourage more developments and growth in this business space. We need these providers but they need to be regulated. There are 130 properties listed in the region today. Is that potential for 130 houses for rental? • Linkages to port and airport important • Nelson is a distribution centre – already problems getting to/from distribution hubs and out of Nelson • With the Waimea dam going ahead, there will be huge demand for cool store areas for horticulture– these are all currently taken. • Strong demand from freight companies for Richmond sites – seen as a key location, since their business all goes south through Tasman, so quicker access to SH network.
Nelson	• Look at ways to more easily adapt/change the use of the vacant tenancies in town, partition larger tenancies for two businesses – planning/building regulations make this hard. • Industrial land

2.2 Other feedback from developers, businesses, groups, and organisations

Feedback from numerous developers, businesses, groups, and organisations was also captured via the two rounds of public consultation through the online surveys and bespoke submissions. A total of 50 responses to the first round of consultation were from companies/organisations. For round two of consultation, 33 responses from companies/organisations were received across both the online survey and bespoke submissions. Feedback from this group is captured within both the *Round One Consultation Summary* and *Round Two Consultation Summary* reports.

Appendix 5: Population estimates/ FDS growth projections

Future Development Strategy Growth Projections

Introduction

The Future Development Strategy (FDS) for Nelson and Tasman will be a high-level plan to determine how and where Nelson City and Tasman District will accommodate the next 30 years of housing and business growth. The FDS will identify the broad location, timing and sequencing of future development capacity over the long term. The FDS provides the opportunity for both Councils to work together to confirm a vision for sequencing growth, including infrastructure investment, servicing and release of land in a coordinated way.

A key input of the FDS is an estimate of future housing and business demand in Nelson and Tasman. Once we have an idea of the total amount of housing and business land needed (demand) across the combined Nelson and Tasman area, the Strategy will consider options of where this growth should be provided for (capacity) within each region.

Due to the inherent difficulty in predicting future growth and the wide range of factors that can influence when and where it occurs, we have taken a scenario approach for estimating demand which considers a mid-point, most-likely scenario as well as a higher and lower scenario.

Usually the Stats NZ population and household projections could form the basis for estimating residential and business growth, with the medium series generally seen as the most-likely scenario. However, the latest Stats NZ projections were released two years ago, in February 2017, based on a 2013 base year. Since then, Stats NZ annual population estimates to June 2018 indicate that Nelson's population is growing in line with the Stats NZ Medium growth scenario and Tasman's population is growing in line with the High growth scenario (see Figures 2 and 3). This level of actual growth is also confirmed by analysis of building consents. This is resulting in combined population growth in Nelson and Tasman which is tracking between the Stats NZ Medium and High growth projections (see Figure 1).

This means using the Stats NZ 2017 Medium projections for both Nelson and Tasman as the mid-point for predicting future growth could underestimate the level of demand we plan for, especially for Tasman, and may undermine the credibility and longevity of the FDS. Furthermore, in developing our Long Term Plans, both Council's assessed the Stats NZ projections and assumed that actual growth was likely to be higher than the Medium projections.

Recommendation

Table 1: Recommended Growth Scenarios for Nelson and Tasman Future Demand

	Change in Population 2018-2048	Additional dwellings needed 2018-2048	Additional capacity target 2018-2048, including NPS-UDC margins for Nelson and Richmond
Higher Growth Scenario	+40,000	+21,800	+24,000
Long Term Plan Growth Scenario (mid-point, most-likely)	+18,000	+12,000	+13,300
Lower Growth Scenario	+ 3,000	+ 6,100	+6,700

For the housing projections for the FDS, we therefore recommend using the Long Term Plans' assumed growth scenario as the mid-point, most-likely growth scenario for Nelson and Tasman combined. This indicates that the Nelson-Tasman combined population is likely to increase by 18,000 residents to 122,000 in 2048.

Under this scenario, an additional 12,000 dwellings would be needed. Demand for new dwellings is driven by both population growth (to house new residents) and by a decline in our average household size (as our existing population gets older and households get smaller). We also allow for demand for holiday homes.

We recommend also providing higher and lower growth scenarios, with the higher scenario needing to be higher than the combined Stats NZ High projections. Such sensitivity testing is common with a growth strategy such as the FDS and lengthens the shelf life of the document, without having to review it as soon as the most likely population growth scenario is exceeded.

Under the Lower Growth Scenario, the Nelson-Tasman combined population would increase by 3,000 residents to 105,000 in 2048, and an additional 6,000 dwellings would be needed. The Lower Growth Scenario assumes a relatively older population and smaller households. This means that under the lower growth scenario, more dwellings are needed relative to population change.

Under the Higher Growth Scenario, the Nelson-Tasman combined population would increase by 40,000 residents to 145,000 in 2048, and an additional 22,000 dwellings would be needed. Although the Higher Growth Scenario also has an underlying assumption that our population gets older and households get smaller, the rate of change is not as fast as the Lower Growth Scenario which means the relative increase in new dwellings is lower.

Given this a joint project between both Councils, we are presenting all demand estimates as a total for the combined Nelson and Tasman area. Allocation between and within each Council area will be considered in the options for capacity in the development of the FDS.

Methodology and Assumptions

Stats NZ population projections are derived from an assessment of historical, current and likely future trends in births, deaths, and migration – the three components of population change. The high, medium and low population projections are based on combinations of different assumptions about these three components of change.

Long Term Plan projections – most-likely combined scenario for Nelson-Tasman

Tasman District Council's Long Term Plan Scenario is based on Stats NZ High projections for Richmond, Motueka, Wakefield, Brightwater and Mapua for 2018-2028, and the Medium projections for those settlements for 2028-2048 and for the rest of the district for 2018-2048[1].

Nelson City Council's Long Term Plan Scenario is based on Stats NZ High projections for 2018-2028 and the Medium projections for 2028-2048.

Table 2: Growth projections from Nelson and Tasman Long Term Plans

	Change in Population 2018-2048	Additional dwellings needed 2018-2048	Additional dwellings 2018-2048, including NPS-UDC margins for Nelson and Richmond
Nelson and Tasman	+18,000	+12,000	+13,300

Additional dwellings are based on Stats NZ household projections, extrapolated to 2048, plus an allowance for holiday homes of 10% for Tasman and 5% for Nelson.

Higher and Lower Growth FDS Scenarios for combined Nelson and Tasman

We have calculated two alternative scenarios to allow sensitivity testing for the FDS. These have been calculated by combining data for both Territorial Authorities.

Table 3: Alternative Growth Scenarios for Nelson and Tasman Future Demand

	Change in Population 2018-2048	Additional dwellings needed 2018-2048	Additional dwellings 2018-2048, including NPS-UDC margins for Nelson and Richmond
Higher Growth Scenario	+40,000	+21,800	+24,000
Lower Growth Scenario	+ 3,000	+ 6,100	+6,700

Notes:

1. Both scenarios are based on Stats NZ population projections published Feb 2017 for 2013(base) -2043 with variants on fertility rates, mortality rates and net migration.
2. The Higher Growth Scenario uses Stats NZ High projections for Nelson and Tasman, extrapolated to 2048, plus an adjustment for Tasman to assume current net migration rates of 900 per year remain constant (which is higher than the Stats NZ High projections' assumption of 500 per year).

[1] Further information on Tasman District Council's Growth Model for the Long Term Plan 2018-2028 is available on Council's website: https://www.tasman.govt.nz/my-council/key-documents/more/growth/growth-model/

3. The Lower Growth Scenario uses Stats NZ Medium projections for Tasman and Low Projections for Nelson, extrapolated to 2048, as these are the scenarios below those which each region is tracking.
4. Additional dwellings are based on Stats NZ household projections, extrapolated to 2048, plus an allowance for holiday homes of 10% for Tasman and 5% for Nelson.

Dwelling demand

Demand for new dwellings is driven by both population growth (to house new residents) and by a decline in our average household size (as our existing population gets older and households get smaller). For example, if the population is 1000 and there is average is 4 people per household, the total population needs 250 houses. But if the average household size decreases to 2 people per household, those same 1000 people would then need 500 houses.

Demand for new dwellings is particularly sensitive to the assumption around household size. The household size assumption depends on the age profile of the population. An older population generally live in smaller households, e.g. one or two people on average, and therefore need more dwellings to house the total population. A younger population generally has more family households and a bigger average household size, and therefore can house the population in relatively fewer dwellings.

Under all of the FDS growth scenarios, our population is projected to get older and households are projected to get smaller. However each scenario has a different assumption about the age profile of our population and the rate of change in average household size.

Of the three scenarios, the Lower Growth Scenario assumes a relatively older population and smaller households. This means that under the lower growth scenario, more dwellings are needed relative to population change.

Although the Higher Growth Scenario also has an underlying assumption that our population gets older and households get smaller, the rate of change is not as fast as the Lower Growth Scenario which means the relative increase in new dwellings is lower.

Current population growth trends – analysis of Stats NZ population estimates and projections

Comparing Stats NZ 2018 population estimates with Stats NZ 2017 population projections, the key findings are:

- The total population in Nelson and Tasman is tracking between the medium and high projections
- Tasman's population is tracking towards the high projections
- Nelson's population is tracking in line with the medium projections

Population estimates are the best available measure of the size and age-sex structure of the population usually living in an area. Current estimates (to June 2018) are based on 2013 Census data and updated to account for births, deaths, and migration since the 2013 Census. Multiple data sources are used to derive estimates of subnational migration, including arrival and departure cards, health enrolment data, and Inland Revenue tax data. See Stats NZ for further information on the methodology of Population Estimates.

The population projections were published by Stats NZ in February 2017, based on Census 2013. Due to delays in Census 2018 data, population projections won't be updated until May 2020 at the earliest.

Figure 1: Stats NZ Population Estimates and Projections for Nelson and Tasman combined

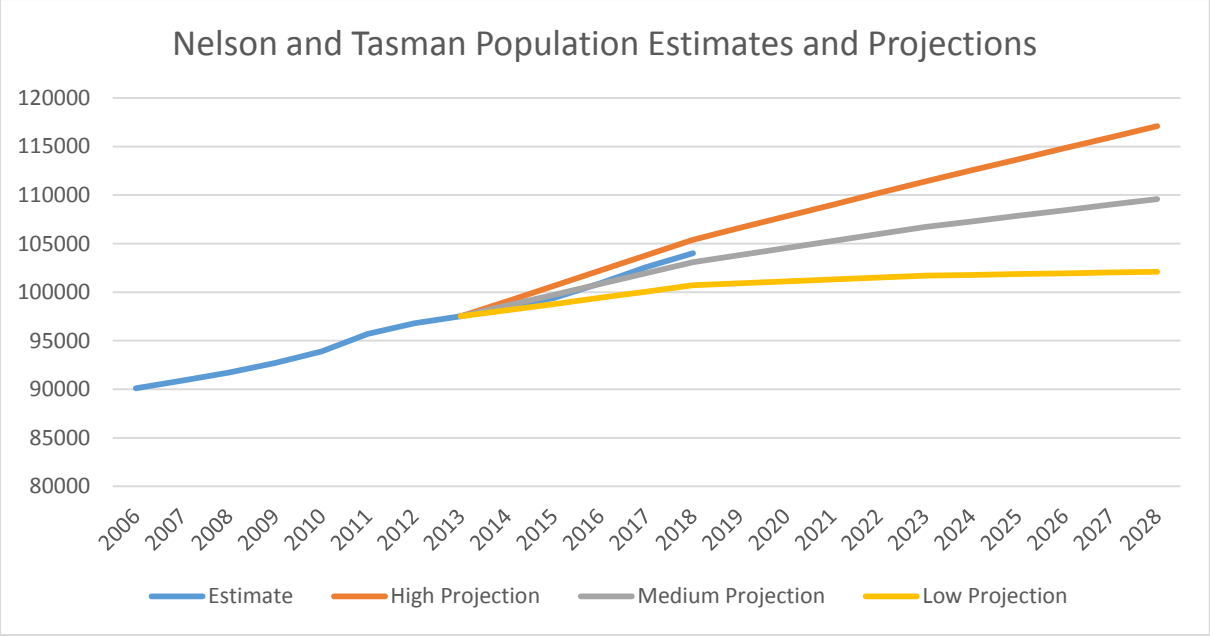


Figure 2: Stats NZ Population Estimates and Projections and Tasman District Council projections for Tasman District

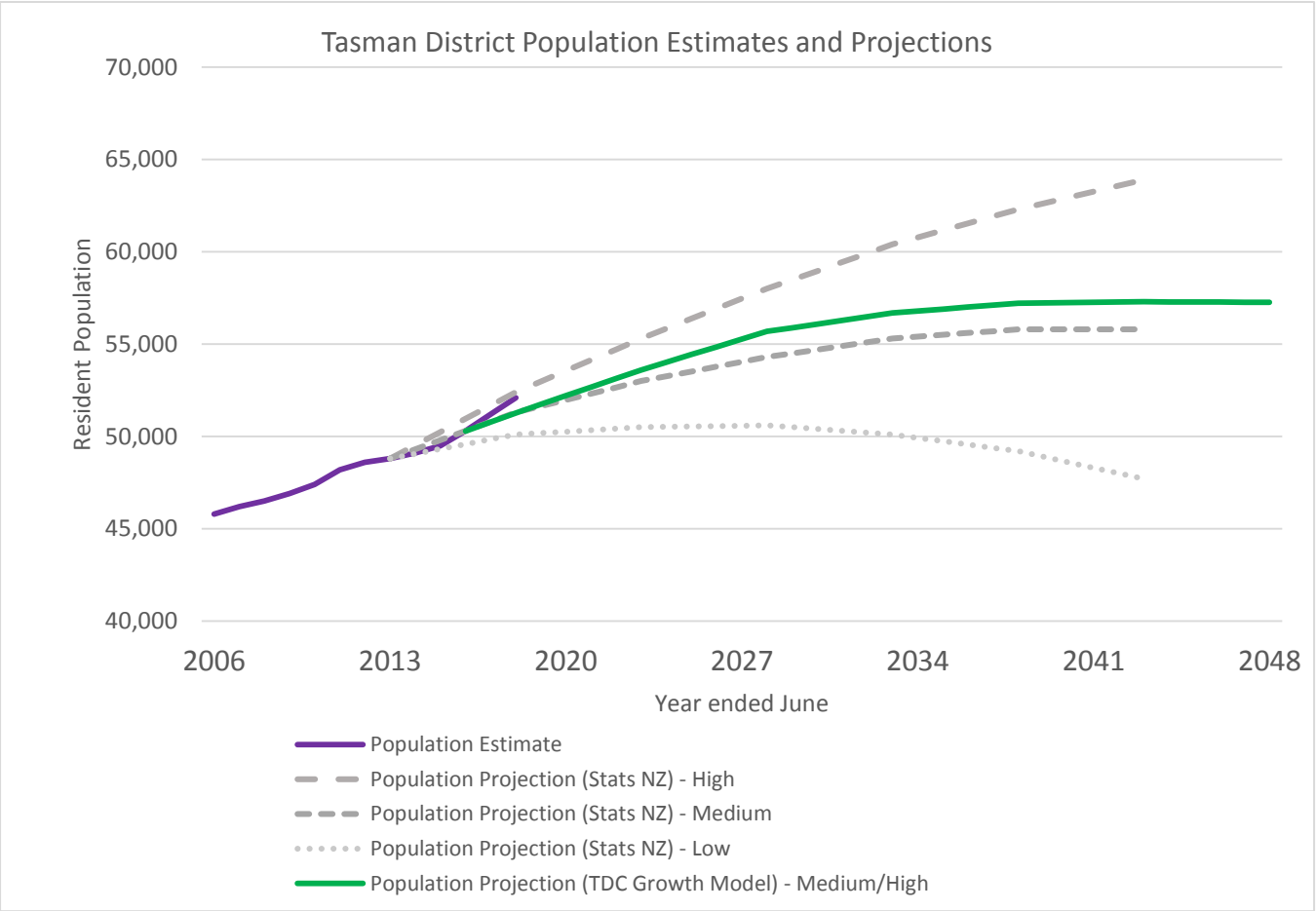


Table 4: Stats NZ Population Estimates and Projections and Tasman District Council projections for Tasman District

Tasman District	**2013**	**2014**	**2015**	**2016**	**2017**	**2018**
Population Estimate	48800	49100	49500	50300	51200	52100
Population Projection (Stats NZ) - High	48800					52400
Population Projection (Stats NZ) - Medium	48800					51300
Population Projection (Stats NZ) - Low	48800					50100
Population Projection (TDC Long Term Plan) - Medium/High	48800					51270

Note: Stats NZ projections are published for five-year periods, starting with a base year of 2013

Figure 3: Stats NZ Population Estimates and Projections for Nelson City

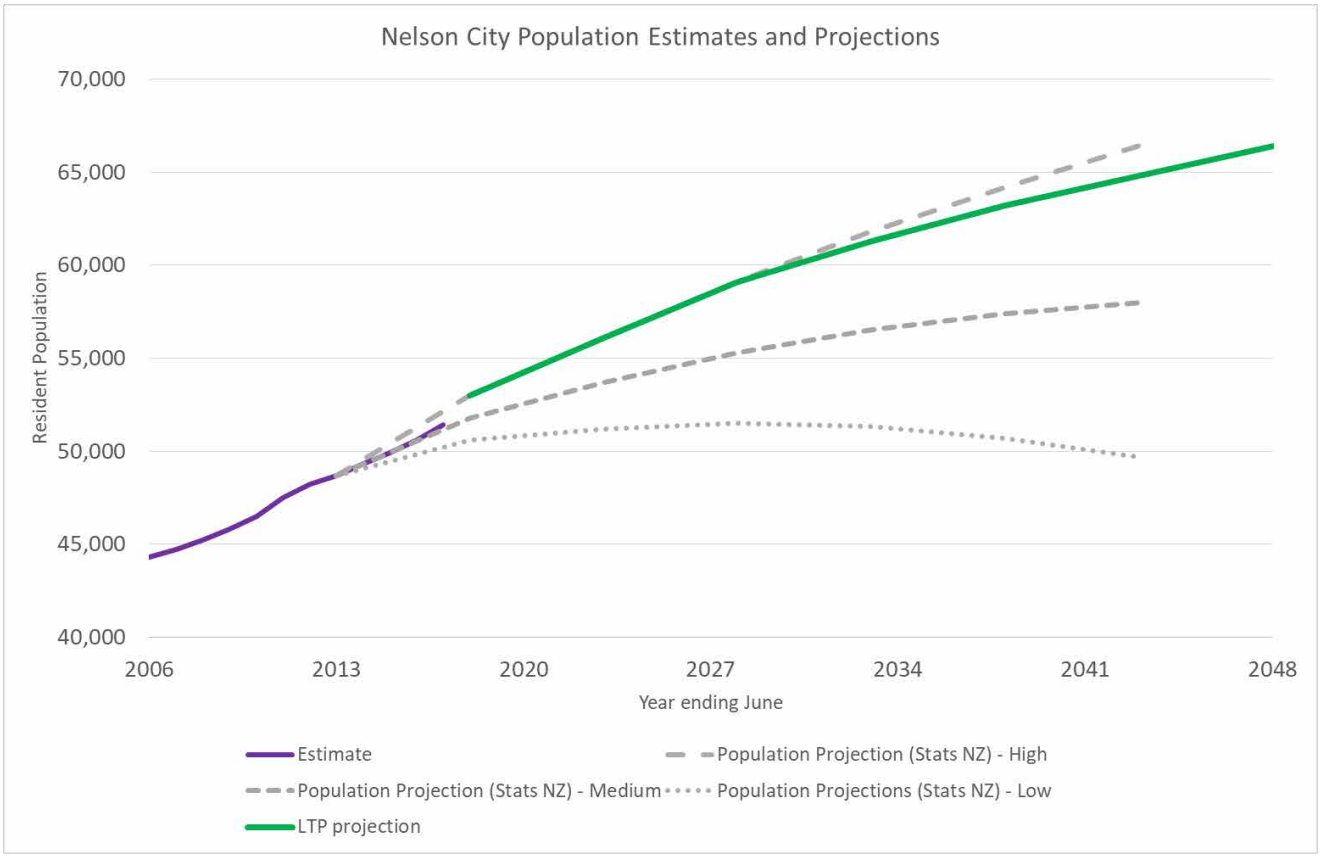


Table 5: Stats NZ Population Estimates and Projections for Nelson City

Nelson City	**2013**	**2014**	**2015**	**2016**	**2017**	**2018**
Population Estimate	48700	49300	49900	50600	51400	51900
Population Projection (Stats NZ) - High	48800					53000
Population Projection (Stats NZ) - Medium	48800					51800
Population Projection (Stats NZ) - Low	48800					50600
Population Projection (NCC Long Term Plan) – Medium/High	48800					52100

Note: Stats NZ projections are published for five-year periods, starting with a base year of 2013

Appendix

Dwelling demand by timeframes

Table 6: Dwelling demand in 10 year, 20 year and 30 year timeframes

	2018-2028		2028-2048		2018-2048	
	Additional dwellings needed	Additional capacity needed, including NPS-UDC margins for Nelson and Richmond	Additional dwellings needed	Additional capacity needed, including NPS-UDC margins for Nelson and Richmond	Additional dwellings needed	Additional capacity needed, including NPS-UDC margins for Nelson and Richmond
Long Term Plan Growth Scenario (mid-point, most-likely)	+6,200	+7,000	+5,800	+6,300	+12,000	+13,300
Higher Growth Scenario	+8,400	+9,400	+13,400	+14,600	+21,800	+24,000
Lower Growth Scenario	+3,700	+4,100	+2,400	+2,600	+ 6,100	+6,700

Stats NZ projections

The following table shows Stats NZ 2017 population and household projections for Nelson and Tasman, using the same Stats NZ series for both Councils. Stats NZ household projections only extend to 2038, so these have been extrapolated to 2048. The estimate for additional dwellings needs includes an allowance for holiday houses (10% for Tasman and 5% for Nelson).

Table 7: Population and household projections for Nelson and Tasman (Stats NZ)

	Change in Population 2018-2048	Change in Households 2018-2048
HIGH	+29,000	+15,000
MEDIUM	+11,000	+9,000
LOW	-6,000	+2,300

Appendix 6: Alternative assessment techniques and selecting a decision tool

Alternative assessment techniques and selecting a decision tool

Cost-effectiveness analysis

An assessment of the costs of alternative options which all achieve the same objective or outcomes. Often used to assess the least-cost way of achieving the objective based on the assumption that all options will deliver similar or the same outcomes.

This approach may consider costs that are not purely financial by estimating the likely cost or ascribing a monetary value to non-financial factors.

Cost-benefit analysis

An assessment of the costs and benefits associated with all options under consideration. A cost-benefit analysis seeks to value the expected impacts of an option in monetary terms. These valuations are typically based on economic theory of valuation based on:

- willingness-to-pay, of the potential beneficiaries, for the benefits resulting from the option;
- willingness-to-accept, of those who are likely to experience the negative impacts, compensation for the losses that will be incurred.

The disadvantage of this approach is that it is not always practical to establish monetary values for all evaluation criteria:

- the data required to robustly estimate a monetary value may not be available or it may be expensive or time-consuming to collect;
- the impact of some evaluation criteria may not be easily quantified in a way which can assigned a monetary value. For example, evaluation criteria like social well-being and social cohesion are difficult to accurately estimate a monetary cost.

Table 1: Choosing a decision-making tool; based on guidance from the Victorian Office of the Commissioner for Better Regulation.

<table>
<tr><th>If….</th><th>And….</th><th>Then use…</th><th>Limitations</th></tr>
<tr><td rowspan="2">Most costs, including the most important are known and can be quantified and their value estimated</td><td>Most benefits are known and can be quantified and estimated</td><td>Cost-Benefit Analysis, to compare different options supported by qualitative explanation.</td><td>Requires all costs and benefits to be estimated, which may not be practicable in all cases.</td></tr>
<tr><td>Most benefits can be quantified but cannot be estimated in monetary terms (for example the likely area of habitat preserved by the proposal may be known but not the dollar values of the benefits of preserving that habitat).</td><td>Cost Effectiveness Analysis, to compare different options and identify which option delivers the outcome at lowest cost “per unit of outcome”</td><td>Considers only the least cost way of achieving a given outcome.</td></tr>
<tr><td colspan="2">It is not possible to quantitatively estimate the effects of, many or most of the impacts of an option.
However, you are able to define the objectives and their relative importance, as a basis for comparing options.</td><td>Multi-Criteria Analysis, to assign and aggregate scores to decision criteria and compare across options.
Use transparent criteria that are consistent with policy objectives.</td><td>Requires clearly defined criteria and a credible explanation of the allocation of scores to compare across options.</td></tr>
</table>

Appendix 7: Development principles

Development area principles

Development principles that are assumed to apply in the case of any future development areas
Development of any selected option should support good urban design within the development area (streets, open spaces, built environment, walking and cycling and should have good access to sun and natural light)
Streams, coastlines, areas of native vegetation within development areas are protected and enhanced
New stand-alone greenfield urban areas and areas of expansion should be of a sufficient size to support local neighbourhood services and community facilities
Infill or redevelopment areas should support an improved network of centres and multi-modal transport options and provide good access to open space
Growth areas will be subject to structure / master planning before rezoning and development occurs, identifying areas to be set aside

Appendix 8: Long-list of potential future development options

Long-list of potential future development options

Site code	Description
Richmond	
T-22	**Richmond Intensification** – Existing Richmond intensive development area around parts of the town centre (operative in 2018) – consider increasing number of storeys permitted from 2 to 3.
T-23	**McGlashen Redevelopment** – McGlashen avenue – existing peripheral commercial businesses – consider including within the Richmond intensive development area and encourage these businesses to relocate to Richmond West.
T-24	**Richmond South** – Controlled development of further greenfield area.
Upper Moutere	
T-19	**Upper Moutere** – Denser development of land in Upper Moutere. Typical lot size of currently assumed of 1,200 square meters. Intensify to 600 square meters.
Mapua	
T-09 T-11, T-12, T-33	**Seaton Valley Intensification- Commercial, Seaton Valley Flats- Elevated, Seaton Valley Flats- Low & Seaton Valley Hills** – Seaton Valley Road/Mapua Drive; consolidation of Mapua current development densities assumed of 800 square meter lots. Increase density to 350 square meter lots. Potential new commercial location too.
T-10	**Higgs Road** – Greenfield development.
Coastal Tasman Area	
T-06	**Tasman / Aporo Settlement** – Extension of Tasman village, mix of standard residential density and rural residential. Extension to commercial activities to support residential development.
T-08, T-36	**Stringer Road Settlement and Stringer Road Hills** – Standard residential density on valley floor with larger lots on valley slopes.
Motueka	
T-14	**Motueka Intensification** – Central parts of Motueka on the western side of High Street to be intensified.
T-13	**Courtney Street** – Motueka south-west; greenfield development for standard residential housing.
T-15	**Te Awhina Marae –** Already a deferred Papakainga zone but potentially increased development.
T-17	**Mytton Heights Hills** – Hills to the west of Motueka; extension north from Mytton Heights. Low density residential or rural-residential.
Mariri Hills	
T-16	**Mariri Hills** – South of Motueka; coastal side of Mariri Hills - standard residential density.
T-18	**Low Moutere Hills** – South of Motueka/Lower Moutere side of Mariri Hills; standard residential density.
Redwood Valley	
T-07	**Redwood Settlement** – New settlement, mix of residential density, commercial centre and rural residential.
Brightwater	
T-01 T-03	**Jefferies Road & Shannee Hills (Katania)** – South-east ridgeline extension of Katania Heights and development of small valley floor potentially standard residential density with larger lots on the slopes.
T-31	**Seifried Vineyard** – Extension of Brightwater across SH6; standard residential densities.
T-02	**Brightwater Centre Intensification** – Brightwater intensification around Ellis St and the park.
T-04	**Bryant Road** – Standard residential densities.
T-05	**Wanderers Ave** – Along Main Road to south-west; extension of Brightwater, standard residential density.

Site code	Description
Wakefield	
T-29 T-30	**Wakefield Intensification & Wakefield Church Land** – Intensification around village centre, including redevelopment of existing residential areas and church land.
T-28 T-32	**Pigeon Valley Residential & Pigeon Valley Rural Residential** – Pigeon Valley extension of Wakefield – standard residential densities in lower Pigeon Valley. Lower density or rural-residential further up valley.
Murchison / Takaka	
T-20	**Murchison Hotham Street** – potential expansion area in Murchison.
T-21	**Murchison Fairfax Street South** – Potential expansion area in Murchison.
T-26	**Central Takaka** – Potential expansion area in central Takaka.
T-27	**Takaka** – Potential expansion area in Takaka.
Dovedale	
T-34	**Dovedale** – potential rural residential area.
Nelson sites	
N-3	**Kaka Valley –** Expansion north of Maitai Valley Road. Land in single ownership, currently zoned for lifestyle blocks.
N-32	**Orchard Flats** – Expansion area in the Kaka Valley.
N-11	**Saxton** – Saxton Growth Area; expansion on flatter areas between Saxton Field and the Stoke Foothills, between Saxton Creek and Orphanage Stream catchments. Currently zoned for rural use.
N-12	**Atawhai Hills** – Expansion of hillside development towards ridgeline. Land in single ownership. High market demand due to views and location, geotechnical and topographic constraints.
N-14	**Hira** – New settlement on flatter areas between Gentle Annie Saddle and Wakapuaka River. Currently zoned for lifestyle blocks.
N-15	**Dodson** – Intensification of existing flatter areas centred on Dodson Valley Road, with a local centre.
N-16	**Weka** – Weka Street and North Road; intensification of flatter areas with demonstrated demand, significant land owners include HNZC, Whakatu Marae, and NCC.
N-17	**Vanguard** – Lower Vanguard; intensification of western city fringe area between Vanguard and Rutherford Streets.
N-18	**Gloucester** – Gloucester Street; intensification of mixed-use city fringe area.
N-19	**The Nile** – Nile Street; intensification of flatter inner city area.
N-20	**Fairfield Park** – Fairfield; intensification of mixed use and flatter residential areas behind the Cathedral between Rutherford and Collingwood Streets.
N-21	**Waimea Road** – Intensification of mixed-use areas along arterial corridor, and flatter residential areas either side.
N-22	**Hospital/ Nelson South** – intensification of flatter residential area along arterial road corridor and around small local centres. Existing significant crown (HNZC, Education and Health) land owners.
N-23	**Victory** – Intensification of flatter areas around park and local centre.
N-24	**The Black Cat** – Annesbrook; intensification of a triangle of flatter elevated area with demonstrated demand between Arapiki Stream and SH6.
N-26	**Tahunanui Drive** – Intensification of mixed-use areas along SH6 corridor, and flatter residential areas to the west.
N-34	**Beach Road** – Potential intensification area.
N-27	**Stoke Centre** – intensification of mixed use zone on arterial corridor as part of Stoke Town Centre.
N-28	**Stoke School** – Intensification of flatter residential areas between Songer Street, The Ridgeway, Polstead Road and Main Road Stoke. Significant HNZC land ownership.

Site code	Description
N-29	**Nayland** – Intensification of flatter areas around existing local centre with demonstrated demand.
N-285	**Arapiki** – Maitland; intensification of flatter areas within Arapiki Stream catchment with demonstrated demand.
N-286	**Isel** – Intensification of flatter areas with demonstrated demand, east and north of Stoke Town Centre within Marsden Stream catchment.
N-287	**Washington Valley** – Intensification of flatter areas.
N-289	**The Brook** – Intensification of flatter areas.
N-288	**St Vincent** – St Vincent-Vanguard; intensification of mixed-use areas along principal road corridor, and flatter residential areas either side.
N-290	**Wakapuaka Flats** – Horoirangi; expansion onto coastal flats between SH6, Glen Road, and the boulder bank. Currently zoned for rural use west of Glen Road and lifestyle blocks east of Glen road.
N-291	**The Wood** – Intensification of flatter areas between Weka Street and the Maitai River.

Appendix 9: Evaluation criteria

Evaluation criteria

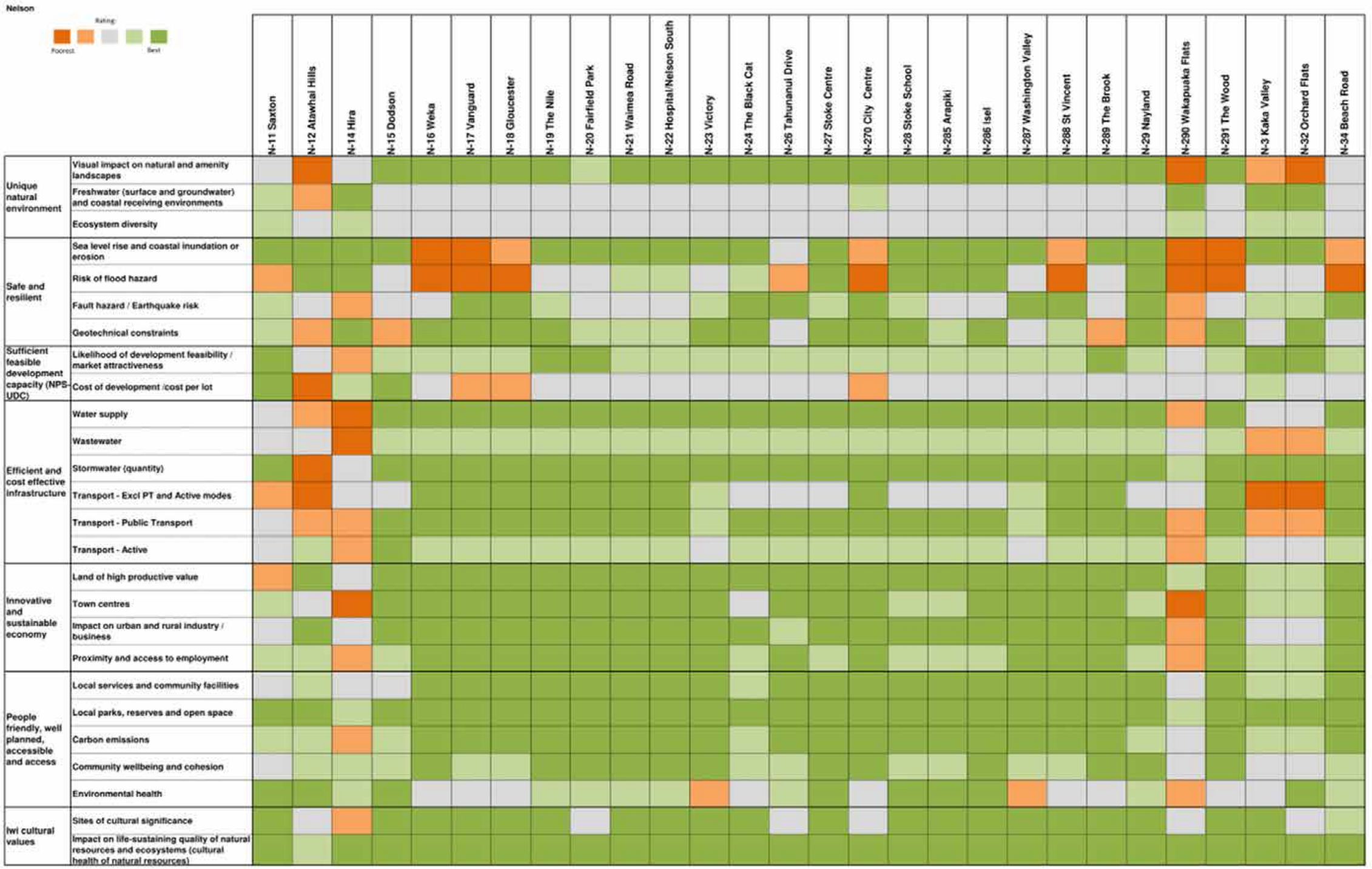
Outcomes	Criteria	Description / definition
Unique natural environment	Natural and amenity landscapes	Visual impact on natural and amenity landscapes
	Freshwater (surface and groundwater) and coastal receiving environments	Ability of development to maintain and enhance waterbodies to meet the NZCPS objectives and NPS-FM freshwater objectives, including protection of mauri, ecosystem health, human health for recreation and the productive capacity of coastal waters
	Ecosystem diversity	Extent to which residential development will effect terrestrial ecosystem diversity, resulting in serious damage or total loss of an ecosystem(s)
Safe and resilient	Sea level rise and coastal inundation or erosion	Extent and feasibility to which urban development is at risk from regular inundation or erosion, taking into account the effects of climate change
	Risk of flood hazard	Extent to which residential development is likely to be a risk of regular flooding, taking into account the effects of climate change
	Fault hazard / Earthquake risk	Proximity of residential development to an active faultline
	Geotechnical constraints	Extent to which urban development is likely to be at risk from geotechnical constraints such as slope risk hazard / land instability - including liquefaction
Sufficient feasible development capacity (NPS-UDC)	Likelihood of development feasibility / market attractiveness	The likelihood that developers would take up the development opportunity once rezoned
	Private cost of development, to the developer /per lot	Estimate of whether the nature of the area would impact on the cost to build
Efficient and cost effective infrastructure	Water supply	The public cost of providing necessary trunk infrastructure to service the area (capital and operational cost) relative to servicing cost per unit
	Wastewater	The public cost of providing necessary trunk infrastructure to service the area (capital and operational cost) relative to servicing cost per unit
	Stormwater (quantity)	The extent to which existing stormwater networks would need to be expanded / upgraded to accommodate the effect of the option on the quantity of stormwater
	Transport - Excl PT and Active modes	The public cost of providing a safe and accessible transport network to service the area (capital and operational cost)
	Transport - Public Transport	The public cost of providing public transport (PT) services
	Transport - Active	The public cost of providing/enabling walkable and bikeable communities
	Land of high productive value	Extent to which highly productive land would be used for urban development

Outcomes	Criteria	Description / definition
Innovative and sustainable economy	Town centres	development supports the city centre, the town centres hierarchy or existing main town centres through increased density of catchments
	Impact on urban and rural industry / business	The extent to which the option is likely to result in reverse sensitivity and or increased costs for existing activities and businesses
	Proximity and access to employment	The extent to which the option provides proximity and access to a range of employment opportunities
People friendly, well planned, accessible and access	Local services and community facilities	Extent to which the option provides access to a range of local services and community facilities
	Local parks, reserves and open space	Extent to which the option provides access to local parks, reserves and/or open space
	Carbon emissions	Ability of the development to minimise carbon emissions
	Community wellbeing and cohesion	Extent to which the option is likely to provide opportunities for community participation and social connectedness - enabling an inclusive and connected community
	Environmental health	Extent to which the option may expose people to unhealthy environments such as air pollution, excessive noise
Iwi cultural values	Cultural landscapes	Extent to which the option will have an effect on cultural landscapes or on access to cultural landscapes
	Sites of cultural significance	Extent to which the option will impact on sites of cultural significance; such as significant waterbodies, cultural heritage sites and precincts, waahi tapu
	Impact on life-sustaining quality of natural resources and ecosystems (cultural health of natural resources)	Extent to which options is likely to result in culturally offensive or undesirable outcomes; such as additional discharges of wastewater to water, diversion of water between catchments
	Potential for commercial development by iwi/māori trusts	Extent to which development of this area would enable or support opportunity for iwi/trust investment/development (due to for example RFR or iwi/trusts-owned land within the area

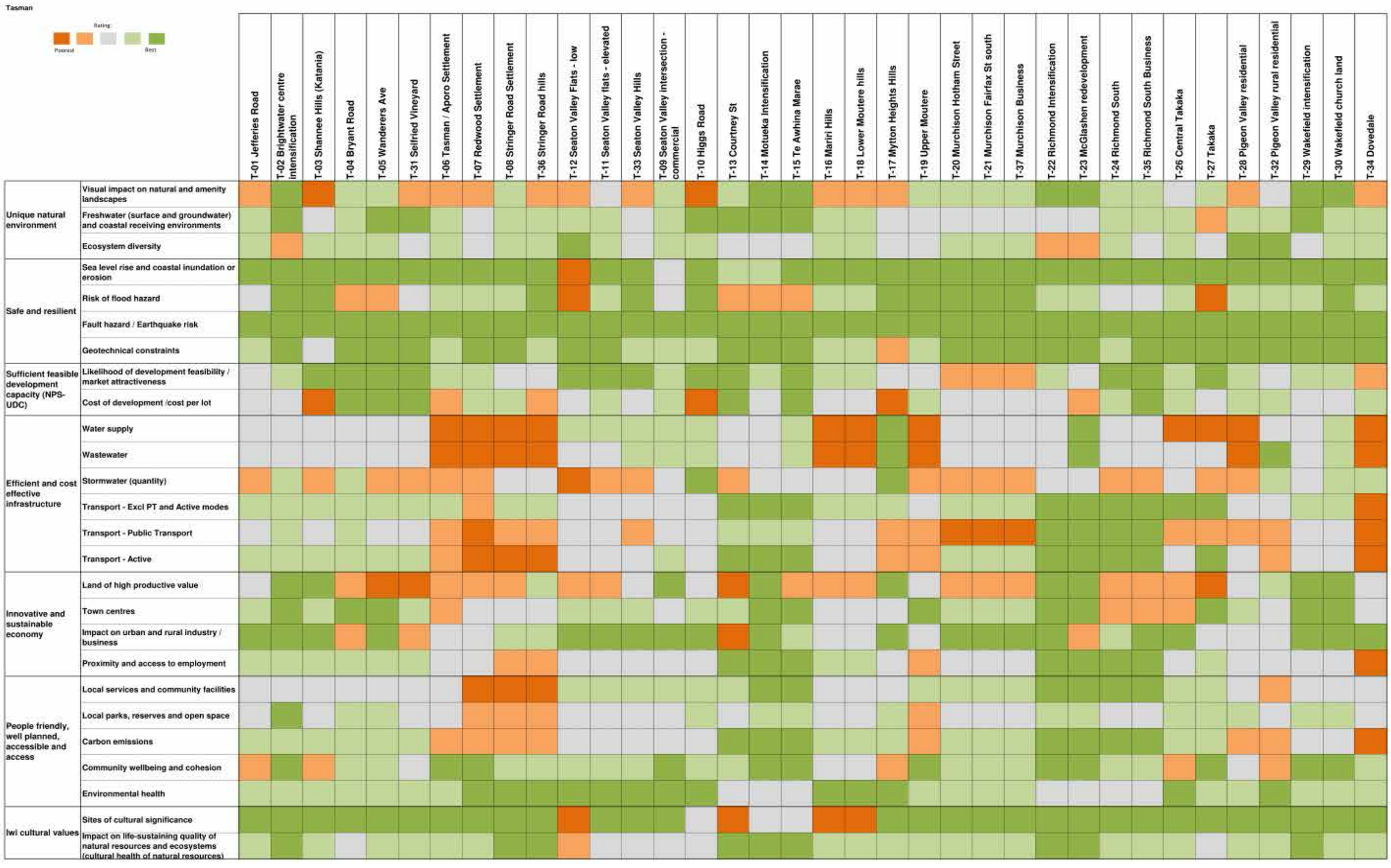
Appendix 10: Unweighted evaluation matrix

Unweighted evaluation matrix

Unweighted Scores for Potential Future development areas in Nelson City



Unweighted Scores for Potential Future development areas in Tasman District

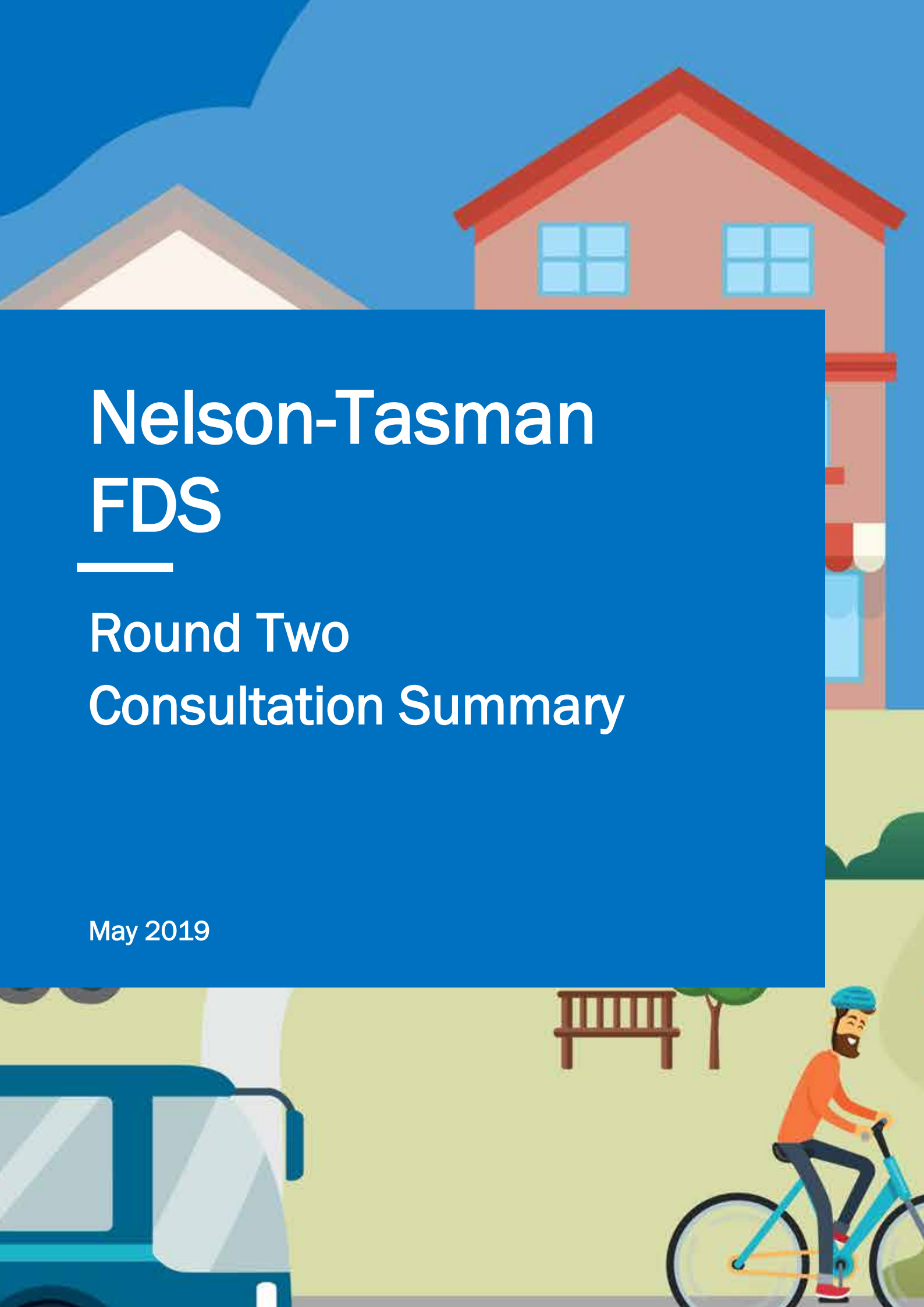


Appendix 11: Second Round Consultation Summary

Nelson-Tasman FDS

Round Two Consultation Summary

May 2019



Contents

This report has been prepared by Hill Young Cooper Limited and Resource Management Group Limited.

Nelson Tasman Future Development Strategy

Round Two Consultation Summary

1. Summary

The second round of consultation on the FDS sought to gather feedback on three proposed development scenarios as well as comments on possible future development areas in the combined Nelson and Tasman Regions. The Councils received feedback via four consultative channels between 8 April and 8 May 2019 (inclusive). These four channels comprised:

- an online survey (hard copy versions were also available);
- bespoke submissions and more detailed feedback received from a variety of organisations and groups;
- a youth survey facilitated separately by the two Councils; and
- 14 public drop-in sessions organised by staff at Tasman District Council and Nelson City Council.

Over 1,000 people provided feedback, with the largest group being 751 respondents to the youth surveys. Detailed demographic data was not collected from all respondents, given the wide-ranging nature of the channels used to gather feedback.

An important aim of the consultation was to seek feedback on three development scenarios presented: Scenario 1: Enabling housing choices while addressing sea level rise; Scenario 2: Enabling housing choices while protecting land of high productive value; and/or Scenario 3: Balanced option. The consultation also sought feedback on possible future development areas that were identified on a web map, including whether the area was appropriate for urban growth and the type of urban development that should be planned for.

In summary, taking the feedback as a whole, the main findings are as follows:

- Overall, respondents considered that the best scenario for the long-term future of the two Regions was Scenario Three: Balanced option. While reasons for support varied, an important aspect of support was that the option responds to both climate change challenges and retaining land of high productive value.

- In general, intensification was seen as the best method to protect land of high productive value and to manage sea level rise risks, as well as meeting changing housing needs.

- Avoiding further urban development of land of high productive value was a consistent theme across all age groups and all types of respondents, even if in doing so, other costs like infrastructure and transport costs were increased.

- Responding to future climate change risks (sea level rise) was also seen to be important. However, within this overall principle there was divergence of views between respondents in the youth survey and respondents overall, as to whether sea level rise risks should be avoided or managed. Respondents to the youth survey tended to favour avoiding developing areas subject to sea level rise whereas respondents to the main survey were generally more open to developing in areas at risk from sea level rise, provided an adaption strategy is in place.

- Area-by-area responses (drop-ins and survey responses) indicate a wide range of views over possible development areas. There was general support (and limited negative feedback) on

the possible intensification areas identified. For growing urban areas like Motueka and Richmond, options need to be provided (both intensification and greenfields) if these areas are to continue to grow, respond to climate change risks and avoid the best land. Comments support the need for the smaller settlements in the Tasman region to be able to grow and develop, and this may involve development of some land with productive potential.

- Key themes evident from the online survey include:
  - Preference for intensification over urban expansion
  - Need to consider development in conjunction with public transport and/or main transport corridors
  - Strong support for retaining and protecting productive land
  - Desire for tiny houses, and other housing options, to be enabled and more formally recognised in the FDS as a potential housing option
  - Need for active transport options
  - Need to take into account climate change and sea level risks
  - Need to improve existing infrastructure and services
  - Desire for alternative/more broad development scenarios
  - Desire to limit the amount of population/residential growth.

- There was general support for the different forms of intensification identified, with 'three storey terraced plus apartments and some mixed-use' the most preferred form in the online survey. Across the different age brackets, preference for housing typologies ranged, with younger demographics preferring 'two storey terraced housing'.

- Feedback from groups and organisations generally indicated that there was support for intensification. Transport, sustainability, and climate change were key themes across the bespoke submissions.

- The top consideration identified by youth when choosing where to live was identified as affordable housing.

- Feedback from the drop-in sessions varied, with attendees providing valuable insight and local knowledge on specific development areas.

2. Introduction

This report provides a summary of the feedback received as a result of a second round of public consultation informing the preparation of the Nelson Tasman Future Development Strategy (FDS). This report also describes the consultation process undertaken by Nelson City Council and Tasman District Council (the Councils) and the methodology adopted for processing and reporting on the feedback received.

Preparation of the Nelson Tasman FDS has involved two rounds of feedback. The first round of feedback occurred between late-January and mid-February 2019 and is summarised in a separate report.

Feedback on round two of consultation was open between 8 April and 8 May 2019 (inclusive). Feedback and comments were received via four channels:

- An online survey (hard copy versions were also available)
- Bespoke submissions and more detailed feedback received from a variety of organisations and groups
- A youth survey facilitated by each of the two Councils
- Public drop-in sessions facilitated by staff at Tasman District Council and Nelson City Council.

The feedback received from each of these channels will be taken into account in the development of the FDS.

2.1 Structure of Report

This report is organised as follows:

- scope of consultation;
- outline of consultation questions;
- a brief description of the feedback summary process;
- presentation of results organised by:
  - online survey responses
  - bespoke submissions
  - youth survey
  - public drop-in sessions.

3. Scope of Consultation

3.1 Consultation process

The round two consultation period ran from 8 April to 8 May 2019 (inclusive).

The process involved the following:

- Information relating to the FDS, together with a downloadable feedback form, and link to the interactive map and online survey were placed on both the Tasman District Council and Nelson City Council websites.
- Other media outlets were used to promote the consultation process, including social media and articles in the Nelson Mail, Tasman *Newsline*, *Our Nelson* newsletter, and interviews on Fresh RM radio.
- Hard copies of the feedback forms were made available at all Tasman District Council and Nelson City Council offices and libraries. Hard copies of completed feedback forms were able to be emailed, posted, or handed in at either Tasman District Council or Nelson City Council.
- Feedback was also able to be received via direct email to Tasman District Council or Nelson City Council.
- Tasman District Council and Nelson City Council organised 14 public drop-in sessions. These sessions provided members of the public with the opportunity to ask questions and discuss issues with Council staff. Tasman District Council staff also presented at 6 community association meetings.
- The Councils organised specific youth surveys, facilitated separately by the two Councils, aimed at engaging young adults aged 12-24.

3.2 Number of responses

In total, over 1,000 individual responses were received during the round two consultation period. This included the following number of responses across each of the four channels:

- Online survey: 163 responses[1] were received as follows:
  - 147 electronic survey responses were made via the online survey platform (7 of which were lacking sufficient contact information, but where responses were received to a question this has been included within the overall analysis); and
  - 16 'hard copy' paper submissions were received by Council
- Bespoke submissions: 25 bespoke submissions were received by Council
- Youth survey: 751 survey responses were received
- Drop-ins: over 400 people attended the 14 drop-in sessions.

3.3 Consultation material

The second round of consultation was built around three development scenarios. These scenarios set out three major choices that the FDS has to respond to, based on previous consultation and engagement and work undertaken by the Councils while developing the strategy. The scenarios were not mutually exclusive growth options, rather the scenarios sought to gauge the importance of particular outcomes.

[1] Consistent with Council practice, a small number of additional submissions were received but were ruled invalid for various reasons, including use of profane or non-sensical language, or being duplicate responses.

3.3.1 Scenario 1: Enabling housing choice while addressing sea level rise

Scenario 1 focused on enabling housing choices while avoiding areas that are likely to be subject to sea level rise.

Under this scenario, possible development areas had first been selected through two criteria:

1. Financial feasibility. Areas that may be expensive to develop or costly to service with infrastructure are not included in this scenario.
2. Sea level rise. Areas that may be subject to long-term sea level rise under current policy settings (which do not yet include a coastal hazards adaptation strategy) are not included in this scenario – for example, parts of the Nelson Central area, Tahunanui, and north of the city at Wakapuaka Flats.

Under this scenario, around 40% of future growth is accommodated through intensification and 60% through urban expansion. Residential intensification could take place in Nelson South, Stoke, Richmond, Motueka, Brightwater and Wakefield. Urban expansion would be possible in places like Kaka Valley, Saxton, Richmond South, Brightwater, and inland of Mapua and Motueka.

3.3.2 Scenario 2: Enabling housing choices while protecting land of high productive value

Scenario 2 focused on enabling housing choices while avoiding urban development on land of high productive value.

Under this scenario the possible development areas had been selected through two criteria:

1. Financial feasibility. Areas that may be expensive to develop or service with infrastructure are not included in this scenario.
2. Land of high productive value. Areas that are on highly productive land that is feasible for intensive rural use are not included in this scenario.

Land south of Richmond, Brightwater, Mapua, Coastal Tasman and Motueka was excluded under this scenario. Possible development areas at Murchison and Takaka were also not included in this scenario. Under this option, around 50% of growth occurs through intensification and 50% through expansion areas. The intensification areas are similar to the first scenario, but include lower lying areas of the city that may be subject to sea level rise risks. Possible urban expansion and new settlement areas that avoid areas of productive land include Hira, Kaka Valley, Pigeon Valley, Stringer Road, and Seaton Valley.

3.3.3 Scenario 3: Balanced option

Scenario 3 focused on enabling housing choices while taking into account both sea level rise and productive land constraints.

This scenario provides for a balance between enabling housing supply and avoiding areas subject to sea level rise or land of high productive value. It retains some of the development areas that were not included in Scenarios One and Two where these areas provide an:

- Ability to support social cohesion
- Ability to support a good geographic distribution
- Ability to support the regions' centres hierarchy
- Ability to provide affordability and choice of dwelling prices and types.

Under this scenario, if all urban expansion areas identified were developed, then 30% of growth would occur through intensification and 70% through urban expansion.

The main possible development areas retained under this scenario (and which were not included in the other two scenarios) are Nelson City Centre, Vanguard, Richmond South, Seaton Valley Flats-elevated, Mariri Hills, Lower Moutere hills, Central Takaka, and Murchison.

3.3.4 *Possible development area comments*

In addition to the above scenarios, submitters were also prompted to comment on specific development areas. These development areas were identified on a web-based map, with an indication provided as to the type of urban development that may be planned for. Respondents were also asked to provide suggestions for other suitable development areas.

3.4 Feedback Summary Methodology

The main channel for feedback was by way of an online survey and form. Respondents were able to email, post, or hand in hard copy responses, as well as provide their own submission (called bespoke submissions). Duplicate submissions detected were subsequently consolidated for analytical purposes.

Overall, the responses ranged in length and detail from a single sentence through to multiple specific comments. Some respondents used the form as a cover sheet, attaching further pages with feedback set out in narrative form. Wherever possible, narrative responses have been correlated with the feedback form questions for comparative purposes.

Each response was individually viewed and the results were collated. Responses were categorised and organised into a database structured to compile results for the specific questions provided in the feedback forms. Additional fields were also used for general comments and feedback that extended beyond the scope of the direct questions on the forms.

3.4.1 *Online survey*

The compiler has exercised some discretion for the purposes of tabulating the data into defined categories as follows:

- for the submissions that utilised the formal feedback forms provided by Council, responses have been analysed where they were recorded by the respondents, meaning that where a respondent has repeated a certain theme or point in multiple fields, some issue duplication has resulted;
- for the submissions that adopted an alternative format:
  - hard copy feedback forms were manually entered into the electronic online survey database to be collated for analysis;
  - themes that were applicable to specific questions on the feedback forms were recorded under the relevant field(s) for quantitative purposes; and
  - where themes were not applicable to the specific questions, these were summarised as 'other' comments.

The results from the online survey, including hard copy responses, are summarised in Section 4.

3.4.2 *Bespoke submissions*

Bespoke submissions and feedback received via email were assessed separately. Each response was individually summarised to take into account the specific comments or in-depth feedback received. A summary of this feedback is set out in Section 5.

3.4.3 *Public drop-in sessions*

Council staff who attended the drop-in sessions maintained a record of the number of attendees, and comments and discussions held. A summary of this feedback is set out in Section 6.

3.4.4 *Youth survey*

The results of the Nelson Youth Survey and Tasman Youth Survey are summarised in Section 7.

4. Summary of Feedback from the Online Survey

The online feedback forms[2] included questions designed to gather feedback on the three presented development scenarios, including the proposed level of intensification and housing types. The survey was also designed to gather feedback on potential issues with and/or advantages of specific development areas and allow respondents to suggest any additional areas that should be considered for development as part of the FDS. The online survey consultation document is attached as Appendix 1.

The majority of responses utilised the online survey platform provided on the Councils' websites, though many respondents did not respond to all questions. Other respondents utilised hard copies of the feedback form.

The summary below focusses on the responses to the form questions, along with some general, high-level comments regarding the nature and trends seen in the feedback. The summary also includes some of the wider responses provided in the 'other comments' section of the form.

The summary output is the compiler's best assessment of wording to accurately reflect each response, and to group like responses for comparative purposes.

It is to be noted that some respondents skipped or chose not to answer some questions for various reasons including that they did not live in a particular area and felt they did not have enough knowledge to answer the specific question. It is to be further noted that respondents may have indicated support of a particular scenario whilst identifying unsupportive reasoning, or conversely been unsupportive of a particular scenario whilst identifying positive reasoning.

4.1 Reponses Received

In total, 163 responses were received to the online survey. Feedback was submitted by 135 individuals and 21 companies/organisations[3].

The majority of respondents were from the Tasman area:

- 104 respondents were from Tasman;
- 52 respondents were from Nelson; and
- 10 respondents selected other[4].

A list of respondents from both the online survey and bespoke submissions is attached as Appendix 2.

[2] Where possible, the feedback forms and hard copy forms used identical question formats

[3] Note that not all respondents provided contact information, as set out in Section 3.2 above

[4] Note some respondents selected more than one location in response to this question and/or specified their location within Nelson or Tasman using the 'other' category.

In terms of age, the most represented age bracket was those aged 65-74[5].

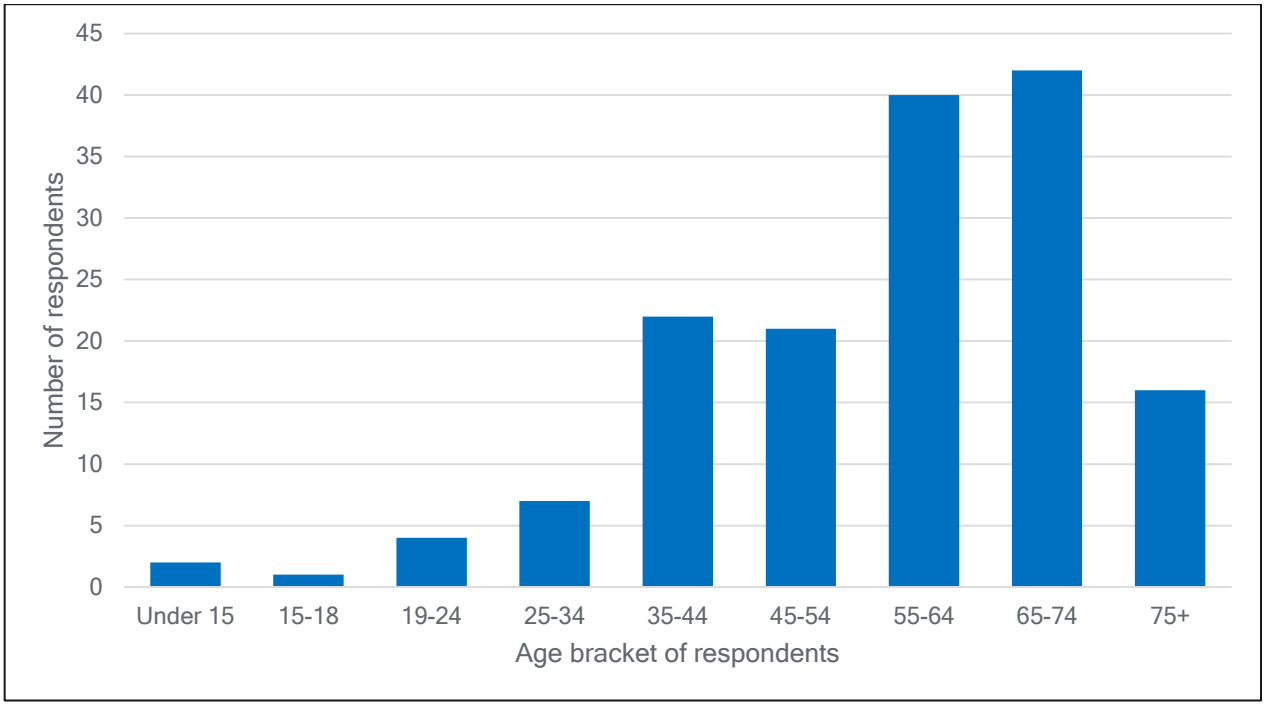


Figure 1: Age of respondents to online survey

Companies/organisations that responded included a number of local construction, architecture, property and horticulture companies and organisations. By way of example, feedback was received from:

- Boysenberries New Zealand
- Federated Farmers Nelson Branch
- Nelson Forests Ltd
- Waimea Irrigators Ltd
- Waimea Nurseries Ltd.

[5] Similarly to round one of consultation on the FDS, the online survey was strongly represented by an older demographic. It is to be noted however, that 751 responses to the youth survey were received. The results of this are summarised in Section 6.

4.2 Feedback on Scenarios

Question 1: Which of the three scenarios do you think is best for the long-term future of the two Regions?

The large majority of respondents identified Scenario Three as the best scenario for the long-term future of the two regions. This reflects comments throughout the survey in which respondents noted that they preferred Scenario Three as both constraints (productive land and sea level rise) were taken into account. Many respondents indicated that developing land of high productive value and/or land at risk from sea level rise were not valid options and as such felt Scenario Three was the only legitimate option[6].

The next preferred scenario was Scenario Two, with Scenario One the least preferred. This reflects comments throughout the survey in which many respondents commented that development in areas with high productive land would be a permanent/irreplaceable loss, whereas development in areas at risk from sea level rise could be mitigated through adaption including alternative development typologies and technologies. Overall, respondents felt very strongly about the need to protect and retain land of high productive value for food security and the local economy, especially considering greater demand from population growth. This feedback is reflected by the prioritisation of this issue over sea level rise in Question 1 and throughout the survey.

The figure below illustrates the overall level of support for each scenario.

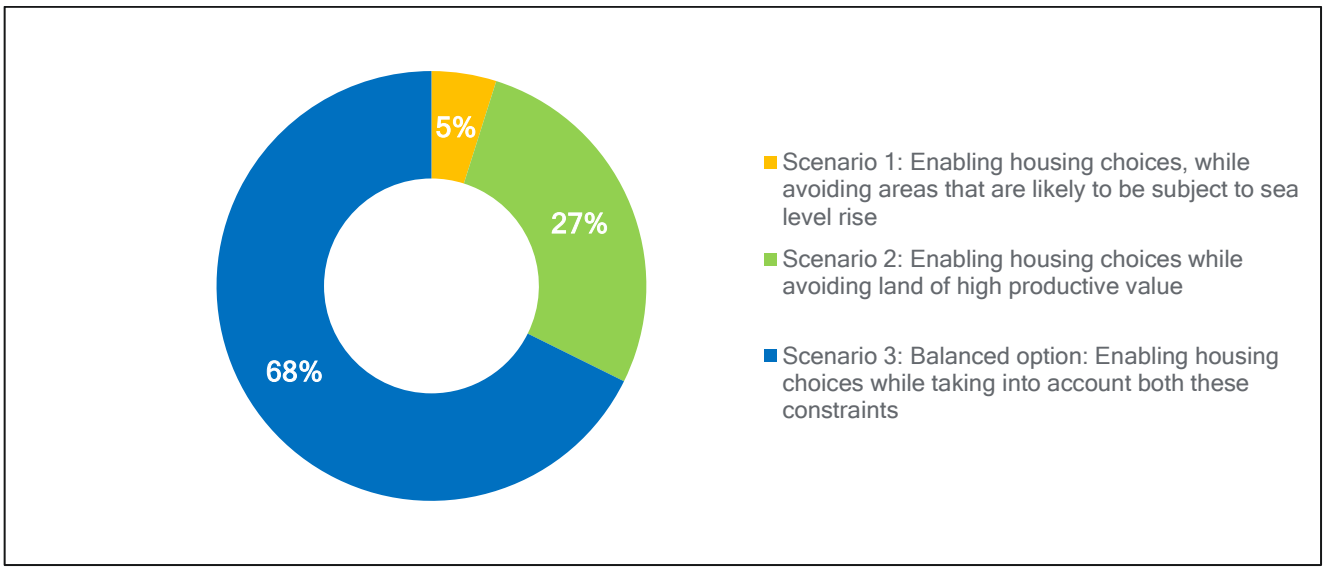


Figure 2: Preferred scenario

Overall, respondents in Nelson had a higher preference for Scenario Three, with 83% of Nelson residents preferring Scenario 3 compared to 61% of Tasman residents. Scenario Two was preferred by a higher number of Tasman residents (33%) compared to 15% of Nelson residents. Whilst Scenario One was preferred by only 2% of Nelson residents, and 6% of Tasman residents.

[6] Some respondents interpreted Scenario Three to mean avoidance of all development on land of high productive value and/or land at risk from sea level rise.

Question 2: Is there anything you would change in your preferred scenario?

The overarching aspect respondents most sought to change was the mix of intensification vs urban expansion. Overall feedback on all three scenarios indicated that respondents strongly favoured intensification of existing urban areas, noting that this would help to preserve productive land and reduce infrastructure costs as well as reliance on private vehicles. Many respondents stated a strong preference for intensification, and indicated their support for greater levels of intensification to be included in their preferred scenario.

Changes sought to Scenario Three included the following themes (in order of most to least identified):

- Greater level of intensification and reduction of urban expansion[7]
- Avoid developing all land of high productive value
- Encourage development on hilly land which is not productive and not at risk from sea level rise
- Provision for multiple dwellings per title including tiny houses, apartments, and co-housing options
- Avoid developing land at risk from sea level rise and/or use of adaptive technologies i.e.: looking to the Netherlands as an example, floating homes, piles/stilts
- Need for better public transport and active transport services and infrastructure
- Need for eco housing and developments that promote self-sufficiency in order to reduce carbon footprints and become less reliant on Council services
- Need to consider other risks like fires, earthquakes and tsunamis
- Need for well-designed and connected areas of intensification with access to green space or shared gardens
- Need to consider the character/heritage of village areas.

Changes sought to Scenario Two included the following themes (in order of most to least identified):

- Greater level of intensification and reduction of urban expansion
- Provision for multiple dwellings per title including tiny houses, apartments, and co-housing options
- Prevention of lifestyle block development and subdivision of productive land
- Avoid developing land at risk from sea level rise
- Recognition of irrigation scheme land.

Changes sought to Scenario One included the following themes (in order of most to least identified):

- Greater level of intensification and reduction of urban expansion
- Provision for multiple dwellings per title including tiny houses, apartments, and co-housing options.

A small number of respondents (less than 10%) commented that they were opposed to all three scenarios because they felt that none of the scenarios were suitable or because they were unsupportive of any growth or intensification occurring within Nelson and/or Tasman.

[7] Many respondents felt that Scenario Three did or should avoid all development on land of high productive value and/or land at risk from sea level rise, and as such have a high level of intensification to enable this.

4.3 Scenario One- Adapting to sea level rise

Question 3: Would you support Nelson City Council exploring a climate change adaptation strategy to manage risk in order to enable development and intensification?

When commenting on climate change and sea level rise, the large majority of people[8] were in support of a climate change adaption strategy to manage risk in order to enable development and intensification for the following reasons (in order of most to least identified):

- Nelson/Tasman need a comprehensive strategy now, rather than face additional risks later
- Intensification is preferable and these areas must be protected and safeguarded
- Necessary to protect Nelson city centre and safeguard high value economic, cultural, and historic areas (as well as existing infrastructure)
- Climate change is already an issue in Nelson/Tasman - an adaption strategy is necessary even to retain the status quo
- Development and intensification could proceed using adaptive technologies i.e.: looking to the Netherlands as an example, floating homes, piles/stilts
- It is Council responsibility to protect residents and infrastructure from predictable risks.

Reasons for opposing an adaption strategy to manage risk in order to enable development and intensification included the following key themes (in order of most to least identified):

- No amount of adaption will prevent long-term risk, not a matter of if but when, the level of risk is too high/unavoidable and only going to get worse
- Not cost effective to protect areas at risk from climate change - it is better to invest and develop other suitable areas
- Do not believe in climate change or its effects, i.e. sea level rise
- Managed retreat and relocation from threatened areas should instead be the focus
- Do not believe growth or intensification should occur.

Question 4: Do you have any comments on this scenario?

Respondents expressed a range of comments in response to this question. By way of example, the following comments capture some of the key themes identified by respondents:

"Leave more reserves and public use in sea zone and intensify residential in adjacent high lands"

"Intensification is necessary, but risk mitigation is also important. If Central Nelson is deemed to high-risk for intensification, other areas should be explored"

"Rather than strengthening coastline defences on an ongoing basis with increasing costs and liabilities it may be that a managed retreat is preferable"

"Not building in floodplains (incl areas at risk of sea inundation) should be a minimum requirement - not an option"

"We need to be open minded, adaptable and innovative as to how we expand within Nelson"

"It's imperative to factor in tsunami risk on top of the anticipated rise in sea level. With the knowledge & ability to model possible future impacts it would be pointless to only action a managed retreat scenario that allows new homes to be built say 1 metre higher while still being vulnerable to potential risk from tsunami inundation"

"We think sea level rise is inevitable and so we need a strategy to protect important areas we have already developed, but not to go on developing more areas that will be a problem for future generations to protect"

[8] 77% of Nelson residents and 68% of Tasman residents would support a climate change adaption strategy to manage risk.

4.4 Scenario Two- Safeguarding land of high productive value

Question 5: Do you think longer travel distance and bigger infrastructure costs are an appropriate trade-off for protecting land of high productive value?

The large majority of people[9] supported longer travel distances and bigger infrastructure costs in order to protect land of high productive value for the following reasons (in order of most to least identified):

- Productive land must be protected as it is irreplaceable and vital for food security and the local economy, especially considering population growth
- Longer travel distances and infrastructure costs could be mitigated via:
    - Rapid public transport, i.e. rail, more frequent buses etc
    - Smaller self-sufficient economic hubs/town centres
    - Active transport such as e-bikes, scooters, cycle lanes and new technologies like car sharing apps
    - Changing technologies/lifestyles whereby people are living/working more locally, working from home etc
- Intensification is preferable
- Longer travel distances and infrastructure costs are necessary to keep up with housing demand and growth.

Reasons opposing longer travel distances and bigger infrastructure costs as an appropriate trade-off included the following key themes (in order of most to least identified):

- Intensification is preferable
- Increasing reliance on motor vehicles and travel is not in-line with climate change mitigation or adaption
- Need to reassess categories and suitability of 'productive' land
- Willingness to develop areas that are not 'highly' productive
- Do not believe growth or intensification should occur
- Cost of infrastructure
- Alternative technologies like hydroponic warehouses, artificial lighting etc can/will enable food production.

Overall, a large proportion of respondents, both supportive and not supportive of longer travel distances and infrastructure costs, indicated they would instead prefer intensification of existing areas as a way to avoid longer travel distances, bigger infrastructure costs, and the loss of land of high productive value. This viewpoint is captured by the following comments:

"I would hope it's not an either/or scenario, but I appreciate that some trade-offs are necessary. Good growing land should be preserved, but intensification and public transport should be priorities"

"I think you can do both, protect productive land and intensify"

"We can't be making a trade off between infrastructure costs and travel time, and productive land. We need to focus on intensification"

[9] 66% of Tasman residents and 51% of Nelson residents indicated a preference for longer travel distances and bigger infrastructure costs in order to protect land of high productive value.

Question 6: Do you think greater intensification of existing urban areas is a better alternative than developing land of high productive value?

The large majority of people[10] felt that greater intensification of existing urban areas is a better alternative than developing land of high productive value for the following reasons (in order of most to least identified):

- Productive land must be protected as it is irreplaceable and vital for food security and the local economy, especially considering population growth
- Intensification is preferable, building up rather than out
- Provision and proximity to existing amenities, services, and infrastructure.

Reasons opposing intensification included the following themes (in order of most to least identified):

- Crowding and greater congestion
- Need for a mixture of housing options - intensification is not preferable.

Question 7: Do you have any comments on this scenario?

Respondents expressed a range of comments in response to this question. By way of example, the following quotes capture some of the key themes identified by respondents:

"I would welcome further urban intensification whilst protecting productive and recreational land. Cities with the highest recorded happiness are compact and pedestrian friendly, rather than designed for motor vehicles and long commutes"

"Let people have more choice in the areas which they choose to live. Not everyone wants to live in a town. New sub-divisions sell more quickly in areas outside town, with more open spaces, views and less crowding"

"Productive land is becoming more scarce and is threatened by climate change. It must be preserved for food security going forwards"

"We cannot continue to take the cheaper easy option using up finite productive land for housing. Future generations won't thank us for that"

"It is the most desirable option because I believe we need to slow down growth for the long term benefit of our region"

"Important to consider 2 or 3 story homes, 1-2 bedroom homes, tiny houses, etc. It is important to start discussing culture change along with climate change and retaining productive land"

"It may certainly be necessary to sacrifice some productive land currently on the margins of some existing urban areas. However, I feel that this should be a last resort & that every effort should be made to maximise intensification & minimise building on productive land"

"Food production is so important for the health and economic wellbeing of this region. Pockets of development bordered by productive land is consistent with European models of 'village' life with interconnected settlements"

[10] 93% of Nelson residents and 90% of Tasman residents preferred intensification over developing land of high productive value.

4.5 Scenario Three- Balanced option: possible expansion and intensification

Question 8: If only some of the possible urban expansion areas and new settlements were to be incorporated into the final strategy, which areas would you choose, and why? Of the main areas shown, which do you think should be developed?

The most to least preferred areas as selected by respondents are set out in Figure 3 below.

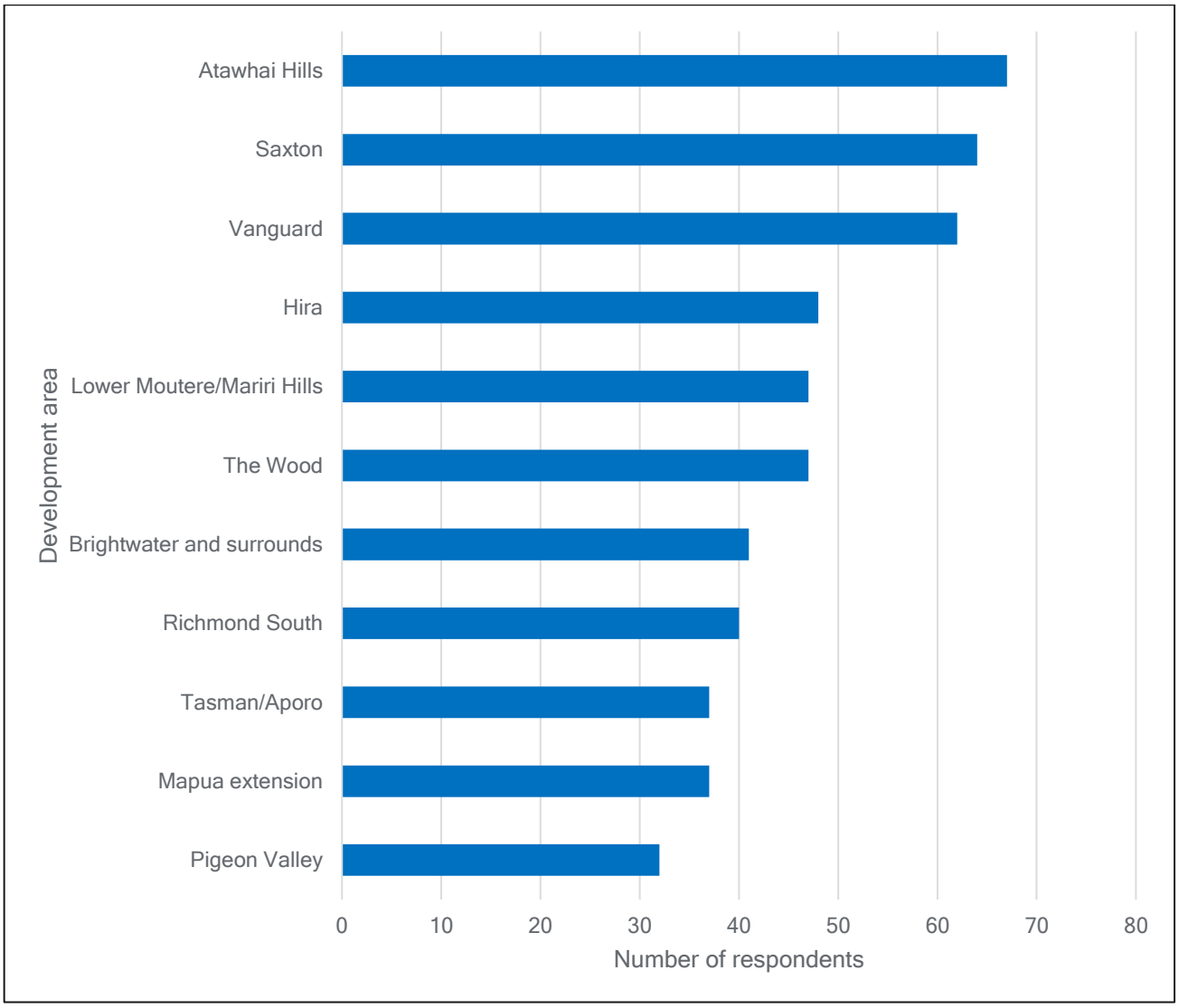


Figure 3: Most preferred areas to include in Scenario 3

Where comments were made in regard to these areas, this feedback is summarised Section 4.7.3.

Question 9: The only options to expand Takaka and Murchison townships involve land of high productive value. If these areas cannot be used for housing, then this may slow the growth of these townships. Do you think these areas should be developed?

Note: Question 9 and 10 (below) sought specific feedback on options for Takaka and Murchison. Any person was able to respond to these two questions; the survey was not limited to people who live in Takaka or Murchison. As no detailed information was requested as to home location of respondents, it is not able to be determined how many of the responses were from Takaka or Murchison residents.

The majority of people[11] opposed expanding Takaka and Murchison onto land of high productive value for the following reasons (in order of most to least identified):

- Productive land must be protected as it is irreplaceable and vital for food security and local economy, especially considering population growth
- Do not support or think growth in Takaka and/or Murchison is necessary
- Intensification is preferable
- Need local employment, public transport, and/or self-sufficient infrastructure to reduce climate change impacts
- Land identified is flood prone and/or at risk from climate change
- Desire to retain character/ natural beauty of the area.

Reasons supporting the expansion of Takaka and Murchison involving land of high productive value included the following themes (in order of most to least identified):

- Advantageous to boost population, vibrancy, local economy, and job opportunities
- Necessary to keep up with housing demand and growth, especially the provision of affordable housing
- Only if on land not capable of 'high production' i.e. hills, land compromised by adjoining existing urban areas, or if developed as lifestyle blocks to enable some productive use
- There is space for development/infill in proximity to existing amenities and services
- Intensification is preferable
- Development of housing may reduce the environmental impacts from intensive farming
- Alternative technologies ie: hydroponic warehouses, artificial lighting etc can/will enable food production.

Overall, a large proportion of respondents, both supportive and not supportive of development in Takaka and Murchison, indicated they would instead prefer intensification of existing areas as a way to avoid the loss of land of high productive value. This viewpoint is captured by the following comments:

"Urban infill would be a better option - thereby allowing expansion and protecting high productive land"

"Maintain land of high productive value and develop up not out"

"Priority should be given to intensification and making the townships 'work better' from a social/environmental/connectivity point of view"

[11] 73% of Nelson residents and 64% of Tasman residents who responded opposed expanding Takaka and Murchison onto land of high productive value.

Question 10 and11: Two options have been explored in each of Takaka and Murchison. Only one of these options features in Scenario Three for these towns. Do you think that the correct option has been included? Which option do you think is preferable and why?

Respondents expressed a range of views in response to this question[12]. Key themes (in order of most to least identified) included:

- General preference for intensification
- General preference to protect productive land and/or only develop on less productive land
- Opposition/ disagreement with the need to grow/develop Takaka and/or Murchison
- General preference for the options presented in Scenario 3

Overall, respondents were more supportive of growth in Takaka, specifically intensification in Central Takaka. Reasons in support of developing Central Takaka included demand for residential development, proximity to the existing Takaka township, in addition to its own amenities including the recreation park and health centre. Respondents also commented that the area is out of the flood plain and on lower grade soils and/or fragmented land that is currently in small holdings/ lifestyle sections that is underutilised. Some respondents commented that flooding was still a risk, and that development of Central Takaka would increase sprawl and travel between Takaka.

Overall, respondents were generally not supportive of growth in Murchison. Key reasons opposing growth included a lack of demand due to isolation and lack of employment, a preference to instead intensify and provide/improve services and quality of life for the local population. Reasons supporting growth included ample and cheap underdeveloped land within the existing township that could be used for infill development.

Where additional comments were made in regard to these areas, this feedback is summarised in Section 4.7.3.

Question 12: Do you have any further comments on this scenario?

Respondents expressed a range of comments in response to this question. By way of example, the following comments capture some of the key themes identified by respondents:

"I don't consider this a 'balanced option' if it includes expansion onto sea level and productive land. How about a scenario 4 that is truly a balanced option"

"There are degrees of land productivity. Ecosystem services should be included in this assessment"

"Investment should go into supporting communities make a transition to a more appropriate location. Insurance companies will soon make it impossible for people to get cover anyway"

"I would like to see land of high productive value maintained, and avoid developing where there will be sea level rise. However I would also like a centralised city, and to avoid costly infrastructure and long commutes. The only remaining option is to develop upwards with multi-story buildings"

"I strongly oppose the continued development of suburban block style developments with all the associated sealed roads, sealed pathways and the mass destruction of the natural environment that sustains our very existence"

"We need to focus more on intensification! 30% isn't enough - expansion compromises productive land, commits us to more carbon emissions, and put housing at risk of sea level rise. What's more this plan underestimates the capacity for intensification in the areas available. By recognising that population growth is occurring in the 65+ age bracket, one can see that extra housing need only be 1-2 bedrooms, rather than 3-4 bedrooms"

"Why is growth seen as the only option for our settlements when people live here because they love it for what it is now"

"Can current sections and land not used for production be better used e.g. tiny houses, co housing? It seems inequitable that large holiday homes be built for seasonal occupation/holiday rental when regular NZ people can't find a place to live. There is a lot of land in Nelson & Richmond CBDs used for car parking...if there was better public transport as well as a culture shift so people used buses for commuting& shopping, could some of that land be put to another use? I think we can think more creatively..."

[12] Overall, 55% of residents from both Nelson and Tasman who responded indicated that they felt the correct option had been included.

4.6 Intensification choices

Question 13: If you don't agree with any of these choices, tell us what maximum level of intensification you think is better.

The scenarios included an indication of the type of development that might be provided for in the various development areas identified. In general respondents indicated a strong preference for intensification. Overall, 'three-storey terraced plus apartments and some mixed-use' was the most preferred intensification choice across all 29 development areas proposed in Question 13. See Figure 4. Across the survey respondents also indicated a desire for tiny houses to be allocated and more formally recognised in the FDS as a preferred housing option.

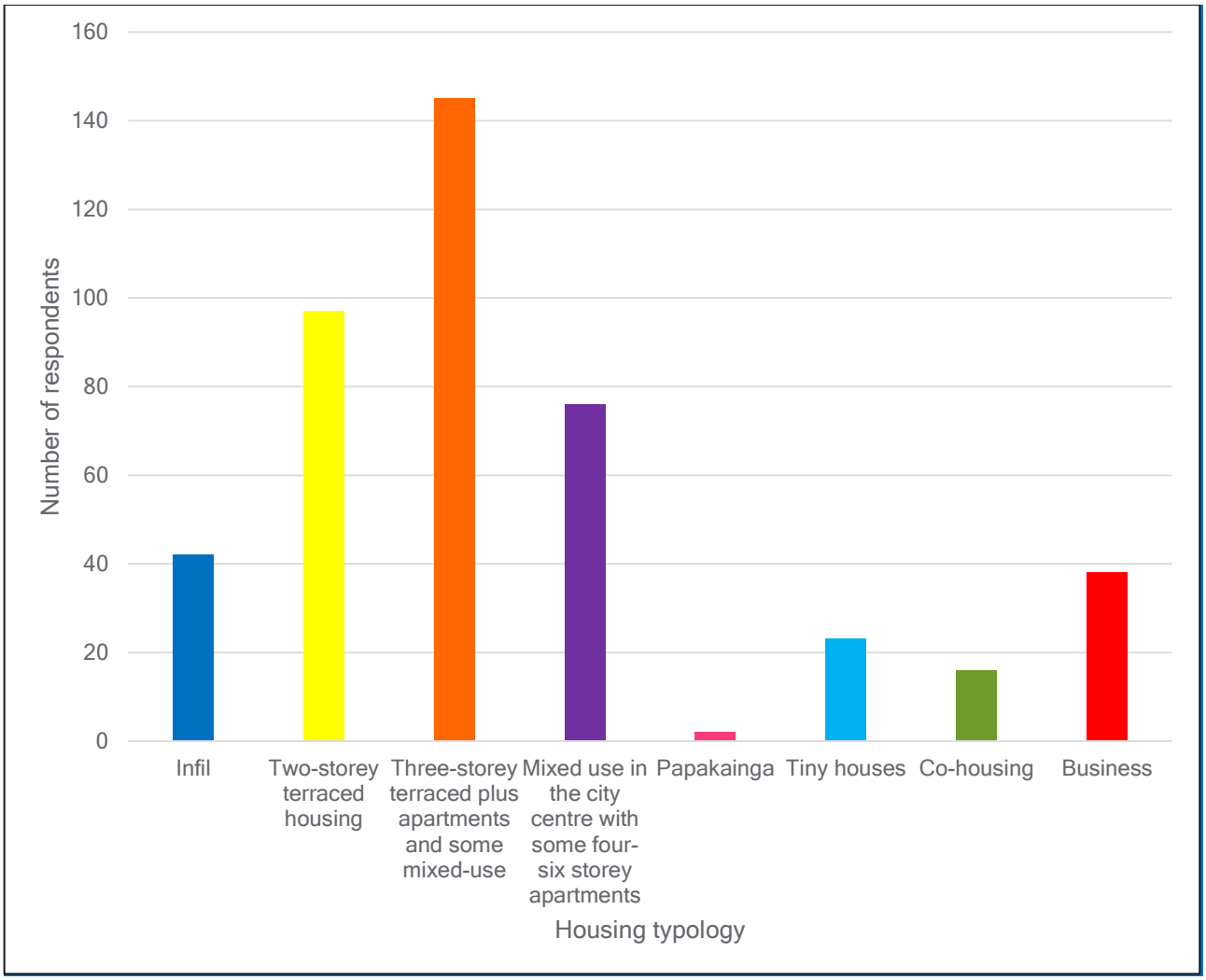


Figure 4: Support for housing typologies

Figure 5 on the following page indicates respondents' preference for the various intensification typologies for specific development areas. Where comments were made in regard to these areas, this feedback is summarised in Section 4.7.3.

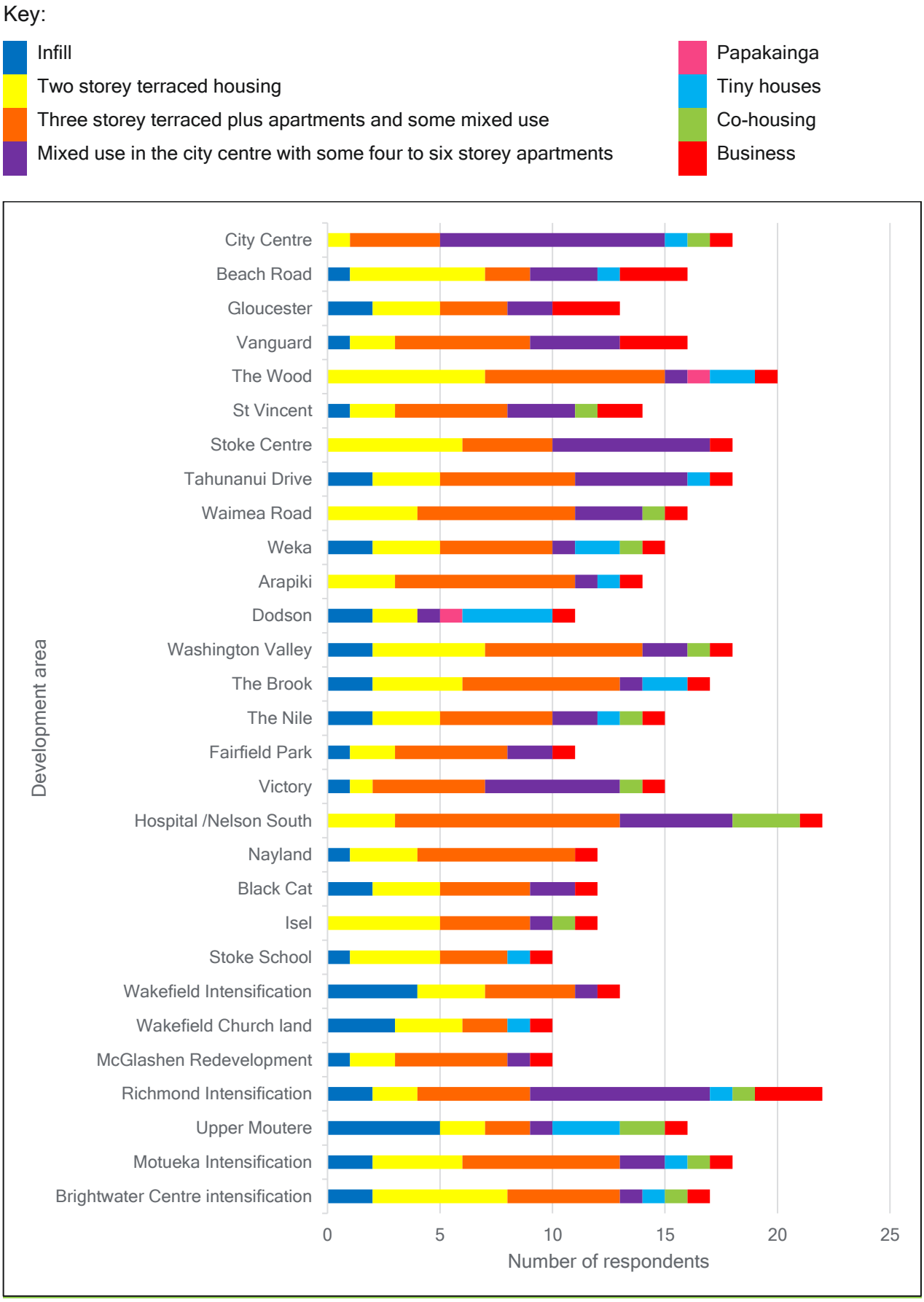


Figure 5: Housing typologies by development area

4.7 Feedback on specific development areas

4.7.1 New development areas

Question 14: Are there other development areas that should be considered? List the areas in the box below.

Respondents expressed a range of views and identified numerous potential new areas and amendments to development areas in response to this question. Responses to this question (and other applicable comments from throughout the survey) were separately collated into a spreadsheet and categorised to determine whether the identified development area should be further assessed as part of the development of the FDS.

Responses were grouped into the following categories:

- A new area
- An extension, reduction, or revision to an area already included as part of the proposed development areas
- A different scale of development in an area to that proposed in consultation (ie: different development typology)
- A general statement of support or opposition to a form of growth (ie: development along transport corridors).

In total, 81 individual comments from throughout the survey were identified and grouped into the above categories. Where a new development area was proposed it was assessed for its suitability against specific criteria. This list of areas is attached as Appendix 3.

4.7.2 Business areas

Question 15: Do you think we should provide some new business land within the regions, or rely on current vacant business land?

In general, respondents indicated that current vacant business land should be relied upon until it is fully developed/occupied, and then where necessary new business land should be provided as the need arises. Many respondents commented that there is adequate vacant/underdeveloped business land available across the region but specifically in Nelson, Richmond, and Lower Queen Street that could and should be better utilised/(re)developed.

Where respondents indicated support for new business land and/or the future need for additional business land, respondents identified the following key themes (in order from most to least identified):

- Need for supporting businesses and/or a community hub ie: local shops and services are needed to support newly (re)developed areas
- Business land needs to be appropriately connected to residential areas to reduce travel, ease congestion, and limit carbon emissions
- New/increased employment opportunities are needed to support corresponding population growth
- New business land should not be on productive land
- New business growth should be for the local population rather than tourist population.

Areas where respondents indicated new business land was appropriate/needed included Hira, Richmond, Mapua, Nelson, Vanguard, Gloucester, Washington Valley, Eves Valley, Brookside, Wakefield, and Brightwater.

4.7.3 Development Areas

Question 16: Respondents were given the opportunity to comment on any of the specific development areas mentioned in the three scenarios.

In total, 46 responses were received in response to this question. Some respondents identified a specific development area proposed as part of round two consultation whilst others commented on a broader area, place, or road. Where possible, comments have been grouped into an applicable development area. It is to be noted that the level of feedback received ranged from a single sentence through to multiple specific outcomes sought.

In addition, comments on development areas were also provided as part of responses to other questions, as well as through bespoke submissions, as follows:

- Throughout the survey respondents made observations or notes on some of the proposed development areas. In total, 51 comments on specific development areas (in addition to those in Question 16) were identified.
- 47 comments in relation to specific development areas were identified in the bespoke submissions. Again, for summative purposes, these comments have been included with responses from the online survey in this section of the report.

For summative purposes, all of this feedback has been collated with responses from Question 16. Across both channels (the online survey and bespoke submissions) a total of 144 individual comments were received on specific development areas.

The following summaries are the compiler's best assessment of wording to accurately reflect the comments on each development area, taking into account the scale and depth of feedback received.

Atawhai Hills (N-12)

Atawhai Hills was commented on by one respondent. The proposed level of development in Atawhai Hills is low density. The respondent was generally supportive of a higher level of intensification.

Beach Road (N-34)

Beach Road was commented on by three respondents. The proposed level of development in Beach Road is mixed use and apartments of 4-6 storeys. All respondents opposed development in this location due to future sea level inundation. Flood and liquefaction prone land in this area was also identified as an issue.

Brightwater: Jefferies Road (T-01), Brightwater Centre Intensification (T-02), Shannee Hills (Katania) (T-03), Bryant Road (T-04), Wanderers Avenue (T-05), and Seifried Vineyard (T-31)

Brightwater as a broad area was commented on by 10 respondents. In general respondents were unsupportive of development in Brightwater. The need to retain high quality productive land was the key reason opposing urban expansion. One respondent did however note the importance of delivering commercial land to create employment opportunities, and the provision of a green belt to concentrate development around core services. One respondent was supportive of intensification in the centre of Brightwater.

Seifried Vineyard was specifically commented on by two respondents. The proposed level of development in Seifried Vineyard is standard density. Both respondents supported development in Seifried Vineyard, noting that this would be a suitable area for residential expansion.

Wanderers Avenue was specifically commented on by two respondents. The proposed level of development in Wanderers Avenue is standard density. One respondent was supportive of developing this area as a suitable and logical extension of the existing urban area that would not significantly decrease productive land potential in the region. One respondent was opposed to encroachment onto The Wanderers and Snowdens Bush Reserve.

Jefferies Road was specifically commented on by two respondents. The proposed level of development in Jefferies Road is medium-low density. One respondent was supportive of developing the area adjacent to Jefferies Road, noting that the soils in this area are not particularly good, and that the area is open and sunny, with access to a good road. One respondent noted their concerns in regard to existing storm water issues, roading congestion, and more rapid and frequent flooding. They indicated a need to address these issues before developing the area further, but acknowledged that development in this area would stop the spread onto better agricultural land.

Shannee Hills (Katania) was specifically commented on by one respondent. The proposed level of development in Shannee Hills is large lots (serviced). The respondent noted that this area should be included for development as the area is near a school, store, and established local community in Brightwater, which would allow for trips to be contained and have a high active mode share.

Dodson (N-15)

Dodson was commented on by one respondent who was supportive of development, noting that Nelson should expand north rather than south.

Fairfield Park (N-20)

Fairfield Park was commented on by one respondent who was supportive of intensification. The respondent noted proximity to existing community facilities, infrastructure, and public transport as well as the opportunity to promote active transport links.

Golden Bay

Golden Bay as a broad area was commented on by three respondents. All three were supportive of development in Golden Bay, with one respondent noting a preference for multiple dwellings in a communal setting for both elderly and younger demographics to support social well-being and provide for affordable housing. All three respondents also noted the need for community facilities and services to be integrated with development ie: health and recreation. One respondent specifically commented on Collingwood, who was very supportive of residential expansion to the south of the existing residential area.

Harakeke

Harakeke as a broad area was commented on by one respondent. Their comment was in regard to a need for smaller dwellings without large gardens, especially for an aging population - to enable them to age in place.

Hira

Hira as a broad area was commented on by three respondents. Two respondents were supportive of development. One respondent specifically commented that development must be focused north of Nelson to shift the centre of population closer to the CBD. The respondents noted that Hira would enable local servicing, employment hubs, and easy access to the CBD along the State Highway.

One respondent was not supportive of development in Hira due to constraints on the transport network which would likely exacerbate congestion.

Hope

Hope as a broad area was commented on by two respondents. One respondent was supportive of low density development, noting that Hope has many existing services and businesses, as well as schools. One respondent was very unsupportive of development in this area noting the importance of this agricultural land and its excellent micro-climate.

Hospital/Nelson South (N-22)

Hospital/Nelson South was commented on by one respondent. The proposed level of development in Nelson South is terraces and apartments – 3 storeys. The respondent supported a higher level of intensification, noting the potential to development public transport connections along main routes to the city centre.

Kaka Valley (N-3)

Kaka valley was commented on by four respondents. The proposed level of development in Kaka Valley is standard density. One respondent was supportive of a higher density- specifically through the provision of houses designed to float, in response to the increased flooding issues expected with climate change. Two respondents were supportive of low/medium density but noted that any development should prioritise and enhance the high ecological values of Kaka Valley and that upgrading access and wastewater infrastructure would also be required. One respondent was unsupportive of any development noting the ecological value of the area, unfavourable environmental factors ie: narrow valley and steep hills, shading in the winter months making it cold and damp compared with the flat areas in the city, issue of flooding from the Maitai River, and cost of infrastructure servicing. This respondent commented that Kaka Valley should instead be rural-residential.

Mapua: Seaton Valley intersection-commercial (T-09), Higgs Road (T-10), Seaton Valley Flats-elevated (T-11), Seaton Valley Flats-low (T-12), and Seaton Valley Hills (T-33)

Mapua as a broad area was commented on by eight respondents. In general respondents were supportive of both urban and commercial intensification but not supportive of urban expansion. Respondents noted that growth would support and enable businesses, such as a supermarket, and help make Mapua more 'self-sufficient' and reduce the need to commute to other urban centres. Mapua Drive was identified as a good location for business development. The proposed level of development in Seaton Valley Flats-elevated and Seaton Valley Flats- low is standard density, medium-low density in Seaton Valley Hills, and low density in Higgs Road. Overall, respondents supported higher density development, supported by good urban design, open spaces, walking/cycling connections, and diverse housing stock including provision of tiny houses. Two respondents commented on the issue of access, noting that there are only two narrow roads to Mapua which could cause major traffic problems particularly if there was an emergency that required residents to evacuate.

Mariri Hills (T-16), Lower Moutere Hills (T-18), and Upper Moutere (T-19)

Mariri and Moutere Hills were commented on by 10 respondents. Two respondents were supportive of development in both areas, with preference for lifestyle sections on non-productive land. Upper Moutere was commented on by four respondents, two who were supportive of intensification and

two who opposed development, noting a lack of local employment and/or desire to retain its rural/village character. One respondent specifically commented that the area along the Inland Moutere Highway would be suitable for development as it comprised poor quality clay soils, magnificent views and is already under sparse development.

Two respondents noted that both Moutere and Mariri have water security issues, with one respondent also commenting that there is a lot of 'orchard-ible' land that should be protected and not subdivided for development. The proposed level of development in Lower Moutere Hills and Mariri Hills is medium-low density, and infill and townhouses in Upper Moutere. Respondents were generally supportive of this form of lower density development. One respondent commented that Moutere Hills in general should be developed on the clay soils which are not essential or supportive of food production.

The Moutere Hills Residents Association, representing 60 people, were spilt in terms of views of future development. 42% of Moutere residents were supportive of new smaller lifestyle sections, 39% were supportive of village sections for single homes, and 33% did not think new housing was necessary.

Motueka: Courtney Street (T-13), and Motueka Intensification (T-14)

Motueka as a broad area was commented on by six respondents. The proposed level of development in Courtney Street is standard density; and town and terrace housing – 2 storeys for Motueka intensification. Two respondents were supportive of intensification, with one also supportive of business development, and three respondents recognised a need for affordable housing in Motueka, especially a need for smaller houses, particularly for older people. Advantages included no sea level issues, no overcrowding issues, boost to existing quality of life, and availability of un-productive land for housing. One respondent specifically commented on the opportunity to develop Motueka West, noting the importance of providing access to affordable housing, jobs and education options, as well as the introduction of a green belt around Motueka to ensure development is concentrated. The need for improved roading access particularly down Queen Victoria St, a new bridge over the Motueka River, and access to allow for new housing in Motueka Valley, Riwaka, and Golden Bay were also identified by the respondents. One respondent was not supportive of any development or intensification.

Murchison: Murchison Business (T-37), Fairfax Street South (T-21), and Hotham Street (T-20)

Murchison as a broad area was commented on by one respondent. They commented that subdivisions to allow for smaller houses should be considered rather than large parcel subdivision, especially for the aging population in Murchison.

Nelson City Centre (N-270)

Nelson City Centre was commented on by nine respondents. The proposed level of development in the city centre is mixed use and apartments of 4-6 storeys. All respondents were supportive of a high level of development – specifically mixed uses and apartments noting that there was a lack of vibrant office space on the street level and/or opportunities for offices to be converted to residential. Proactive strategies and urban design to enable intensification to be 'well done' were identified as an important part of helping to make the city centre alive and vibrant. Proximity to services and opportunities for public transport and walking and cycling connections was also noted as an advantage. Parks and access to shared green space and gardens was needed to enable good intensification. Two respondents also specifically commented on the need to consider infill and

partitioning of existing large houses as part of the intensification approach. One respondent noted that development in Nelson city centre would take the pressure off Tasman.

Orchard Flats (N-32)

Orchard flats was commented on by three respondents. The proposed level of development in Orchard Flats is medium-low density. Two respondents were not supportive of any development in this area due to flooding issues and the fact that Orchard Flats was gifted to the city and should remain a public reserve. They identified the importance of the ecological area to Nelson as an accessible recreation reserve that needed to be protected and/or expanded for residents, particularly if intensification were to occur in the inner suburbs. The swampy nature of the land and the issue of flooding from the Matai River were also noted as a reason not to develop the area. One respondent commented that Orchard Flat should instead be rural-residential. One respondent was supportive of intensification in Orchard Flats, noting proximity to Nelson City Centre. They noted that this area would only be suitable for houses that are designed to float.

Pigeon Valley Rural Residential (T-32)

Pigeon Valley as a broad area was commented on by three respondents. Two respondents commented that Pigeon Valley should not be subdivided or developed as it is vital productive land. One respondent commented that development would likely have a significant impact on the local network in terms of how to best service the area and provide transport choice.

Redwood Settlement (T-07)

Redwood Valley was commented on by two respondents, who were both supportive of development. The proposed level of development in Redwood Settlement is standard density. One respondent noted a preference for lifestyle sections.

Richmond: Richmond Intensification (T-22), McGlashen Redevelopment (T-23), Richmond South (T-24), and Richmond South Business (T-35)

Richmond as a broad area was commented on by 12 respondents. Five respondents specifically commented on Richmond South. The proposed level of development in Richmond South is standard density, which was supported by three respondents. Richmond South was generally supported as a logical extension of Richmond township with proximity to local services, transport, recreation, schools, and existing infrastructure. Concerns included lack of employment, and added pressure on roading, parking, and infrastructure. Poor development aesthetics in Richmond South (Hart Rd, Hill St, and Paton Rd) were also a concern, with contributions towards green space and urban design noted as a potential solution for future subdivisions. One respondent specifically commented on the need to introduce a green belt around Richmond as an important tool to manage future development.

Overall, respondents were supportive of low-density development in Richmond South, but not supportive of expansion elsewhere onto productive land. The need to retain land for food and wine production was highlighted as a priority over housing. One respondent specifically commented that residential development should not be allowed to sprawl south from Richmond along the main road, although there were poor quality clay soils to the east of Paton Road that would be suitable for housing, as it has elevated views and a sunny aspect.

One respondent specifically commented on Richmond intensification, noting that infill and partitioning of existing large houses should form part of the approach.

Three respondents specifically commented on the main transport routes in Richmond – Hill Street, SH6, and SH60, noting that these areas should be developed with apartments in conjunction with public transport. One respondent commented that the area between Champion Road/Hill Street, through to Suffolk Road would open up a significant area of land for development which would be well integrated into both Richmond and Stoke.

Lower Queen Street was specifically commented on by a further three respondents who opposed further development here, noting that it experiences flooding and inundation at high tide which would only get worse with sea level rise. One respondent noted the limited projected lifetime or development here and the potential future cost of sea defences.

St Vincent (N-288)

St Vincent was commented on by one respondent who was supportive of intensification. The respondent noted proximity to existing community facilities, infrastructure, and public transport as well as the opportunity to promote active transport links.

Stoke: Stoke Centre (N-287), Stoke School (N-28), Arapiki (N-285), Isel (N-286), Nayland (N-29), and The Black Cat (N-24)

Stoke as a broad area was commented on by seven respondents. Comments were generally in relation to Main Road Stoke which they identified to be suitable for 3-4 storey mixed use apartments due to the proximity to a key public transport corridor that could be developed in conjunction with public transport. One respondent commented that the area between Champion Road, Hill Street, through to Suffolk Road would open up a significant area of land for development which would be well integrated into both Richmond and Stoke. One respondent specifically commented on Stoke Centre, noting a preference to intensify through the provision of infill and partitioning of existing large houses.

Stringer Road Settlement (T-08) and Stringer Road Hills (T-36)

Stringer Road as a broad area was commented on by three respondents. The proposed level of development in Stringer Road Settlement is standard density, and large lots (serviced) in Stringer Road Hills. All three respondents were generally not supportive of Stringer Road expansion, and instead indicated support for greater intensification in existing urban areas. Stringer Road Settlement was specifically commented on by one respondent who noted that the settlement would likely be vehicle centric, reliant on the State Highway for access to services, and would likely require significant transport infrastructure upgrades.

Tahunanui Drive (N-26)

Tahunanui was commented on by six respondents. The proposed level of development in Tahunanui Drive is terraces and apartments - 3 storeys. One respondent opposed this level of development as it would destroy the 'beachy' character of the area. Two respondents were supportive of this level of development as well as other co-housing options noting that more housing supply and choices as well as people with access to local amenities and services would improve social and business viability and vibrancy. They were also in favour of mixed-use business and residential development. Two respondents opposed any development noting issues with flood and liquefaction prone land and future inundation from sea level rise as reasons not to develop. One respondent was supportive of development noting that any issues of flooding can be resolved through future technologies, and that these areas should not be ruled out.

Takaka (T-27) and Central Takaka (T-26)

Takaka as a broad area was commented on by five respondents. Overall respondents were supportive of development in both Takaka and Central Takaka, indicating a need for smaller affordable houses- particularly over the summer holiday period. The proposed level of development in Central Takaka is low density, and standard density in Takaka. All respondents expressed a desire for multiple dwellings on one title, infill development, tiny houses, co-housing initiatives, and/or eco-housing to provide for community and social needs and encourage self-sufficiency.

Respondents noted that houses in proximity to Takaka's existing local services including supermarket, medical centre, schools, and recreation centre was an advantage and especially important for Takaka's aging population. The issue of flooding was recognised, although respondents commented that this could be mitigated by building up and out of the flood zone.

Park Avenue and Dodson Road were specifically identified as appropriate areas for more housing.

Tapawera

Tapawera as a broad area was commented on by two respondents. One respondent commented that Tapawera village has had no new housing for several years but with increased horticulture and a shortage of labour there was a need for additional housing - specifically tiny houses, and two storey terraced housing. Both respondents noted seasonal population fluctuations, with one respondent commenting that action was needed to address freedom camping, but not at the loss of green space and reserves.

Tasman/Aporo Settlement (T-06)

Tasman/ Aporo settlement was commented on by five respondents. Three respondents identified issues with more housing in Tasman/Aporo including vulnerability to flooding, tsunami risk, lack of nearby employment resulting in the need to commute, water security issues, and the need to retain productive land. If more housing were to be developed they indicated a preference for intensification of existing urban areas. One respondent supported rural residential development or a small hub of development rather than sprawl, whilst another respondent opposed any new development as it would ruin the rural/village character of the area.

The proposed level of development in Tasman/ Aporo Settlement is medium-low density. It was noted by the respondents that Aporo View and Tasman Bay Estate recently introduced 150 houses to the area, and that there was no immediate need for housing. In the long-term one respondent suggested that small scale subdivisions comprising 12-20 700m^2 lot properties would be appropriate based on high population growth. There was support for business development if it was adjacent to existing urban centres and provided services to support the local population, rather than tourist population.

The Brook (N-289)

The Brook was commented on by one respondent who was supportive of intensification. The respondent noted proximity to existing community facilities, infrastructure, and public transport as well as the opportunity to promote active transport links.

The Wood (N-291)

The Wood was commented on by eight respondents. The proposed level of development in The Wood is terraces and apartments- 3 storeys. Four respondents were supportive of this level of

development noting its proximity to businesses and services in Nelson which in turn contributes to health, mobility, and social well-being. One respondent commented that houses on the street front in The Wood could be heritage listed and retained, with infill terraced housing occurring behind them. Two respondents did not support development of The Wood due to sea level rise. Two respondents commented that development, specifically infill housing, should progress in the short term while awaiting building innovation & technology solutions to manage rising sea levels.

Vanguard (N-17)

Vanguard was commented on by four respondents. The proposed level of development in Vanguard is mixed use and apartments of 4-6 storeys. Three respondents were supportive of a high level of development due to its proximity to businesses and services as well as Nelson CBD. One respondent was not supportive of development due to the issue of sea level rise.

Victory (N-23)

Victory was commented on by three respondents. The proposed level of development in Victory is terraces and apartments – 3 storeys which was supported by all three respondents, noting the potential to develop public transport and walking/cycling connections along main routes to the city centre.

Waimea Plains

The Waimea Plains as a broad area were commented on by four respondents. Current lack of water and the Waimea Dam were cited by respondents as reasons not to develop the area for housing.

One respondent were opposed to any rezoning for urban expansion in the Waimea Plains including the area surrounding Brightwater and Richmond, as the areas proposed for development are within or adjacent to the current scheme area for the Waimea Community Dam and would impact the areas where water shares can be sold. They were however supportive of development of high value rural production land elsewhere on the Waimea Plains, such as Spring Grove, Wai-iti, Mount Heslington, and parts of Brightwater outside the irrigation scheme area.

Waimea Road (N-21)

Waimea Road was commented on by two respondents. The proposed level of development in Waimea Road is terraces and apartments – 3 storeys. Both respondents were supportive of intensification, with one respondent specifically keen on mixed use and apartments of 4-6 storeys, noting the potential to develop public transport and walking/cycling connections along Waimea Road and other main routes.

Wakapuaka Flats (N-290)

Wakapuaka Flats was commented on by one respondent. They noted that this area was subject to fresh water flooding and inundation by sea water and considered that houseboats would be an appropriate housing option for this area.

Wakefield Intensification (T-29) and Wakefield Church Land (T-30)

Wakefield as a broad area was commented on by three respondents who were generally not supportive of development. Their primary concerns were in regard to current infrastructure including storm water issues, flood prone areas, and impact on congestion. They indicated a need to address these issues before developing the area further, noting a preference for dense, earthquake proof

housing. The need to commute to Nelson for work/services, resulting in carbon emissions was also identified as an issue. One respondent did noted the importance of delivering commercial land to create employment opportunities, and the provision of a green belt to concentrate development around core services.

Washington Valley (N-287)

Washington Valley was commented on by two respondents, who were both supportive of intensification, noting close proximity to the CBD as an advantage for transport, and access to facilities and services. The proposed level of development in Washington Valley is town and terrace housing – 2 storeys.

4.8 Final comments

Question 17: Are there other points you wish to make to inform the final strategy?

Many respondents used this question as an opportunity to recap or highlight their key concerns or main points. As such, responses to this question can be considered indicative of the key themes from throughout the survey. Key themes (in order of most to least identified) include:

- Preference for intensification over urban expansion

  "We need to focus more on intensification! 30% isn't enough - expansion compromises productive land, commits us to more carbon emissions, and put housing at risk of sea level rise. What's more this plan underestimates the capacity for intensification in the areas available. By recognising that population growth is occurring in the 65+ age bracket, one can see that extra housing need only be 1-2 bedrooms, rather than 3-4 bedrooms"

- Need to consider development in conjunction with public transport and/or main transport corridors

  "I think it is crucial to develop public transport and biking/walking strategies to go hand in hand with this development strategy. The obvious areas for housing intensification are therefore along main arterial roads/corridors"

- Strong support for retaining and protecting productive land

  "Both Councils have advised the public that the economic driver of Tasman/Nelson region is predominantly from primary industry and productive land. To promote a reduction of this productive land for urban growth is contra-indicative to the region's economic forecasts and well-being. Therefore, Councils must agree to limit urban expansion plans to current urban areas through prudent and well planned intensification and to areas where infrastructure is already in place and low productive land is available"

- Desire for tiny houses, and other housing options, to be allocated and more formally recognised in the FDS as a preferred housing option

  "Tiny housing and co-housing need to be included in Nelson development strategy as viable and necessary options for a growing population seeking affordable and secure housing"

- Need for active transport options

  "There needs to be safe cycle ways for cyclists to ride Ebikes. These need to connect all areas between Motueka - Richmond - Nelson and Richmond - Wakefield. These cycleways need to be sealed, and away from cars. E-bikes have the capacity to reduce the number of cars travelling between Richmond and Nelson which is essential so that Businesses can grow"

- Need to take into account climate change and sea level risk

  "Just to ensure that you build in adequate margins to cover what might turn out to be bigger problems (e.g. sea level rise) than currently estimated. There's no point in having nice new-builds in place an extra 1 - 2 metres higher in 10 years time only to find that 20 - 50 years later they too will be inundated. Plan conservatively!"

- Desire for alternative/ more broad development scenarios

  "Reconsider the entire approach. Expansion and intensification are choices, not givens. Relentless expansion is unsustainable and unhealthy for populations. What's the quality of life in all these areas after 30 years applying any of these 3 scenarios ..?"

- Need to improve existing infrastructure and services

  "I am most concerned that all this planning for the future tends to take attention from what we have now- the present infrastructure etc is NOT being well cared for and maintained for the benefit of current residents. If you were to look after the present properly then the future would end up taking care of itself because there wouldn't be heaps of catching up to be done eg- water treatment plants, water supplies, good town planning"

- Desire to limit the amount of population/residential growth

  "Some limitation to residential growth should be considered, all our infrastructures (roads, water, sewage etc) are becoming overloaded at present and reducing the rate of growth should be considered"

5. Summary of Bespoke Feedback

5.1 Responses received

In total, 25 bespoke responses were received by Council[13]. Bespoke submissions were generally emailed to Council staff as a word or pdf document. The level of detail received ranged from a single paragraph or list of bullet points through to numerous pages with detailed comments and multiple specific outcomes sought.

The following summaries are the compiler's best assessment of wording to accurately reflect the range of comments received, taking into account the scale and depth of feedback received.

Note: 47 comments in relation to specific development areas were identified in the bespoke submissions. For summative purposes these comments have been collated with comments from the online survey in Section 4.7.3 above.

Overall, taking the feedback as a whole, key themes from the bespoke submissions generally indicated that there was:

- support for intensification of existing urban areas;
- a need to promote growth in areas with good transport linkages and close to existing services and facilities;
- a preference for avoiding growth in areas prone to sea level rise, unless risks could be mitigated;
- a preference for protecting high value productive land; and
- support for increased housing choice.

Respondent	Key comments
Resident (area not specified)	• Support greater intensification with existing areas made available for more intensified residential development. • Support avoiding areas at risk of sea-level rise and potentially productive land. • Avoid expansion where infrastructure and public transport not currently provided.
Resident of Tasman	• Support development on land that may be subject to sea-level rise provided there are planning rules applicable to land where flooding is a possibility or likely, to mitigate against the potential threat of sea-level rise by including appropriate floor levels, building on piles or earth mounds, and buildings capable of being raised or moved.
Moutere Hills Residents Association	• The Moutere Residents Association conducted their own survey, with a total of 60 respondents. • Of the respondents, some support more growth in rural areas, some support intensification, and some support both. • Some support more variety in housing typologies and subdivision patterns being available within the rural area. Including the subdivision of large land parcels and allowing more than one dwelling on a rural site, tiny houses, 'lifestyle' sections and 'village' sections for single homes.

[13] 3 bespoke submissions were received with additional comments/feedback on a submission already received via the online survey.

	• Where respondents support concentrated growth closer to existing communities, they support a more compact subdivision pattern. • Some support protecting productive land from development. • Some raised concerns about consideration of climate change effects. • Some support additional retail/ business development around Moutere Village, although it should be development that fits with the rural community and offers a range of employment opportunities.
The Nelson Tasman Community Transport Trust (NTCTT)	• Support intensification, where access to affordable, accessible and sustainable community/ public transport systems are provided.
Local Issues Group of Nelson Branch of Nelson Branch of National Women of New Zealand	• Support housing choice and intensification in and around existing areas due to the high infrastructure costs of developing new areas and the risk of loss of productive land. • Support development serviced by bike links and bus services. • Do not support the use of productive land or land that is subject to sea-level rise for development. • Supports some growth and intensification around main centres but does not support establishing new towns to absorb the growth. • Concerned about loss of natural environment for public spaces, such as parks and not obscuring views in the compact growth approach.
New Zealand Transport Agency	• Support including additional carbon emissions as a key consideration in determining growth areas. • Support intensification over expansion, and support staging development in greenfield areas (expansion) after development of intensification areas. • Support including T03 Shannee Hills (Katania) (not currently included in any scenario) as it is bounded by T-01 Jeffries Road and T-31 Seifried Vineyard in Scenario 2. • From a transport perspective concerned with development in T-19 Upper Moutere, T-08 Stringer Road Settlement and T-32 Pigeon Valley Rural Residential. • Support prioritising intensification in Nelson Central (Fairfield, Victory, Brook, St Vincent, Washington Valley), Stoke and Richmond. • Support later development, once services and infrastructure are in place in Richmond South area and Seaton Valley Hills near Mapua, as the existing level of infrastructure may not be adequate for large scale greenfield development.
Community Action Nelson	• Support intensification of existing areas. • Support protecting productive land from development and avoiding development on land subject to sea-level rise. • Support staged development over time. • Support more variety in housing typologies, specifically partitioning of existing dwellings into two, allowing an additional dwelling on a site, tiny houses, and co-housing and mixed use development. • Support removing minimum lot sizes and the removal of development contributions for social housing developments. • Support expansion provided, amenities and facilities are provided within a 10-minute walk, and does not include shopping malls, industrial parks of large office complexes, or big-block mega stores.

	• Suggest Councils could lease or sell their land for the development of affordable and social houses.
Resident of Tasman	• Support inclusion of the T-05 Wanderers Avenue area in Scenario 1, for residential development.
Nelson Marlborough District Health Board	• Do not support development in areas prone to sea-level rise and other hazard prone areas, such as earthworks, slips and floods or areas with productive soils. • Support intensification within existing areas close to key transport routes and walking and cycling links can be provided. • Support smaller houses and social housing. • Offers a 'fourth scenario' that increases the area of intensification to include all transport corridors between Richmond and Nelson, in particular along Main Road, Stoke through to Richmond, along the Railroad Reserve and Waimea Road. • Support expansion and subdivision of productive land in Takaka and Murchison as the population is aging.
Resilienz Ltd.	• Concerned with consideration of climate change in the identification of growth areas. • Concerned that growth has in the past created major difficulties in reducing greenhouse gas emissions. • Concerned with the strategy in its approach to population growth is accepted for whatever it is and that appropriate consideration has not been given to the true population growth. • Support flexibility and agility in the strategy to respond to changing circumstances. • Any growth must give adequate consideration to the electricity sector and its ability to generate and distribute power. • Support intensification where it enables effective public transport, housing affordability and support local business.
Nelsust Inc.	• The submission is the result of the Nelsust Organising Committee consultation. • Support intensification of existing areas and do not support greenfield development until there is no more room for expansion. • Support a variety of housing typologies, such as allowing the partitioning of existing houses into two separate dwellings. • Support higher density residential areas in the Kaka Valley. Notes that Orchard Flats and the flat areas of Kaka Valley are only suitable for houses that are designed to float. • Support allowing a second dwelling with no development contributions, provided the second dwelling has slow flow plumbing fittings. • Suggest lot sizes of 150m2 are a more accurate indication of capacity in existing areas. • Do not support greenfield development and expansion in areas such as Hira and Mapua.
Tasman Holdings Nelson Ltd. and Acorn Projects Ltd.	• Support intensification in the form of partitioning existing houses, infill development, town houses, terraced houses and apartment living. • Support no development contributions for infill development or where a dwelling is partitioned into multiple dwellings. • Support no minimum lot sizes to allow greater intensification.

	• Support avoiding productive land. • Support development in The Wood area, should not be excluded from development as sea-level rise can be managed through technology over time. • Does not support development in Kaka Valley or Orchard Flats, due to ecological values, rural recreational use, environmental reasons such as flooding, and infrastructure costs. • Does not support medium or high density development in The Maitai, The Roding, The Lee and The Wairoa. Supports retaining these areas as recreational and ecological areas.
Hathaway Court Body Corporate	• Support intensification. • Support inclusion of The Wood as an area for development.
Wakatu Incorporation	• Support concentrated, sustainable development, either though intensification of existing areas, expansion of existing areas or the creation of new settlements. • Do not support extensive development in rural areas. • Support development in Nelson North, Hill Street North/ Saxton, Richmond South & West, Motueka West and Wakefield & Brightwater. • Support inclusion of a greenbelt zone around settlements, particularly around Richmond and Motueka.
Resident of Nelson	• Support two storey houses in areas that need redevelopment, such as, Vanguard, Vincent Street, Woolf Street or Beechville Crescent, where infrastructure is in place. • Support infill housing in these areas as they have large sections.
Resident of Nelson	• Support expansion development in Richmond. • Support intensification in The Wood and Tahunanui. • Believes council will not be able to avoid protecting existing areas from sea-level rise. • Supports providing a range of housing typologies, but not high-rise buildings. • Supports removal of requirement to meet minimum lot sizes and yards.
Spring Groves Olives	• Support development adjacent to Jeffries Road and Seifried Vineyard. • Suggest intensification of Brightwater is possible behind the row of shops on Ellis Street, however should not encroach on the playing fields. • Support residential development just beyond Redwood Valley on the Inland Moutere Highway as it comprises poor quality soil. • Does not support development on Snowdens Bush Reserve. • Concerned about residential and commercial development of Lower Queen Street due to sea-level rise. • Concerned about development near the Wai-iti River and the Wairoa as it is historically prone to flooding, including in Brightwater. If development occurs here, it needs to be managed to avoid flooding effects. • Does not support development from Burkes's Bank to Richmond, south along the main road from Richmond.
Resident of Tasman	• Support new settlements in the form of a "village" model, where residents can easily access facilities.

	• Suggests a minimum land size needs to be considered where infill type development is likely to occur.
Resident of Tasman	• Submission relates to Golden Bay. • Support a decentralised model of development for Golden Bay. • Support multiple dwellings per site, while recognising that any development needs to offer community facilities and services.
Resident of Tasman	• Support land situated between Orion Street, Excellent Street and the Takaka-Collingwood Highway (State Highway 60) (contained in CFR 530170) to be identified for residential development.
Resident of Tasman	• Support expansion of existing areas where productive land is not compromised and development is above MHWS level. • Concerned with expansion related to increased traffic and concern of pressure on the High Street of Motueka. • Support development of the Mairiri and Seaton Valley. • Support intensification, including redevelopment and infill in Motueka, Mapua and Nelson where land is above sea-level rise. • Support intensification of existing areas and a range of housing typologies. • Concerned how the compact growth approach relates to access to sunlight and light. • Support growth in new settlements. • Concerns around housing elderly in the future. • Suggest small permanent or semi-permanent homes for how growth should occur.
Resident of Tasman	• Support intensification of existing areas, in particular along transport corridors. • Do not support expansion in rural areas and on productive land. • Concerned about protecting natural resources and reducing risks associated with climate change and biodiversity loss.
Positively Aging Forum	• Support provisions for temporary housing opportunities, such as mobile, permanent and semi-permanent – motorhomes and caravans. • Consideration of housing older people in tiny houses etc.
Resident of Tasman	• Greater consideration needs to be given to climate change and support the commitments by Council to make NZ carbon neutral by 2050. • Support intensification of existing urban areas, supported by public transport and the protection of the natural environment, in particular biodiversity. • Do not support expansion on rural land, due to cost of infrastructure and services.
Ministry of Education	• Support intensification as it allows for a higher use of existing education facilities and means students live in closer proximity to their local school, which increases the likelihood of active transport. • Support mitigation of climate change effects, particularly flooding risks.

6. Summary of Feedback from the Youth Survey

Both Councils specifically sought input from young adults, given the 30 year time frame of the FDS. Each Council facilitated a separate youth survey. The Nelson and Tasman youth surveys posed similar questions on the same topics including considerations when choosing where to live in the future, housing typologies, and how future development should address the risk of sea level rise and productive land.

The Nelson Youth Survey consultation document is attached as Appendix 4.

The Tasman Youth Survey consultation document is attached as Appendix 5.

6.1 Responses received

In total, 751 responses were received to the youth surveys. It is to be noted that not all respondents answered every question.

629 responses to the Nelson Youth Council survey were received, whilst Tasman's youth survey received 122 responses. The Tasman Youth Survey allowed respondents to select whether they lived in Nelson or Tasman. Where respondents selected Nelson, this data has been collated with the Nelson Youth Survey for summative purposes.

In terms of location, from the Nelson Youth Survey 438 respondents indicated they either attend school or live in Nelson, and 186 either attend school or live in Stoke. In addition, 13 respondents from the Tasman Youth Survey indicated that they lived within Nelson. From the Tasman Youth Survey 108 respondents identified that they lived in Tasman. 83 selected Golden Bay, 13 selected Motueka, 5 selected Moutere, 3 selected Richmond, 2 selected Mapua, and 1 response was received for both Brightwater and Hope.

In terms of age, the majority of respondents were aged 14-18. Whilst the survey was aimed towards youth, some responses were received from older respondents- these are summarised as 'other'.

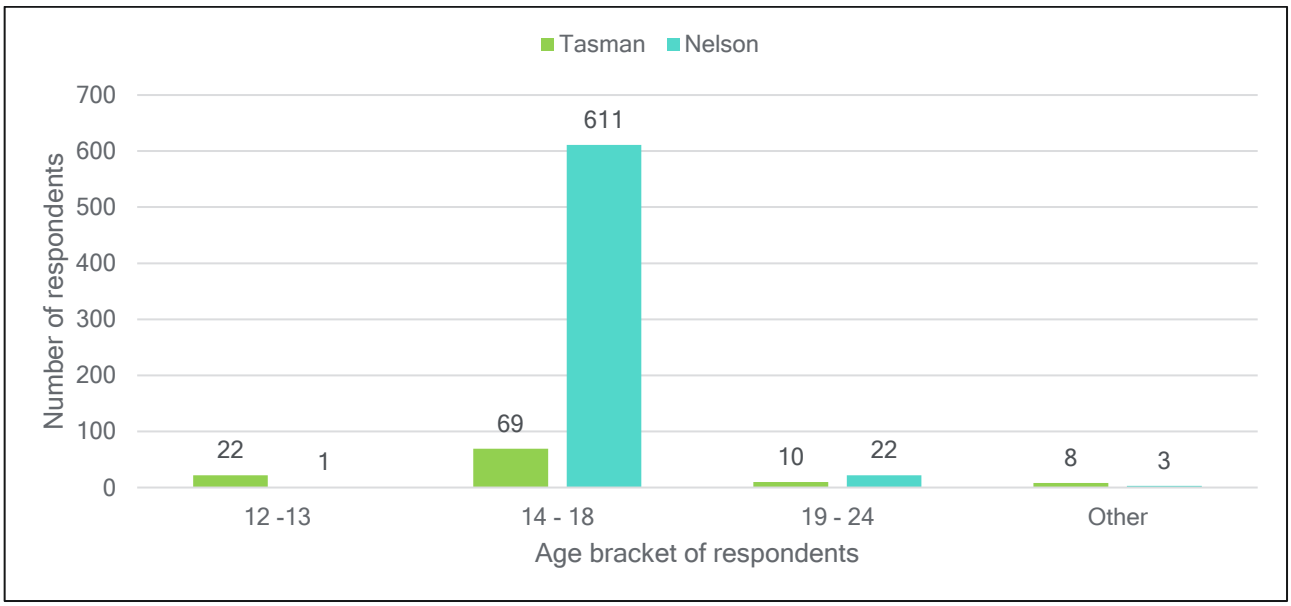


Figure 6: Combined youth surveys – age

6.2 Feedback on relevant questions

Question 1: What kind of housing do you see yourself living in in the future?

From the Nelson Youth Survey, 'two storey terraced housing' was the preferred housing option. Two respondents commented that they would instead prefer a large residential house.

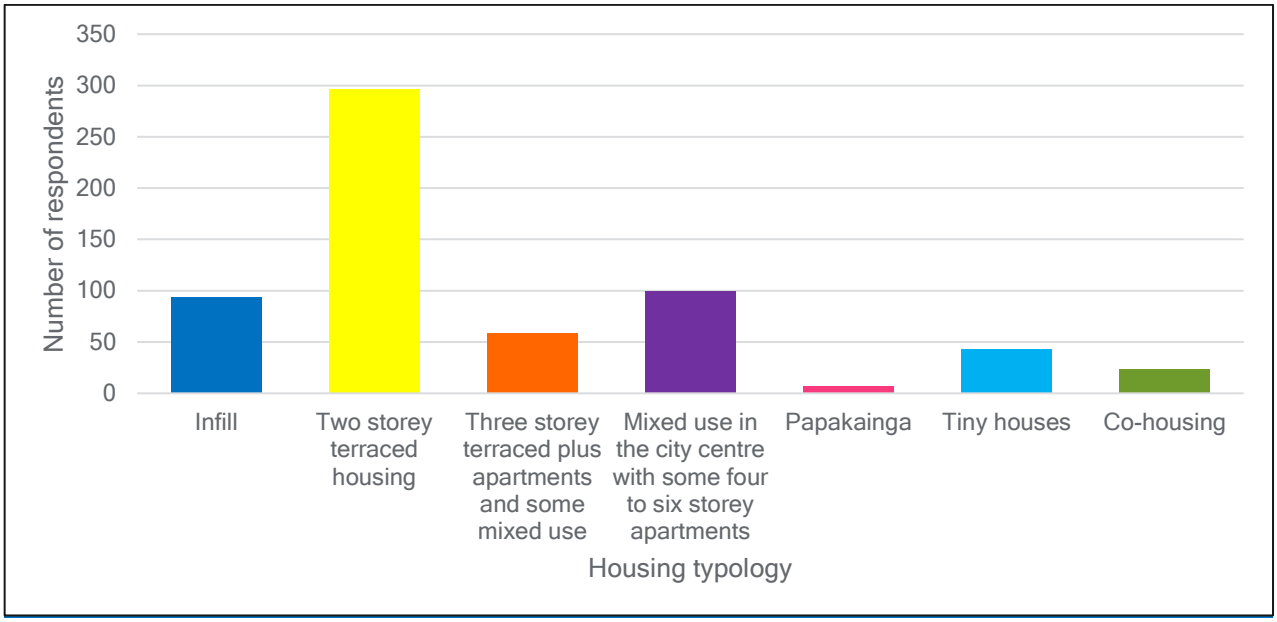


Figure 7: Nelson Youth Survey – housing typologies

The two youth surveys differed with Tasman's youth survey including larger forms of housing in the options to select, as well as the option of 'living outside of Nelson & Tasman'. Nelson's survey focussed more on a range of smaller, denser housing. The responses to Tasman's question are illustrated in Figure 8, with responses separated into those who live in Nelson and those who live in Tasman.

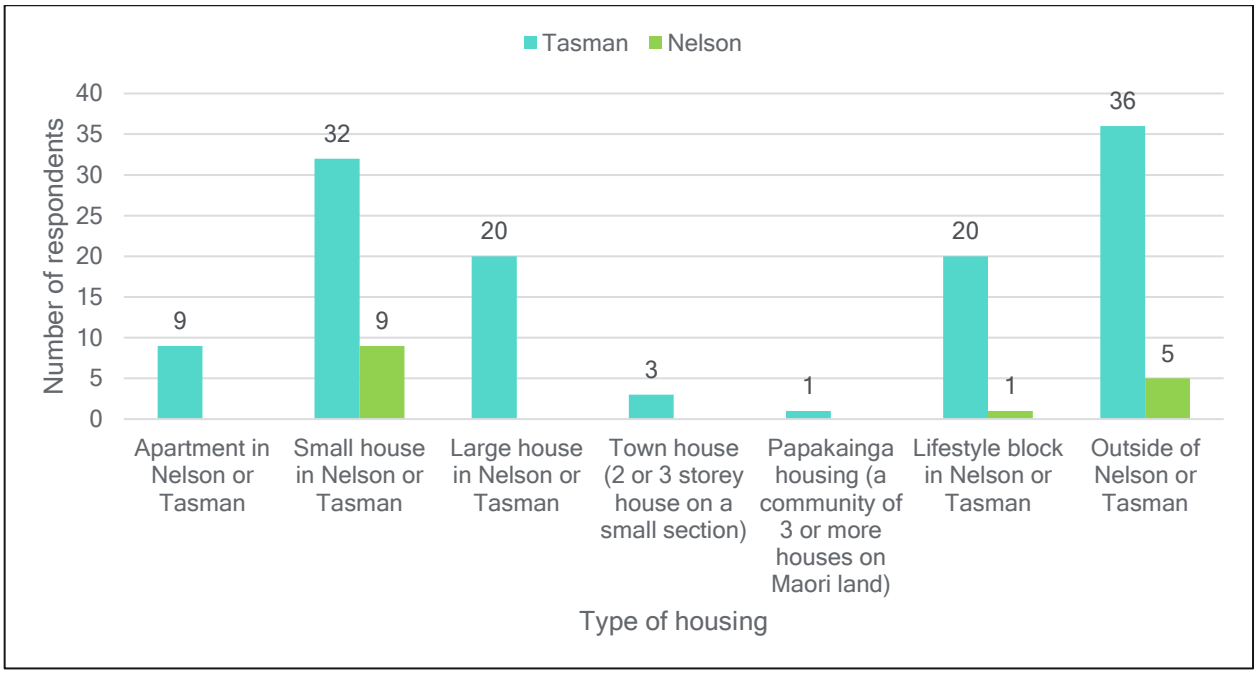


Figure 8: Tasman Youth Survey – type of housing

Question 2: Important considerations when choosing somewhere to live in the future.

For those living in Nelson, 'affordable housing' was identified as the most important thing when thinking about where to live in the future. 'Living close to work, facilities, and hobbies' was the second most important consideration, followed by living 'safe from natural hazards and sea level rise'.

For those living in Tasman, 'affordable housing' was also identified as the most important thing for youth when thinking about where to live in the future. The second most important consideration was development that 'preserves the environment, natural landscape and farmland'. In the Tasman Youth Survey the 'preservation of farmland' and 'preservation of the environment and natural landscape' were separate categories, with the 'preservation of the environment and natural landscape' seen as more important considerations. The third most important consideration for those in Tasman was 'safe from natural hazards and sea level rise'. Again, these were separate categories in the Tasman Youth Survey, where 'safe from flooding, slips and other natural hazards' was seen as a more important consideration.

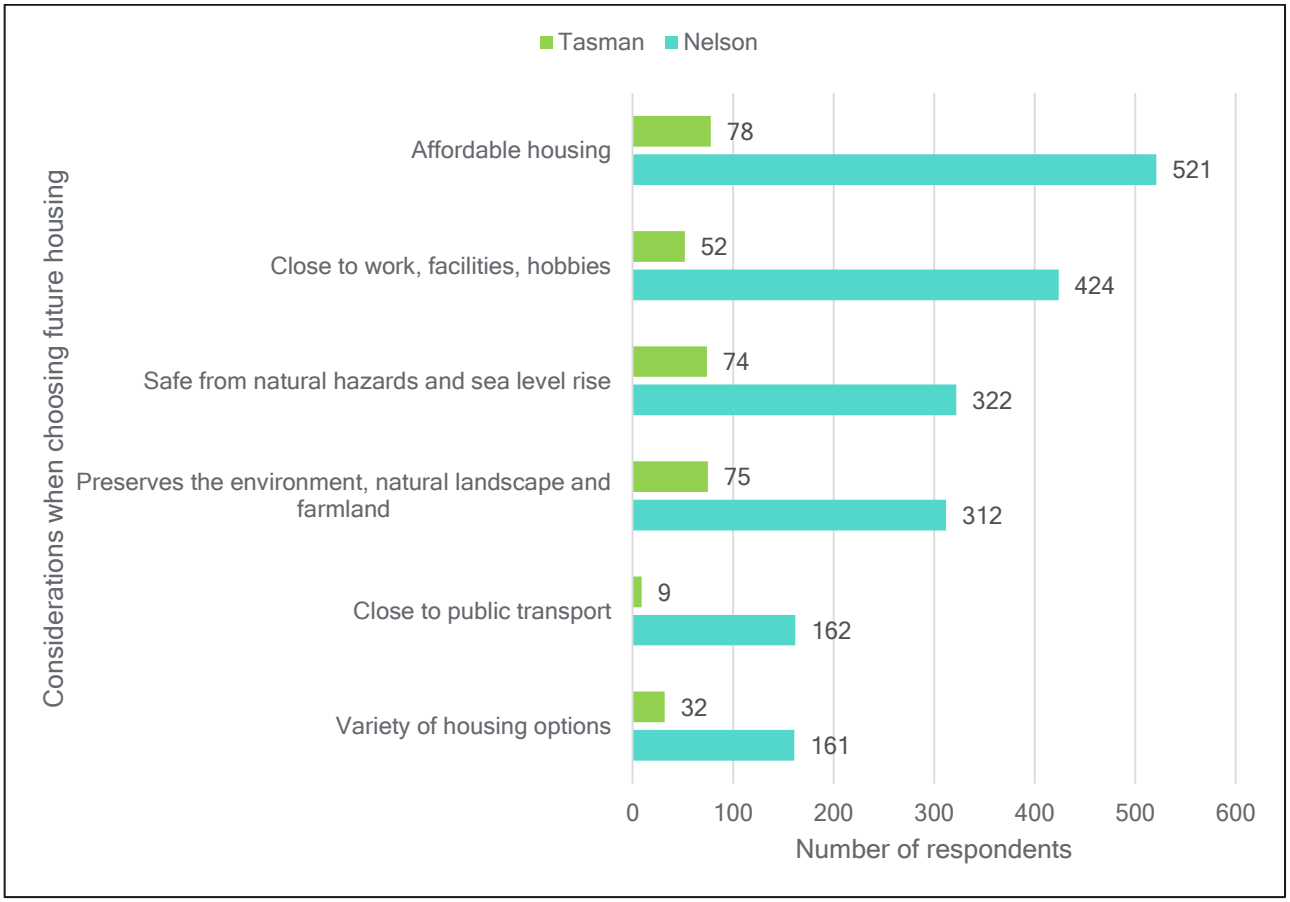


Figure 9: Combined youth surveys – important housing considerations

Question 3: There are different options to creating space for more houses. With the risk of sea level rise in the future, would you rather we allow development of these areas with some protection or avoid building on areas subject to sea level rise.

Respondents from Nelson (in both the Nelson and Tasman youth surveys) indicated that avoiding building on areas subject to sea level rise was preferable over allowing development of these areas with some protection.

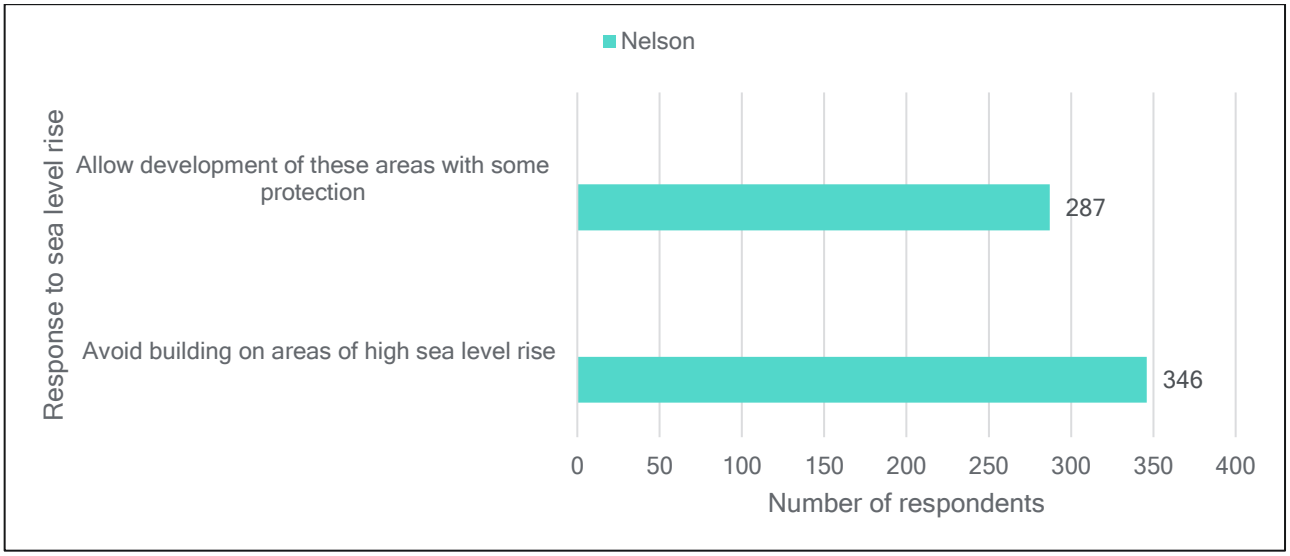


Figure 10: Combined youth surveys – areas subject to sea level rise

Question 4: There are different options for creating space for more houses - we can build up in our existing towns (this is called intensification) or we can spread out onto nearby farmland.

The Tasman youth survey asked this additional question in regard to productive land. Respondents to this question were slightly more supportive of 'avoiding putting houses on any good food-growing land, even if it means no more homes can be built in areas such as Takaka and Murchison in the future'.

Figure 11: Combined youth surveys – areas of productive land

6.3 Comparison of youth survey and online survey responses

The intention of the youth surveys was to seek the perspectives of the population aged between12-24. By comparison, the online survey was responded to by an older demographic, with the majority of respondents aged 55-74. Responses can be compared between the different age brackets, where questions between the youth and online surveys were the same.

The following figures illustrate the percentage of respondents across each of the four age brackets in terms of their views in relation to housing typology, approach to rising sea levels, and approach to developing land of high productive value.

6.3.1 Comparison of preferred housing typology by age

As indicated in Figure 12, respondents aged 24 and under had a strong preference for 'two storey terraced plus apartments and some mixed use', those aged 25-44 had a strong preference for 'mixed use in the city centre with some four to six storey apartments', and those aged in the age brackets 45-64, and 65+ had a preference for 'three storey terraced plus apartments and some mixed use', followed by 'two storey terraced plus apartments and some mixed use'.

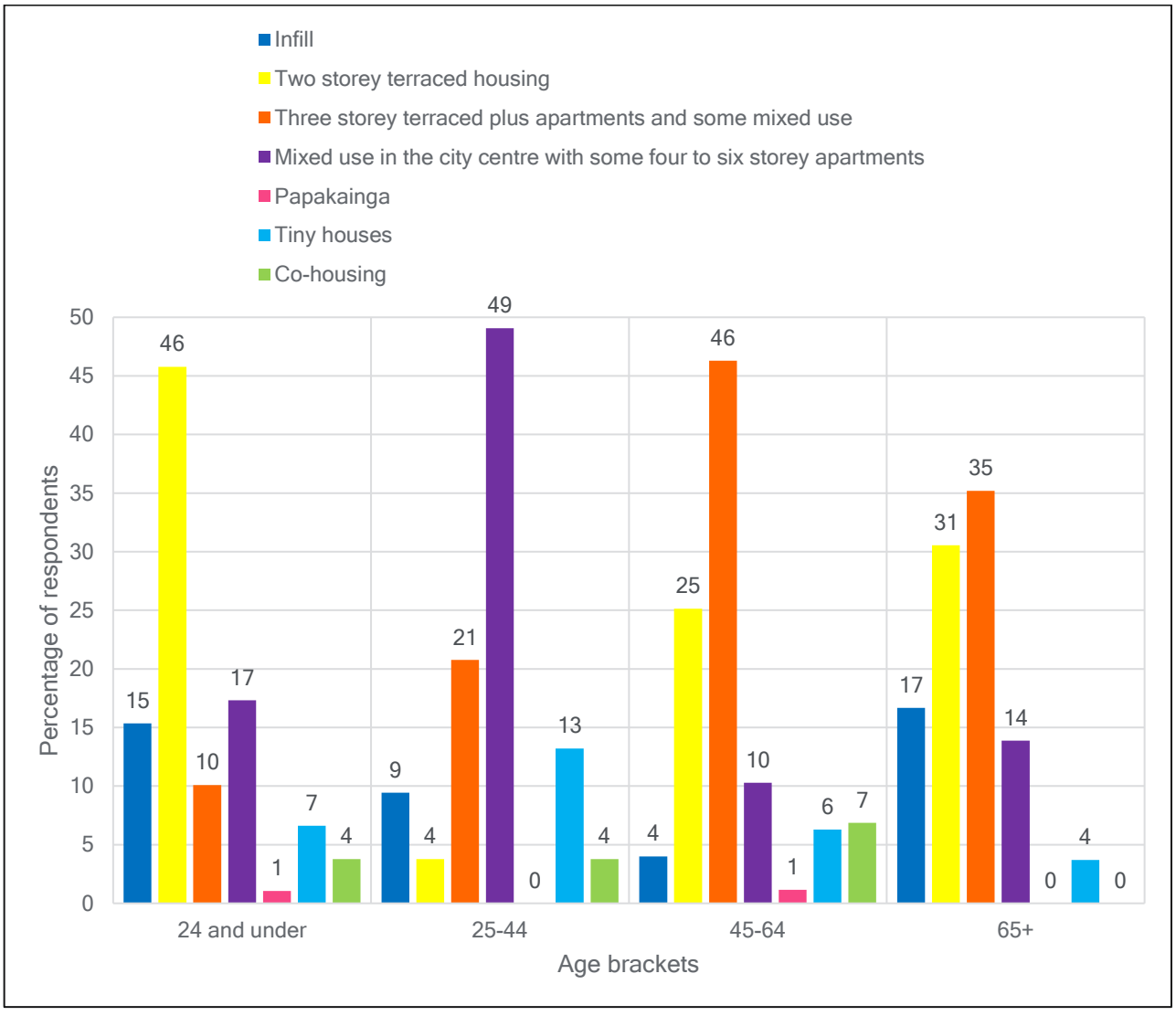


Figure 12: Comparison of preferred housing typology by age

6.3.2 Comparison of approach to rising sea level by age

As indicated in Figure 13, the majority of respondents aged 24 and under had a preference to 'avoid development on any land at risk from sea level rise'. By comparison, the large majority of respondents across all other age brackets were supportive of 'allowing some development, with some protection from sea level rise and/or climate change adaption strategy in place to manage risk'. This indicates that those 24 and under are perhaps more risk adverse when considering future risks from sea level rise.

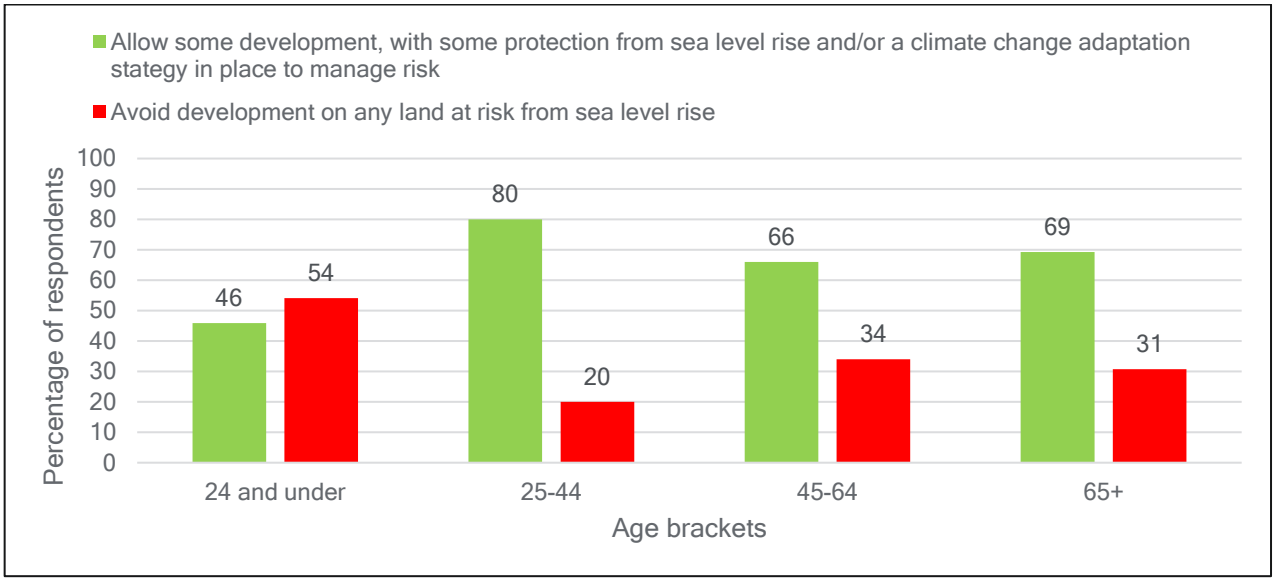


Figure 13: Comparison to approach to rising sea level by age

6.3.3 Comparison of approach to developing land of productive value by age

As indicated in Figure 14, all age brackets had a preference to 'avoid putting houses on any productive land, even if it means no more homes can be built in areas such as Takaka and Murchison in the future'. This reflects comments in the online survey, where people expressed a strong desire to retain land of high productive land and instead intensify existing urban areas.

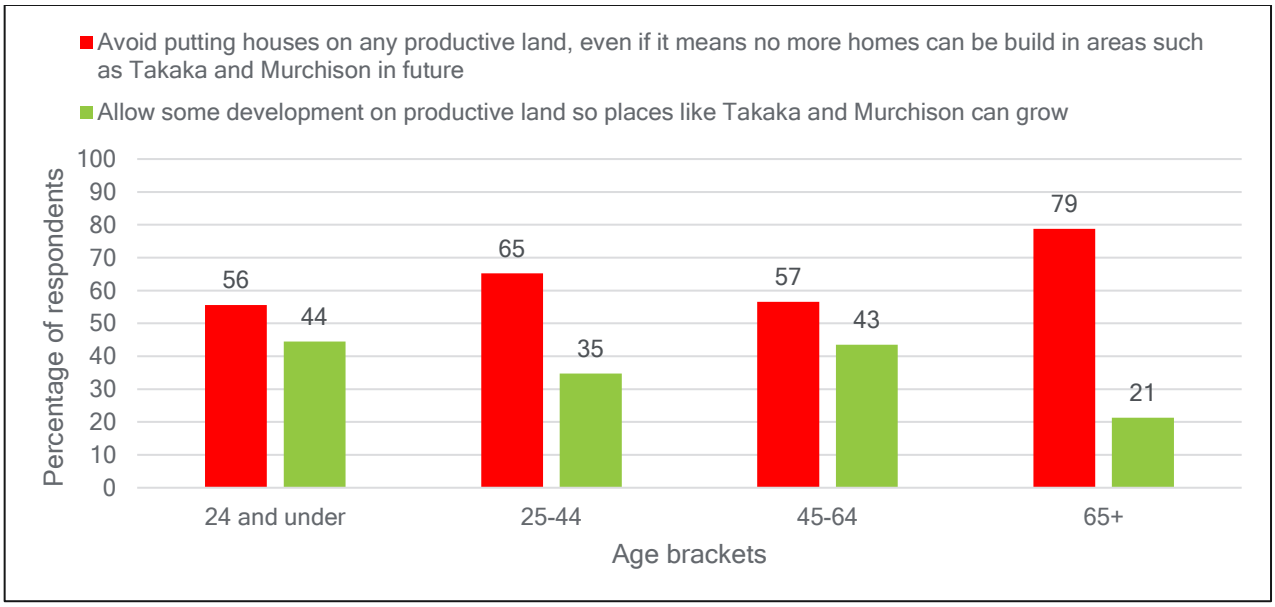


Figure 14: Comparison of approach to developing land of productive value by age

7. Summary of Feedback from Drop-in Sessions

7.1 Scope of consultation

Fourteen public information sessions were held between the 8th of April and 3rd May 2019 in Mapua, Golden Bay, Motuere, Nelson, Stoke, Wakefield, Motueka, Brightwater, Murchison, Tasman, Richmond, Kaiteriteri, and Tapawera. The table below provides an overview of the public drop-in sessions that were held across Nelson and Tasman. Tasman District Council staff also presented at six community association meetings, and three youth council meetings, where the dates of these meetings coincided with the consultation period.

Area	Date	Time	Location
Mapua	Monday 8 April 2019	3:30pm - 6pm	Mapua Village Hall, Bill Marris room
Golden Bay	Tuesday 9 April 2019	1pm - 4pm	Takaka Service Centre meeting room, Commercial Street
Nelson	Wednesday 10 April 2019	9am - 1pm	Nelson Farmers Market, Kirby Lane
Moutere	Thursday 11 April 2019	4pm - 6:30pm	Moutere Hills Community Centre community room, Moutere Highway
Stoke	Friday 12 April 2019	2:30pm - 4pm	Stoke Library
Nelson	Saturday 13 April 2019	9am - 1pm	Nelson Saturday Market, Montgomery Square
Wakefield	Monday 15 April 2019	3:30pm - 7:30pm	St John's Anglican Church, Edward Street
Motueka	Tuesday 16 April 2019	3pm - 4pm & 7pm - 8:30pm	Tasman District Council office, Hickmott Street
Brightwater	Thursday 18 April 2019	3:30pm - 6pm	Plunket Rooms, Ellis Street
Murchison	Tuesday 23 April 2019	3:30pm - 6:30pm	St John Ambulance, 102 Waller Street
Tasman	Wednesday 24 April 2019	4pm - 6pm	Tasman School hall, Aporo Road
Richmond	Monday 29 April 2019	12pm - 5:30pm	Richmond Mall
Kaiteriteri	Wednesday 1 May 2019	4pm - 6pm	Kaiteriteri Recreation Reserve, Ngaio conference room
Tapawera	Friday 3 May 2019	3:30pm - 6:30pm	Tapawera Community Centre

An additional session was held with the New Zealand Planning Institute and Resource Management Law Association on Thursday 2 May 2019 at Fairfield House.

7.2 Feedback received

Over 400 people attended the public drop-in sessions organised and attended by staff from Tasman District Council and Nelson City Council. These sessions provided the opportunity for members of the public to ask questions and discuss issues with Council staff.

Council staff who were in attendance at the drop-in sessions maintained a record of the number of attendees, and comments and discussions held. It is to be noted that the number of attendees, level of engagement, and feedback received ranged across each of the drop-in sessions.

The following table summarises feedback.

7.2.1 Nelson City Council drop-in sessions

Nelson – Farmers Market – 10 April Around 50 people approached the stall for discussion with staff. A majority of people were in favor of further residential development in the City Centre and intensification in general. A significant minority of people were opposed to growth in general. Two or three people raised concerns around the vulnerability of the Wood and City Centre to sea level rise.
Stoke – 12 April Two people approached the desk. Key concern was the need to reduce carbon emissions.
Nelson – Saturday Market – 13 April Around 40 people approached the stall for discussion with staff. A majority of people were in favour of further residential development in the City Centre and intensification in general. A significant minority of people were opposed to growth in general. One person said that the strategy did not go far enough in intensifying around existing centres. One person expressed concern around the vulnerability of lower Dodson Valley area to sea level rise.

7.2.2 Tasman District Council drop-in sessions

Mapua – 8 April Approximately 30 people attended the drop-in session, a further 30 people attended a Community Association meeting held in the evening. Reaction was mixed. Several landowners were supportive of the Seaton Valley area being developed, some are particularly large landowners. One landowner in the low lying area felt further development would worsen stormwater run-off issues. A mix of housing types was sought. Concern expressed about climate change. People were concerned that reserve land would be developed, although the FDS does not propose this. People were supportive of the proposed commercial/business area, recognizing that the existing block of shops are under pressure and more commercial/business area would be needed to support further development. Some people suggested the need to future proof communities e.g. rain water collection, solar panels etc.
Golden Bay – 9 April Approximately 15 people attended, with approximately 20 people attending a Community Association meeting in the morning also. Reaction – generally receptive. About half the people wanted no further development in Golden Bay and about half were supportive of further development. Some asked why we had development proposals for Golden Bay when population growth so low – explained it was due to demands from the community that Golden Bay has insufficient zoned land. Older people want smaller homes; Port Tarakohe may grow; tiny homes sought; reduce lot sizes in Golden Bay; the scenarios 1-3 are not mutually exclusive; rules in Plan allow for 2 storey housing now. Golden Bay is not about putting one development area forward e.g. Park Ave, it may be about a larger number of smaller areas, but these will need checking against servicing costs and whether this is efficient.

Moutere - 11 April

Three people attended. At the Community Association meeting in the evening 40 people attended. Concerns raised such as population projections; reverse sensitivity effects from farming for new residents; how productive land has been assessed. Existing infrastructure problems overshadowed the future development proposals e.g. lack of servicing and provision of community footpaths and cycle ways.

Area outlined for Upper Moutere probably not sufficient size to cover cost of servicing as only yields about 60 lots. Look to enlarge area to the west where there is flat land and gentle hills. East is too flood prone. Good facilities in village – dairy, take away, another food shop (old P.O.), school. Then a childcare centre next to community hall, a gym and rec centre, pub.

Wakefield – 15 April

Approximately five people attended.

One suggested creating a huge new settlement around Redwood Valley, going to Teapot valley and taking in Eaves Valley (he is a landowner). Horseshoe shape. Need to be bold in planning, there will be more than +14,000 houses needed, more like +24,000 as this is an attractive place to live. Rely on services in Brightwater and for employment. Better location for transport flows. Stormwater drain down valleys and to detention dams. Sewerage – tap into new horseshoe main going to Best Is.

One suggested should not develop any productive land, should intensify the 88 Valley area – Totara View Rd/Kilkenny Place area. Don't develop this for rural residential – wasteful. Sunny Hills / Pigeon Valley, some parts are shaded and cold. This would be much easier than Brightwater or Richmond.

One who lived up 88 Valley area was keen to allow people to subdivide their properties if they wished.

Night sky reserve – need to be really careful about new development in vicinity of Waiti council reserve & council forestry and need to shield lights, need covenants on new development.

Community Association meeting, approximately 15 people attended plus council staff and councilors. Questions around the criteria that we used – were they bespoke? How the new infrastructure would be paid for? Why some sites didn't come through the scenario but are not affected by sea level rise; questions over yield and densities of some areas.

Motueka - 16 April

Approximately 10 people attended the drop in. Themes included that the FDS should provide capacity as a series of interconnected villages with services in each. Need to plan better for social cohesion and prevent loneliness. Should not build on productive land. One person didn't like intensification in Motueka, but acknowledged others might. Preferred greenfield expansion. Need for good public transport stressed, with any proposals for Motueka, older people currently struggle to get around.

Some promoted intensification over greenfield expansion, asked how climate change (mitigation) was built into the FDS and was energy use considered for all these new houses, promoted the 'citizens assembly' approach to community engagement, for a more holistic community interaction, that considered energy, transport, climate change food security. Some asked why did the region need to grow/build more houses and raised concerns for development on productive land.

One person wanted to know where they could spread and intensify, concerns Wakatu was holding land and not releasing; approved of the Mariri Hills options. Really concerned about lack of opportunities for older people in securing smaller homes – lack of choice.

Community Board meeting (approx. 5 in the audience) proposed intensification area, does it consist mainly of leased land? Board members generally liked the idea of Mariri Hills, thought FDS should be providing a resilient option for Motueka. Queried its productive land value. Asked about number of survey respondents in Round 1. One Board member proposed an existing commercial area for residential use, but this is east of High St so will likely suffer from its low lying nature and flood risk.

Brightwater -18 April

About 10 people attended.

Some thought Jeffries Road is a good location. Probably sunnier north of Jeffries Road.

Issues identified by some re HGVs coming down Waimea West Road now that speed limit reduced along SH60.

One person commented that the flat land over SH6 would remain in grapes – too good to be developed for housing. Wanderers Ave – one keen on this proposal. Also keen on the deferred residential zone adjacent to here.

One person suggested lifestyle blocks north of Haycock Road, over the river (landowner). Comment that this is some distance from the town centre.

Many people commented on the dangerous traffic junction at Brightwater with SH6 and that something needs doing.

Another person suggested Brightwater needs more commercial (retail) zoned land. The Loggers shop could expand? 4 Square not likely to expand if the New World supermarket goes in at 3 Bros Corner. If there are more houses in Brightwater then need more retail.

Bryant Road- Look at reshaping development area to exclude best productive land to the north.

Murchison - 23 April

No-one attended but subsequently one person visited the office 7th May for a discussion. Essentially little point in zoning more land residential. Existing zoned land is not being progressed for subdivision basically because the landowners cannot afford to do the subdivision. Only about 2 sections per year are sold. Developers are not interested in Murchison so all the costs fall to the landowner. Sections sell for $80-100K. So it takes too long to sell the sections, to make it work. Wages are low, teachers and nurses are highest salaries in the town. Demand is for rural residential sections of about 10,000 sq m blocks. The town needs to grow and get more people there to fill jobs etc. Need about 50 rural residential sections over next 20-30 years up each Valley Road. Needs to change policies to be exception policies for Murchison in rural 2 land. Rather than trying to centralize development this won't work for Murchison, needs to distribute rural development.

Existing residential zoned land owners also are reluctant to give up their space and amenity and outlook and develop for housing.

Productive land in Murchison is not like productive land in Richmond. Not as good, not used for horticulture etc.

Murchison was declining and 3 classrooms were closed at the school. Roll fell to 120. Now it is up to 200. There is next to no rental stock in Murchison and a seasonal accommodation problem exists. Businesses can't attract workers as there is nowhere to live. If people move to Murchison then it has to be a lifestyle block, they don't move there for a small section. Living in town on a small block is seen as the last resort. DCs had an effect on Murchison, they stopped development. Now that they are waivered however they are not enough alone to encourage development.

Business demand for more commercial zoned land not industrial. Waller St needs to be the location.

Tasman - 24 April

Approximately 15 people came to the drop in session and a further 20 to the community association meeting in the evening.

Comments at drop in session included need for smaller sections and houses for the 70+ age group who live in Tasman but know they cannot stay on large sections and houses much longer. Such opportunities in Mapua may suffice. Similar demand for young couples etc.

Residential development at Richmond West mentioned regularly, not in a good way. Productive/low lying land etc.

Importance of public transport for any growth. There are no options currently for the public to using the car. Important for elderly to have public transport options.

Discussion over extraction of some of the profit from developers for public good – as in case of s.106 agreements in the UK, where public transport improvements/reserves etc are provided from this money.

Conversation around Horton Road walkways and flexibility of changing designs approved with in subdivision consent and current demand for them.

Need to require underground water tanks not above ground plastic tanks. Houses need to be self-sufficient and have their own water tanks for supply.

Discussion around Rural 3 zone rules and what is productive land.

Allowing for high density apartments but not really affordable housing rather higher quality.

Some discussion around land in Pinehill Heights Road area – should residual land holding being zoned for future residential development? When will water and sewer supplies be available?

Discussions over population projections; options assessed for Tasman including for Motueka – Mariri Hills; exacerbation of Richmond West housing development, why could it not have gone through the same strategic process as the FDS where so many assessment criteria are considered? Risk of Council infrastructure and climate change – eg sewerage at Bell island. Noted that it is likely that the issue of discharging treated sewage to sea water will be the more pressing issue than sea level rise itself for Bell Island. How will the FDS play out between the 2 Councils in terms of infrastructure investment?

Meeting attendees overall opposed to residential development of Tasman/Aporo Valley.

Richmond - 29 April

Approximately 30 people attended.

Consistent opposition to using productive land. Many people recognised that land to south of Richmond was already fragmented to some extent, and recognised the value of extending the residential area particularly in the hillier areas to the east of Paton Road.

Firm view that SH6 should not be crossed which would endanger the bulk of the plains.

Suggestion of utilising the hills more, including apartment and medium density building along the foothills. Would enable good living outcomes but avoid further spread on the plains. Also avoids sea level rise and flooding hazards.

Support for well-designed intensification including up to three storeys. Possibility of units for older people which are not part of retirement villages. Recognition that intensification and population density leads to good outcomes. Support for movie theatre and other amenities.

Support for revising car parking, i.e. discourage parking and car based transport through implementing parking charges. Look at building a car parking building to better use land and free up space for further business development in CBD.

Intensify the use of the rural residential areas at the foothills. Could be more efficiently used.

Consistent concern about transport pressure and effects on road network.

One person was very concerned about the changing nature of the landscape and how the rural character would be eroded. Recognised that the development proposals are long-term.

Kaiteriteri -1 May

2 people attended.

Generally felt to be enough land zoned for housing - St Stephen's Bay area mentioned as potential for further expansion. People visiting from Auckland feel it is commutable from there to Motueka or Richmond. Martin's Farm Road mentioned as low lying and in the future will need raising for access to residential properties up there. Generally appreciative that we were doing some long term strategic planning.

Staff discussed possibility of Rural Residential zone expansion across from Ngaio Bay to Tokongawa - support for this expressed.

Also discussed possible expansion of Tourist Services Zone for Bethany Park. No issues raised by resident who lives on Martin's Farm Road.

Tapawera - 3 May

10 people attended. One very concerned about effects of climate change and need to protect soils, water and air.

Noted that there has been a lot of hops gone in recently in Tapawera and this has led to a big increase in seasonal accommodation - there is not enough in the town at the moment with the campground and pub full. Old forestry board site outside of town thought to be used for temp accommodation. Land zoned residential is not being released onto the market. With the Great Taste trail going through Tapawera there will be more people looking to stay there.

Road improvements for the speedway park will be good, bring more money to the town.

Generally felt that Tapawere needs to grow a bit more in order to be able to survive, needs more people.

Importance of public transport proposals with any new development. Could there be a pilot scheme for older persons' housing in Tapawera? One area was suggested for rural residential expansion in Tapawera.

7.2.3 New Zealand Planning Institute/ Resource Management Law Association

About 20 planners, surveyors and lawyers attended a presentation and discussion on the FDS on the 2nd May 2019, and provided feedback, particularly on intensification in Nelson. General comments included:

- are we catering for the ageing population in our future plans (such as via intensification)?;
- need to incentivise intensification via financial discounts such as DC reductions and non-notification provisions;
- some professionals are hearing that it is just not viable economically to do intensification in terms of apartments, town houses etc.;
- whether intensification should be allowed in the hills as well as on the slopes, apparently there is demand for it on the hills.

Appendix 1: Online Survey Consultation Document (hard copy version)

Have your say.

WHERE DO WE GROW FROM HERE?

Have your say on the Nelson Tasman Future Development Strategy

Nelson and Tasman are growing fast. We need to determine how we best manage this growth for the long-term benefit of the community and the environment. Managed well, growth can make our two regions better places to live, work and play.

We are asking for your views on three different scenarios for how we grow over the next 30 years. More information about the different scenarios is available at Nelson City and Tasman District Council offices and libraries, or online at tasman.govt.nz/feedback.

FEEDBACK

The final strategy is likely to be a blend of different growth options. It may also include areas that have not yet been assessed but are suggested in feedback, or have been excluded from the scenarios above.

In getting to that final strategy, the scenarios highlight some key choices to be made. Your feedback will help us work through the options.

The survey below is in three parts.

- In the first section, we want to understand which of the three scenarios you think is best.
- We then want to get your feedback on key choices we have to make about the scenarios before we finalise the strategy.
- Finally, we will ask you about any comments you have about the specific areas identified on the scenario maps.

YOUR DETAILS

Name

Company or organisation (if applicable)

Telephone

Email

Age

Where do you live:

- ○ Nelson
- ○ Tasman
- ○ Other (please specify)

SCENARIOS

1. Which of the three scenarios do you think is best for the long-term future of the two regions?

- ◯ Scenario 1: Enabling housing choices, while avoiding areas that are likely to be subject to sea level rise
- ◯ Scenario 2: Enabling housing choices while avoiding land of high productive value
- ◯ Scenario 3: Balanced option: Enabling housing choices while taking into account both these constraints

2. Is there anything you would change in your preferred scenario?

SCENARIO 1: ADAPTING TO SEA LEVEL RISE

Some of the best places for intensification are in areas potentially subject to sea level rise, such as Central Nelson including areas to the north, for example the Wood. Without controls, (whether through individual site remedies or larger community protection schemes) there is uncertainty around the future impacts of flooding events. Higher tides and/or storm surges are already having an impact on development in this area. Nelson City Centre has been excluded under the first scenario due to exposure to coastal inundation, but it is an area that rated very well in the evaluation against a wide range of criteria.

3. Would you support Nelson City Council exploring a climate change adaptation strategy to manage risk in order to enable development and intensification?

n.b. The potential sites for Tasman had already been filtered according to sea level rise and coastal inundation and erosion potential and they are situated outside the 2m sea level rise area.

◯ Yes ◯ No

If yes, why?

If no, why not?

4. Do you have any comments on this scenario?

SCENARIO 2: SAFEGUARDING LAND OF HIGH PRODUCTIVE VALUE

To protect land of high productive value, there is an emphasis on intensification, with housing proposed around centres such as Nelson City Centre, Tahunanui, Stoke and Richmond, as well as in Motueka and Brightwater.

New development areas that avoid land of high productive value have also been identified, but these are located some distance away from main centres, increasing infrastructure and transport costs.

5. Do you think longer travel distance and bigger infrastructure costs are an appropriate trade off for protecting land of high productive value?

◯ Yes ◯ No

If yes, why? _____

If no, why not? _____

6. Do you think greater intensification of existing urban areas is a better alternative than developing land of high productive value?

◯ Yes ◯ No

If no, why not? _____

7. Do you have any comments on this scenario? _____

SCENARIO 3: BALANCED OPTION

Under Scenario 3, several development areas are identified as possible housing areas even though they are located on productive land or are subject to sea level rise. These areas provide for a range of desirable social and economic outcomes, as well as a better geographical spread of options.

Scenario 3 provides for a wide range of choices in terms of total housing capacity. In particular, there are a range of possible urban expansion areas in Tasman District. Up to 20,000 dwellings could be provided if all these areas were developed but this is unlikely, even under a high growth future.

8. If only some of the possible urban expansion areas were to be incorporated into the final strategy, which areas would you choose, and why? Of the main areas shown, which do you think should be developed?

- ◯ The Wood
- ◯ Vanguard
- ◯ Saxton
- ◯ Atawhai Hills
- ◯ Hira
- ◯ Richmond South
- ◯ Brightwater and surrounds
- ◯ Pigeon Valley
- ◯ Mapua extension
- ◯ Tasman / Aporo
- ◯ Lower Moutere / Mariri Hills

9. The only options to expand Takaka and Murchison townships involve land of high productive value. If these areas cannot be used for housing, then this may slow the growth of these townships. Do you think these areas should be developed?

◯ Yes ◯ No

If yes, why? _____

If no, why not? _____

10. Two options have been explored in both Takaka and Murchison. Only one of those options features in Scenarion 3. Do you think that the correct option has been included in this scenario?

◯ Yes ◯ No

11. Which option do you think is preferable and why? _____

12. Do you have any further comments on this scenario? _____

INTENSIFICATION CHOICES

You'll see that scenarios 1, 2 and 3 provide housing capacity based on a range of intensification levels.

Please note: This doesn't mean that lower levels of intensification will not be allowed. For example, where three-storey terrace houses and apartments are shown, two-storey houses and infill are still allowed.

These are the intensification types that have been allocated to the areas in all scenarios.

1. INFILL

- The Nile
- Upper Moutere

2. TWO-STOREY TERRACED HOUSING

- Wakefield Church land
- Dodson
- Fairfield Park
- Black Cat
- Stoke School
- Nayland
- Motueka Intensification
- Wakefield Intensification
- Arapiki
- Isel
- Washington Valley
- The Brook

3. THREE-STOREY TERRACED PLUS APARTMENTS AND SOME MIXED USE

- Weka
- Waimea Road
- Hospital/Nelson South
- Victory
- Tahunanui Drive
- Stoke centre
- Richmond intensification
- Brightwater intensification
- McGlashen Redevelopment
- St Vincent
- The Wood

4. MIXED USE IN THE CITY CENTRE WITH SOME FOUR TO SIX-STOREY APARTMENTS

- Vanguard
- Gloucester
- Beach Road
- City Centre

5. TE AWHINA MARAE PAPAKAINGA

Not currently allocated

6. TINY HOUSE

Not currently allocated

7. CO-HOUSING

Not currently allocated

13. If you don't agree with any of these choices, tell us what maximum level of intensification you think is better. Use the number allocated to each category above, or if you think any areas should only be developed for business, please write 'B'.

_____ Arapiki
_____ Beach Road
_____ Black Cat
_____ Brightwater Centre intensification
_____ City Centre
_____ Dodson
_____ Fairfield Park
_____ Gloucester
_____ Hospital /Nelson South
_____ Isel
_____ McGlashen Redevelopment
_____ Motueka Intensification
_____ Nayland
_____ Richmond Intensification
_____ St Vincent
_____ Stoke Centre
_____ Stoke School
_____ Tahunanui Drive
_____ The Brook
_____ The Nile
_____ The Wood
_____ Upper Moutere
_____ Vanguard
_____ Victory
_____ Waimea Road
_____ Wakefield Church land
_____ Wakefield Intensification
_____ Washington Valley
_____ Weka

SPECIFIC DEVELOPMENT AREAS

14. Are there other development areas that should be considered? List the areas.

15. Do you think we should provide some new business land within the regions, or rely on current vacant business land?

16. Would you like to comment on any of the specific development areas mentioned in the three scenarios?

○ Yes ○ No

Which development area would you like to comment on?

Do you see any issues with more housing in this area?

What are some of the advantages of having more housing here?

Thinking about the next 20 or 30 years, what type of housing do you think would be appropriate?

If the development area is for business, do you see any issues with business land here?

If more housing is not to be accommodated in this area, then where would you suggest housing go instead?

If you would like to comment on more than one development area, please attach additional sheets to the back of your survey.

OTHER COMMENTS

17. Are there other points you wish to make to inform the final strategy?

Appendix 2: List of respondents from online survey and bespoke submissions

List of respondents from online survey and bespoke submissions

- Ali
- Alison McLeish
- Allanyh Rivers
- Ange Mudgway
- Angelika Gebhard
- anna berthelsen
- Belinda Wheatley
- Biff Kitson
- Brian Lister
- Brian Porter
- Bridget Castle
- Brigid Ryan
- Bruce Gilkison
- Bruno Simpson
- Carol Price
- Caroline Crick
- carolyn Hughes
- Chris Freyberg
- Coralie Barker
- Cornelia Baumgartner
- Dan Curry
- Dan McGuire
- David and Judy Mitchell
- David Armstrong
- David Bartle
- David Richards
- Dawn Carter
- Desmond Mark Strange and Wendy Carol Strange
- Dick Bennison
- Eleanor Denton
- Elizabeth Bryant
- Elizabeth Dooley
- Ellie Young
- Erik Lind
- Erika Ludwig
- Erin Powell
- Felicity
- fiona perks
- G B Tim Rayward
- G Brunton
- G H Challies
- Gaire Thompson
- Garrick Batten
- George Richard Lodge Brown
- Gillian Pollock
- Glenys MacLellan
- Grant & Esme' Palliser
- Greg Goodall
- Gretchen Holland
- gwen bray
- Hathaway Court Body Corporate
- Hayden McFarland
- Heather Arnold
- Helen
- Herman and Agnes Seifried
- Hugh Briggs
- Louise Wheeler
- Iain Sheves (Wakatu Incorporation)
- Ian Williamson
- Jack Santa Barbara and Joanna Santa Barbara
- Jaimie Barber
- Jan Long
- Jane
- Jane Atkinson
- Jane Murray
- Jason Mudgway
- Jean L Gorman (Spring Grove Olives)
- Jeff Santa Barbara
- Jenni Komarovsky
- Jenny Easton
- Jenny Thomson
- Jim Thawley
- Joe Ogle
- John Clarke
- john emanuel
- john lee
- John Mooney
- John Palmer
- Jonathan Sutton
- Joshua Fitzgerald
- Josie Tucker
- Joyce Wallace
- Jude Tarr
- Judith Daufeldt
- Julian Raine
- Julie Nevin
- Julie Robilliard
- Julie Sherratt
- Karen Cameron
- Kevin Armstrong
- Kevin Walmsley
- kilmeny
- Lance Roozenburg
- laura papp
- Lauren Walker
- Liam Hegarty
- Lindie Nelson
- Lis Pedersen
- Local Issues Group of Nelson Branch of Nelson Branch of National Women of New Zealand
- Lorraine Lister
- Louis Franklin
- Lynley Jane Marshall on belalf of Tasman Holdings Nelson Ltd. And Acorn Projects Ltd.
- Marama Mayrick
- Maria Archer
- Maria Fredatovich
- Marijke Ransom
- Marion Satherley
- Martin Hanson
- Martin Waterhouse
- Mary Duncan
- Matt and Kathie Taylor
- Michael Higgins
- Michael Markert
- Michaela Markert
- Mike Hurst
- Ministry of Education
- Monica Nelson
- Monique Bolweg
- Moutere Hills Residents Association
- Mrs P Hellyer
- Natasha Berkett
- Nelson Marlborough District Health Board
- Nelson Tasman Community Transport Trust (NTCTT)
- Nicholas Ferguson
- Nick Appelman
- NZTA
- Olivia Hyatt
- Peter Olorenshaw (Nelsust Inc.)
- Petra Dekker and Jan Heijs
- Phil Allan
- Positively Aging Forum
- Quinn Hornblow
- R Heatherbell
- Rachel
- Rachel Sanson
- Reinhard Gebhard
- Renee Thomas
- Resilienz Ltd.
- Rhys Williams
- Richard Brudvik-Lindner
- Richard Clement
- Richard Smith
- Rob Graham
- Robert & Gaynor Brooks
- Robert Schadewinkel
- Robyn Thomas
- Roger Armstrong
- Roger Bay
- Roger Jones
- Rose Windle
- Rosemary Cooke
- Roy Bensemann
- Rylee Flavell
- sam Jensen
- Sandra Bishop
- Sarah Watson
- Scott Simmons
- Scott Stocker
- Simon and Elizabeth Faulkner
- Simon Gorman
- Sonja Lamers and Kindra Douglas (Community Action Nelson)
- Sophie Tyler
- Stefanie Künstle
- steph jewell
- Stephen Wynne-Jones
- Steve Cross
- Susan Creedy
- Tim Tyler
- Tony Alley
- Tony Haddon
- Tony Wallace
- Tord Kjellstrom
- Trish Palmer
- Tristan Riley
- Valerie Latimer
- Vicky Stocker
- Victoria Davis

Appendix 3: List of ‘new’ development areas

List of ‘new’ development areas

Respondent Number	Question Number	Comment- description of 'new' area	Source
13	22	Allow development on poor quality land in the Motueka Valley. 50ha and above, as voted for in Plan 60 recently.	Survey
	167	Consider the Motueka Velley for building options.	Survey
39	5	Encourage/enable more development in rural areas north of Nelson through amended zoning limits or increases in minimum section sizes for rural land, and supporting initiatives e.g. extension of cycleways and bus services to the Glen/Todd Valley.	Survey
	24	North Nelson - not necessarily for intensification, but definitely for zoning change or minimum lot size change to allow sub-division.	Survey
36	15	The maps showing the area of Richmond South as being excluded from scenario 1 include land that is not of high productive value due to contour and is unlikely to ever be used for intensive production. Specifically the land to the east of Paton Road between the current residential development south of Hart Road and White Road. That area is already serviced with a sewer main down White Road and is very close to the existing urban amenities of Richmond. There are similar areas of undulating land along Hill Street South that have similar characteristics that could also provide ideal residential land within close proximity of Richmond that would not encroach on productive land.	Survey
	24	Eastern foothills of Hope from Hart Road south to Aniseed Valley Road but avoiding the flat areas adjacent to Paton Road.	Survey
35	24	Hills behind Stoke are not that steep and/or have flat tops, the area between the end of Enner Glynn Road and Marsden Valley Road, the foothills, hills and valleys behind Hope and around the Aniseed Valley, the hills south of Tui Glen and hills in the wider Hira area, and the spur between Emano and Toi Toi Street and Princes Drive.	Survey

Respondent Number	Question Number	Comment- description of 'new' area	Source
	127	along main arterial roads/corridors such as Waimea Road, Tahunanui Road, The Ridgeway, Main Road Stoke, Nayland Road and the top end (away from seawater rise) of Vanguard Street which have excellent potential for public transport connectivity.	Survey
30	5	Focus on Nelson North for growth, particularly Dodsons Valley, Todds Valley and Hira.	Survey
26	27	Condensed housing should be a block away from heavy traffic- eg Waimea Road, Gladstone Road.	Survey
24	27	Main Stoke Road, and Hill Street, SH60, SH6: 3-4 story apartment dwellings right next to a public transit corridor is the perfect way to accommodate housing, while maintaining green space.	Survey
52	24	Māpua town centre to wharf. Māpua has no options for people that want/need smaller houses. There is an over-supply of large lot properties and zoning allowing for large lots (500 m2-plus). There is an urgent need to provide for smaller lots, close to town centre. An example is for older people who want to downscale (retirement). These people are now forced to move out of Māpua, out of their community or stay longer in a house that's too large, not freeing up capacity for those that need it. TDC owns property and there are a number of vacant lots close to the town centre that could be used for intensifications (subject to conditions).	Survey
54	24	Stepneyville & Port, Deeper into Atahwhai Hills, Enner Glynn.	Survey
	167	Need to have much greater variety of mixed use developments (office, retail residential) in the Nelson CBD and fringe, to include NMIT, Cawthron, Founders area -- there should be a corridor from CBD to Founders and to the Marina with mixed use development and natural landscapes interspersed along the corridor.	Survey
55	24	Forestry land in Waimea West, Moutere Hill, Teapot Valley.	Survey

Respondent Number	Question Number	Comment- description of 'new' area	Source
44	24	Tahunanui - flats not the hills. Liquefaction and flood risks - can plan for and manage risks. Ideal location for comprehensive intensification.	Survey
59	5	The expansion of the zones close to Richmond south that benefit the people needing access to the central services. This needs to include rural residential options as well as provision for development on the foothills that is clearly unproductive land and is highly desirable due to its accessability and proximity.	Survey
	167	Where is the Rural 3 / E type opportunities that are part of the Nelson Tasman landscape? There are plenty of areas suitable for this close to the main centres.	Survey
60	24	Main arterial roads such as Main Rd Stoke, Tahunanui Drive, Waimea Rd should be prioritised in order to make public transport more viable in the future. Maitai/Kaka Valley should be taken off the list and protected.	Survey
		Collingwood - Orion St/Excellent St. It is well known that Collingwood has a dearth of residential land and that the Ruataniwha Drive sections are almost wholly taken up. This area is proposed as a natural extension of Collingwood.	Bespoke
61	24	Collingwood - on the hill rather than the flat! It is no longer defensible to permit development in low-lying places unless the structures are moveable.	Survey
63	5	The idea that somehow Beach Rd and Tahunanui Drive are areas suitable for intensification doesn't accord with stated values of protecting against sea-level rise. The existing NRMP is a carefully considered document which recognises the special character of Tahunanui and there is no cause to change it. Planners have already done enough damage to Tahunanui through allowing some appalling infill. Do not add insult to injury by imposing inappropriate development in a flood prone; sea level rise prone; liquefaction prone area.	Survey
65	5	Possibly adding a connection (and hence development) between Suffolk Rd and Hill St North to provide a third road link between Stoke and Richmond.	Survey

Respondent Number	Question Number	Comment- description of 'new' area	Source
66	24	The Port Hills. It may need extensive earthworks but at present it is an under-utilised area that is well located.	Survey
67	28	New housing in Motueka and further up SH60 (Riwaka & Golden bay) can only proceed with suitable road access. For four months of the year it can take up to an hour to get through Motueka. These plans roughly double the population of Motueka and beyond. That can only be sustained if there is a commitment now to developing a route down Queen Victoria St and a new bridge over the Motueka river. This is not within the ambit of Nelson & Tasman DC's, but NZTA need to be clear they are supporting the increased population with this infrastructure.	Survey
70	24 & 27	Tasman/Aporo + Harakeke in Tasman.	Survey
71	24	Leave the rural towns (Brightwater, Wakeflied, Mapua, Motueka, Upper Moutere etc) alone with life style development only.	Survey
73	5	Add intensification to the Richmond South foothills. Currently these are small blocks of not very productive land. Extending Hill St South through to Haycocks Rd and allowing development in these areas would provide highly desirable living options in semi rural area but close to businesses and services. This area of land is less productive than Jefferies Rd or Pigeon Valley. The area roughly would be on the east side of Patons Rd and Haycocks Rd and top side of Hill St south.	Survey
74	5, 12, 15, 27	A reminder that TDC has formally committed to prioritising an additional 1800ha of irrigated land within the ZOB area of the Waimea Plains in its LTP (and over the next 100 years). Until this additional irrigated land, which the TDC has included in the region's future economic forecasts, is fully developed then any expansion of land in the Waimea Plains for future urban use cannot be determined, due to financial feasibility, sea level rise and future potential for land being in the ZOB earmarked for irrigation. Stringer Road must be ruled out for any future urban expansion plans.	Survey

Respondent Number	Question Number	Comment- description of 'new' area	Source
78	5	Exclude Mariri/Lower Moutere Hills as a possible expansion area as this area currently has a lot of orchard-able land which should stay as orchard. Subdivisions such as Harleys Road should now be stopped. There are a lot of lifestyle blocks in the district and the sense of "community" needs to be developed and this means intensification not 'spread'. South Richmond the same. Stop where it is now. More of Lower Queen St could be developed for business areas.	Survey
86	24	Northern hill area to be developed to residential density (not rural residential as currently zoned).	Drop-in Session
86	24	Roughly circular area to north of Pomona Road as far as Pine Hill Road, covering existing rural residential area and not extending into existing Rural 3 zone.	Drop-in Session
82	24	Waimea West. Large horse-shoe shape taking in Redwood Valley, Golden Hills Road, Eves Valley and through to (and including) Teapot Valley.	Drop-in Session
82	24	Eighty-Eight Valley. From O'Shea Place up to Eighty Eight Valley Road. Need to check flooding extents.	Drop-in Session
81	24	North and South of Kelling Road where elevated about flood level. Between Kelling Road bridge and nearly to intersection with Martin Road.	Drop-in Session
80	24	Extend residential growth along Rototai Road. From Arapeta Road to the cemetery, and between Rototai Road and the top of the hill that runs northeast/southwest. .	Drop-in Session
80	24	Enable high density development (including tiny houses) on currently undeveloped residential land at corner Rototai Road and Meihana Road.	Drop-in Session
83	167	Stop lifestyle blocks. They are a very poor use of space and only provide "choice". Sometimes we just can't afford to offer the choices.	Survey

Respondent Number	Question Number	Comment- description of 'new' area	Source
85	24	Mapua - but a different model for housing. Currently large sections owned by 1 or 2 person households which are unable to be subdivided. Owners [and those who choose to go to a retirement home] have to leave district to find anything on a smaller footprint. Research supports generations staying in their own communities are most independent and enjoy better well being.	Survey
94	5	Scenario 3 could be supported if the proportion of urban expansion was not so high (at 70%) and did not include Richmond South or any areas of productive land around Brightwater.	Survey
	24	Moutere Hills Richmond Hills.	Survey
98	167	There needs to be safe cycle ways for cyclists to ride Ebikes. These need to connect all areas between Motueka - Richmond - Nelson and Richmond - Wakefield. These cycleways need to be sealed, and away from cars. E-bikes have the capacity to reduce the number of cars travelling between Richmond and Nelson which is essential so that Businesses can grow.	Survey
101	24	Wider Atawhai hills.	Survey
	167	Ideally the large area in Richmond's lower Queen St zoned residential to be significantly reduced. what they did by rezoning such a large area contrasts so significantly with all their hype re the Waimea Dam when saying how important that horticulture is to the region.	Survey
102	167	There should be some residential and light industrial zoning carried out in the Central Takaka area. The existing residential zoning on the flood plain should be cancelled.	Survey
	19	The land area around the Recreation Park of some 42 ha are not A grade soils, mainly C and D classification, which is available for development.	Survey
103	5	No further development of low lying or productive land for housing. Encourage hillside housing development. Allowing intensified subdivision of popular hillside areas.	Survey

Respondent Number	Question Number	Comment- description of 'new' area	Source
	24	Hillside areas of Moutere clays which are generally only suitable for grazing, forestry and lifestyle purposes.	Survey
104	26	There needs to be space and zoning for tiny houses which have a low impact and can just MOVE when sea level rises. Many people want to have movable homes, but it's hard to find spaces where they can also be close to town so they can cycle.	Survey
107	24	Areas below 4 metres above sea level should have low building development. Tiny houses and co-housing should be included in the list of considerations.	Survey
110	24	Stop building on farmland between Nelson and Motueka - no more lifestyle blocks - not sustainable.	Survey
110	167	Land sharing and tiny housing need to be considered where appropriate.	Survey
117	24	Rural Residential areas: 1 Bridge Valley Road - Mt Heslington Road. 2 Redwood valley foothills. 3 Mahana (Carlyon Road). 4 Upper Moutere (Supplejack Valley Road). 5 Tasman (Kina - next to golf course). 6 Tasman (Kina peninsula). 7 Weka Road. 8 Sandy Bay Road. 9 Motupipi (Packards Road). 10 Parapara Road Residential. 11 Tapawera (east side). 12 Rototai Road, Takaka.	TDC Staff
118	15	The acceptance that Wakefield should be the major town for development in the Waimea basin needs urgent thought and discussion. The land SE of Wakefield in the Totara View, Kilkenny and Church Valley road area should be considered as a priority on land of relatively low value, significant parts of good aspect and with an extended water supply to Wakefield from the new dam, assured water supply.	Survey
	18	Pigeon Valley looks a poor option. Brightwater can only expand to the SE around the Lord Rutherford, Jeffries Road area to link with other current developments. No further expansion of Brightwater should be permitted north, west or south on some of the areas must productive soils.	Survey

Respondent Number	Question Number	Comment- description of 'new' area	Source
	24	Upper Moutere is not included. Lower productive land with good aspect abounds in the Moutere area and should be apriority area for new developments. Recent developments around Maua are examples of gross waste with no buildings on the list of intensification ideas. New developments should have a requirement for minimum percentage allocations to intensification.	Survey
119	5	The fertile flat to rolling areas in Tasman which are adjacent to Richmond land should not be used for housing intensification, but left in lifestyle or rural blocks. Any development should be pushed up onto the foothills, to the east of Hill Street and Haycocks Road, leaving potential food-growing land intact, given that world forecasts indicate that small-scale food growth is going to become more important as the world population grows. Need to leave future option open to the community.	Survey
	24	Moutere Hills between Old Coach Road and Maiseys Road, which is going into housing but on larger blocks. There is an opportunity here to have self-sustaining smaller blocks without infrastructure other than roading. This also applies to the hills on both sides of the Motueka Valley Highway/West bank. Off-grid and off-infrastructure (other than roading) needs to be included in the strategy as it reduces costs to the council and offers opportunities to developers. Also, the strategy must allow for tiny houses on sections over a predetermined size i.e. can a homeowner in Mapua on an 800sqm section offer a mobile tiny-house owner a site? Rules which encourage tiny housing are to be encouraged.	Survey
121	24	Possibility to "think big" & get central government to assist in using the Motueka airfield site as a managed retreat location with new integrated housing & retail area based on a ring road to link with a new bridge over the Motueka river. Another location could be found for the airport.	Survey

Respondent Number	Question Number	Comment- description of 'new' area	Source
124	167	Recent changes allowing smaller lots around Mapua seem a step in the right direction. Development along Seaton Valley has meant a much more integrated mix with young families next to older couples. This has significant social wellbeing aspect for this community. Walkway/ cycleway means there is a much more social connection. It feels more balanced, inclusive and safer.	Survey
127	26	Concern with the sprawl of "lifestyle sections" between Richmond and Motueka (Stringer Road, Old Coach Road, Tasman ...) Please stop developing big sections.	Survey
130	24	In all areas, walkability, cycleways and access to transport hubs need to be a prime focus. All options including tiny houses need to be enabled and promoted for a sustainable net zero carbon future. Development of areas in Mariri Hills & Lower Moutere Hills.	Survey
132	24	Mahana .	Survey
143	24	Marina.	Survey
148	27	New residential development in areas such as Mapua, Aporo/Tasman, and Mariri.	Survey
151	24	The western side of McShane Road between the deferred light industrial and SH 60 to Motueka. Suggest rural residential as a softening of the mixed business, industrial and dense housing already along the eastern side of the road. This would be a continuation of the current development in the area and make full and better use of the proposed upgrade of Mc Shane Rd to a distributor road.	Survey
155	24	Hill St area in Richmond - increased density.	Survey
158	24	There are several places in the world that don't allow any further development. They know what they have got is special and they don't want their environment and lifestyles ruined. Intensification is systematically doing that to our region. A map of the most polluted regions in New Zealand on TV 1 network news about a year ago. showed all of the Waimea Plains were included.	Survey

Respondent Number	Question Number	Comment- description of 'new' area	Source
160	5	Proposed development north of Snowdens Bush in area bounded by Wairoa, Wai iti rivers should not be developed. Firstly it has high productive value, secondly it is flood prone land.	Survey
161	11+24	There is a significant demand for rural lifestyle lots. At 20 per year, over 50 years, 2000 hectares are needed. The clay hills & valleys can meet this demand, & be balanced with intensive urban development. If the clay hills from Redwood Valley to Spring Grove are developed, additional infrastructure cost may not exist. Water supply out of Brightwater is easy to do, & uses up commitment to the Lee valley dam. Waste water goes straight to the NRSBU ponds, & establishes most of the pipeline required to build a 'ring pipeline' around the estuary. Sports & community facility's exist in Brightwater, and access to Saxton field facilities is convenient. Industrial zones exist at Eves valley & at Brookside, Wakefield. Traffic flows for work can go south, or north, east or west, all with convenient merging lanes. Walkway, cycle way, bridlepath opportunities from Wakefield to Rabbit Island & each way from there, are excellent.	Survey
162	5	Intensify greenfield areas proposed to be serviced under the 2018-2028 LTP e.g. Marsden and Ngawhatu Valley's.	Survey
164	5	More intensification along transport corridors in particular between Richmond and Nelson. Further development should be enabled alongside the Railway Reserve, Main Road Stoke along with more active transport and public transport infrastructure.	Survey
167	5	Saxton. Consider the existing pedestrian links and the inclusion of a vehicular connection from Hill Street North to Suffolk Road, to ease congestion on the existing roading network. A wide corridor should be considered to provide visual amenity and allow the opportunity for dedicated cycleways etc.	Survey
174	24	Dodson Road, Takaka. Takaka's existing businesses and facilities in the Park Avenue area on the map is a good fit. Dodson Road should be included. Dodson Road has the Recreation Centre at one end and the Golden Bay Community Health at the others. It is zoned and 1k from Central Takaka Primary School.	Survey

Respondent Number	Question Number	Comment- description of 'new' area	Source
	167	Golden Bay's new recreation centre, and its relatively new community health centre are sited out of Takaka and above the flood plain. There is a possibility of Takaka becoming more flood-prone as climate changes, It makes sense to create a residential area close to these facilities, and yet still close to Takaka ie: in the Park Ave/Dodson Road/ Central Takaka Road locality because: a) there are existing subdivisions and clusters of housing in this locality and there would only need to be partial expansion onto productive land, partial infill, and partial rezoning of lifestyle smaller holdings which are currently not really productive. b) development here could form the basis for a gradual move of Takaka township up away from flood prone areas.	Survey
180	24+30	Allow tiny houses anywhere, especially rural land. In the greenfeild areas there should be a mix of housing types. Tiny houses should be allowed in all areas (for affordability). Co housing with shared services (greenspaces, community garden, water, power, bikes, co-working space, shops, cafes, etc).	Survey
181	24	East of Paton Road, Hedington Valley and the hills.	Survey
	28	Lower Queen is too wet for development. Given houses at the back of Oakwoods get inundated at high tide in times of heavy rain when the ditches back up. Stop developing this area, it has no future.	Survey
182	22 + 28	Richmond South is good agricultural land- stop developing it. The Wood is low lying. Beach Road and Lower Queen Street are too close to sea level.	Survey
183	24	From the top of the hill turning left from School Road - as you look to the left down the hill sides there is certainly suitable gentle slopes that could be zoned rural residential and residential for the development of a subdivision with sections in the 1000-2000 square metre areas. This would leave the flat land around Motueka for the productive uses and it would also send a signal to some developers who think they have a monopoly on land development and can drip feed sections on the market thereby keeping prices at unrealistic levels.	Survey

Respondent Number	Question Number	Comment- description of 'new' area	Source
184	27	Jeffries road, Church Land. There are various existing storm water issues here. Wakefield feeds a lot of storm water into Pitfure creek, with worsening flood outcomes year upon year. Jeffries Road storm water has also been regularly tested and found to fail as it adds to same issues with Pitfure creek, causing the creek to back up water towards Tellenius Road. Continual increase of housing development causes much more rapid run-off from properties, due to roof areas, driveways etc. resulting in flash flooding more rapidly and frequently.	Survey

Appendix 4: Nelson Youth Survey Consultation Document

Nelson Youth Council
Te Kaunihera Rangatahi o Whakatū

Survey 2019

Your age range: ☐ 14-18 ☐ 19-24

Where do you live? ☐ Stoke ☐ Nelson ☐ Other

Where do you go to school? ☐ Stoke ☐ Nelson ☐ Other

1. Nelson Environment

Do you think it is important to protect Nelson's Biodiversity, such as healthy streams, measuring greenhouse gas emissions and planning for sea level rise? ☐ Yes ☐ No

2. Natureland

Do you think funding for Natureland should be maintained at $170,000 per year, which may see some current activities at Natureland change? ☐ Yes ☐ No

If no, would you support an increase in rates to fund $248 000 or for Natureland to close? ☐ Increase Funding ☐ Close

3. Stoke Youth Space

Council is proposing to build a facility in Stoke for youth to hang out. Youth Council would like to see seating areas, interactive art pieces and skate elements. Do you support a youth facility in Stoke? ☐ Yes ☐ No

4. Getting around

Do you walk, cycle or bus to school? ☐ Yes ☐ No ☐ Sometimes

What are the barriers to walking/cycling/taking the bus to school?
Please explain

Do you use the railway reserve in Stoke at night? ☐ Yes ☐ No

If so, does it need more lighting? ☐ Yes ☐ No

5. Housing

Circle what kind of home you see yourself living in the future

Descriptions on the back

Tick 3 things that are important to you in choosing somewhere to live in the future:

Tick 3

- ☐ Affordable housing
- ☐ Close to public transport
- ☐ Close to work, facilities, hobbies
- ☐ Variety of housing options
- ☐ Safe from natural hazards and sea level rise
- ☐ Preserves the environment, natural landscapes and farmland

There are different options to creating space for more houses.
With the risk of sea level rise in the future, would you rather we:

Tick 1

- ☐ Avoid building on areas of high sea level rise, or,
- ☐ Allow development of these areas with some protection

Thank you!

Housing Types:

Additional infill units and town houses on some sites

Two storey terrace housing /town houses on some sites

Some 3 storey terrace, some low rise apartments, some mixed use– shops on ground floor, apartment above

Mixed use area in and around city centre – some 4 to 6 storey apartments

Papakainga

Tiny house

Co-housing

Nelson Youth Council
Te Kaunihera Rangatahi o Whakatū

Nelson City Council
te kaunihera o whakatū

Appendix 5: Tasman Youth Survey Consultation Document

Future Development Strategy Youth Survey

Nelson and Tasman are growing, and we need to find space for another 12,000 houses for people to live in between now and 2048.

There's lots to consider when deciding where future homes should go. Should we build up within our existing centres such as Nelson city, Richmond and Motueka or should we expand outwards into farmland that's good for growing food crops? Should we let people build homes in areas where there might be sea level rise in the future, if we can protect their homes?

Check out this animated video for more information.

We want to hear what you think! Fill in the survey below to have your say.

* 1. How old are you?

- ◯ 12 years old
- ◯ 13 years old
- ◯ 14 years old
- ◯ 15 years old
- ◯ 16 years old
- ◯ 17 years old
- ◯ 18 years old
- ◯ 19 years old
- ◯ 20 years old
- ◯ 21 years old
- ◯ 22 years old
- ◯ 23 years old
- ◯ 24 years old
- ◯ Other (please specify)

* 2. Where do you live?

Please choose the closest option

- ◯ Atawhai
- ◯ Brightwater
- ◯ Golden Bay
- ◯ Hira
- ◯ Hope
- ◯ Maitai
- ◯ Mapua
- ◯ Motueka
- ◯ Moutere
- ◯ Murchison
- ◯ Nelson City
- ◯ Richmond
- ◯ St Arnaud
- ◯ Stoke
- ◯ Tahunanui
- ◯ Tapawera
- ◯ Wakefield

Nelson

Future Development Strategy Youth Survey

* 3. What will be important to you in choosing somewhere to live in future (think 10-15 years ahead)?

Please select your top three priorities.

- [ ] Affordable housing
- [ ] Close to public transport
- [ ] Close to work, facilities and hobbies where you can walk, cycle or get there without using a car
- [ ] Variety of housing options, eg. Apartments, small sections, tiny houses, larger family homes etc
- [ ] Safe from flooding, slips and other natural hazards
- [ ] Safe from potential sea level rise
- [ ] Preserves nearby farmland for growing food
- [ ] Preserves the environment and natural landscapes eg. Mountains, rivers and beaches

* 4. What kind of home do you see yourself living in 10-15 years from now?

- [ ] Apartment in Nelson or Tasman
- [ ] Small house in Nelson or Tasman
- [ ] Large house in Nelson or Tasman
- [ ] Town house (2 or 3 storey house on a small section)
- [ ] Papakainga housing (a community of 3 or more houses on Maori land)
- [ ] Lifestyle block in Nelson or Tasman
- [ ] Outside of Nelson or Tasman
- [ ] If you chose to live outside of Nelson or Tasman, where do you think you will live and why?

* 5. There are different options for creating space for more houses – we can build up in our existing towns (this is called intensification) or we can spread out onto nearby farmland.

Some of the best places for building up are at risk of sea level rise in future, such as central Nelson and Tahunanui. But if we spread out, we may end up putting houses on some of our best land for growing food.

Should we: (Please select one option below)

- ( ) Avoid putting houses on any land at risk of sea level rise?
- ( ) Allow some development of these areas in Nelson if we can put in place some protection from sea level rise, because they are a really good option in other ways eg. – close to jobs, transport, facilities and so on?

Tasman

Future Development Strategy Youth Survey

* 6. What will be important to you in choosing somewhere to live in future (think 10-15 years ahead)?

Please select your top three priorities.

- [ ] Affordable housing
- [ ] Close to public transport
- [ ] Close to work, facilities and hobbies where you can walk, cycle or get there without using a car
- [ ] Variety of housing options, eg. Apartments, small sections, tiny houses, larger family homes etc
- [ ] Safe from flooding, slips and other natural hazards
- [ ] Safe from potential sea level rise
- [ ] Preserves nearby farmland for growing food
- [ ] Preserves the environment and natural landscapes eg. Mountains, rivers and beaches

* 7. What kind of home do you see yourself living in 10-15 years from now?

- [ ] Apartment in Nelson or Tasman
- [ ] Small house in Nelson or Tasman
- [ ] Large house in Nelson or Tasman
- [ ] Town house (2 or 3 storey house on a small section)
- [ ] Papakainga housing (a community of 3 or more houses on Maori land)
- [ ] Lifestyle block in Nelson or Tasman
- [ ] Outside of Nelson or Tasman
- [ ] If you chose to live outside of Nelson or Tasman, where do you think you will live and why?

* 8. There are different options for creating space for more houses – we can build up in our existing towns (this is called intensification) or we can spread out onto nearby farmland.

If we spread out, we may end up putting houses on some of our best land for growing food.

Should we: (Please select one option below)

- ○ Avoid putting houses on any good food-growing land, even if it means no more homes can be built in areas such as Takaka and Murchison in future?
- ○ Allow some development on this land so places like Takaka and Murchison can grow

9. Be in the chance to win!

Thank you for completing this survey, your voice is really important.

If you would like to be in the draw to win a UE Boom, please enter your details below.

Name	
Address	
Address 2	
City/Town	
Email Address	
Phone Number	

Appendix 12: Revised weighted evaluation rank score

Revised weighted evaluation rank score

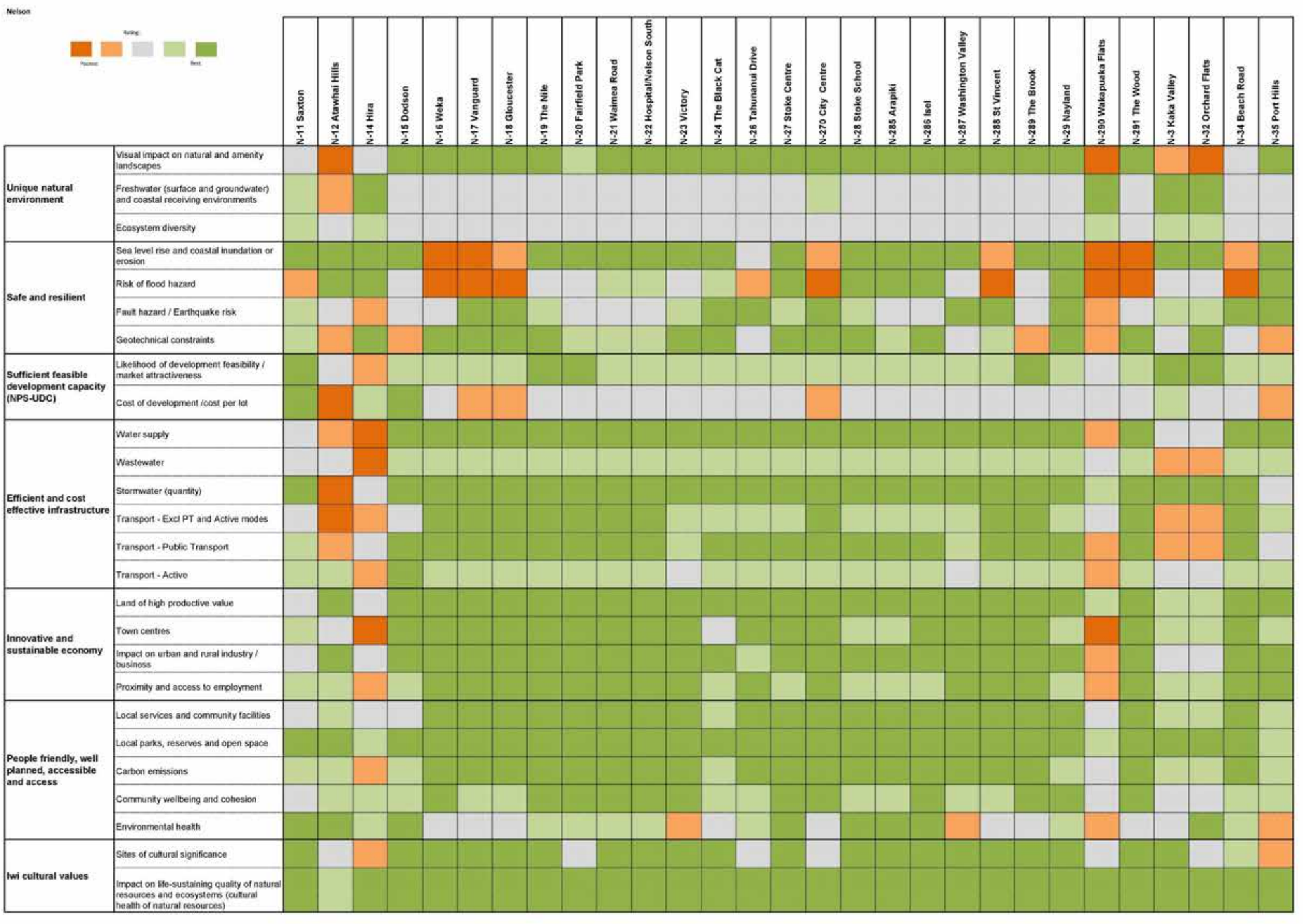
Option	Weighted evaluation score	Yield - dwellings	Broad Typology
N-15 Dodson	177	190	Intensification
T-15 Te Awhina Marae Papakainga	176	64	Greenfield
T-38 Hope	173	774	Greenfield
T-58 Hope South	171	684	Greenfield
N-19 The Nile	169	90	Intensification
N-27 Stoke Centre	168	58	Intensification
N-21 Waimea Road	167	271	Intensification
N-22 Hospital/Nelson South	167	536	Intensification
N-286 Isel	167	169	Intensification
N-28 Stoke School	166	254	Intensification
N-29 Nayland	166	373	Intensification
N-11 Saxton	165	819	Greenfield
N-20 Fairfield Park	164	254	Intensification
N-285 Arapiki	164	254	Intensification
N-289 The Brook	164	275	Intensification
T-04 Bryant Road	164	144	Greenfield
T-05 Wanderers Avenue	162	87	Greenfield
N-23 Victory	161	175	Intensification
N-24 The Black Cat	161	184	Intensification
N-288 St Vincent	161	102	Intensification
N-16 Weka	160	253	Intensification
N-291 The Wood	160	501	Intensification
N-287 Washington Valley	159	63	Intensification
N-26 Tahunanui Drive	158	312	Intensification
N-34 Beach Road	158	104	Intensification
T-13 Courtney Street	158	687	Greenfield
T-22 Richmond Intensification	158	936	Intensification
T-02 Brightwater Centre Intensification	156	43	Intensification
T-30 Wakefield Church Land	155	6	Intensification
T-31 Seifried Vineyard	154	1,089	Greenfield
T-14 Motueka Intensification	154	580	Intensification
T-48 Rototai Road, Takaka	154	150	Greenfield
N-18 Gloucester	152	107	Intensification
N-270 City Centre	152	676	Intensification
T-23 McGlashen Redevelopment	152	16	Intensification
N-17 Vanguard	151	58	Intensification
T-11 Seaton Valley Flats - elevated	149	119	Greenfield
T-29 Wakefield Intensification	148	66	Intensification
T-39 Paton Road foothills	148	588	Greenfield
N-3 Kaka Valley	146	614	Greenfield
T-26 Central Takaka	146	70	Greenfield
T-59 Paton Road South	146	792	Greenfield

Option	Weighted evaluation score	Yield - dwellings	Broad Typology
T-32 Pigeon Valley Rural Residential	145	179	Greenfield
T-41 88 Valley flats	144	330	Greenfield
T-42 Seaton Valley Northern Hills	144	128	Greenfield
T-53 Collingwood	140	168	Greenfield
T-51 Supplejack Valley, Upper Moutere	139	95	Greenfield
T-57 Hotham Street, Murchison	139	70	Greenfield
N-35 Port Hills	138	90	Intensification
T-33 Seaton Valley Hills	138	168	Greenfield
N-32 Orchard Flats	137	228	Greenfield
T-01 Jefferies Road	135	549	Greenfield
T-27 Takaka	135	179	Greenfield
T-43 Pomona Road to Pine Hill	135	864	Greenfield
T-56 Tapawera south	135	40	Greenfield
T-50 Kelling Road, Upper Moutere	134	1,140	Greenfield
T-28 Pigeon Valley Residential	133	1,229	Greenfield
T-40 Hill Street South foothills	133	266	Greenfield
T-08 Stringer Road Settlement	132	703	Greenfield
T-52 Mahana Hills	132	282	Greenfield
T-19 Upper Moutere	131	56	Intensification
T-55 Tapawera north	131	30	Greenfield
T-18 Lower Moutere Hills	129	1,360	Greenfield
T-54 Teapot Valley	129	130	Greenfield
N-14 Hira	126	2,245	Greenfield
T-10 Higgs Road	126	62	Greenfield
T-12 Seaton Valley Flats - low	125	404	Greenfield
T-16 Mariri Hills	124	2,167	Greenfield
T-17 Mytton Heights Hills	124	220	Greenfield
T-34 Dovedale	124	942	Greenfield
T-07 Redwood Settlement	121	1,478	Greenfield
T-03 Shannee Hills (Katania)	118	111	Greenfield
T-44 Parapara Valley Road	116	32	Greenfield
T-36 Stringer Road Hills	112	319	Greenfield
N-290 Wakapuaka Flats	112	2,743	Greenfield
T-06 Tasman / Aporo Settlement	108	3,300	Greenfield
T-45 Redwood Valley Hills	103	4,205	Greenfield
N-12 Atawhai Hills	102	520	Greenfield

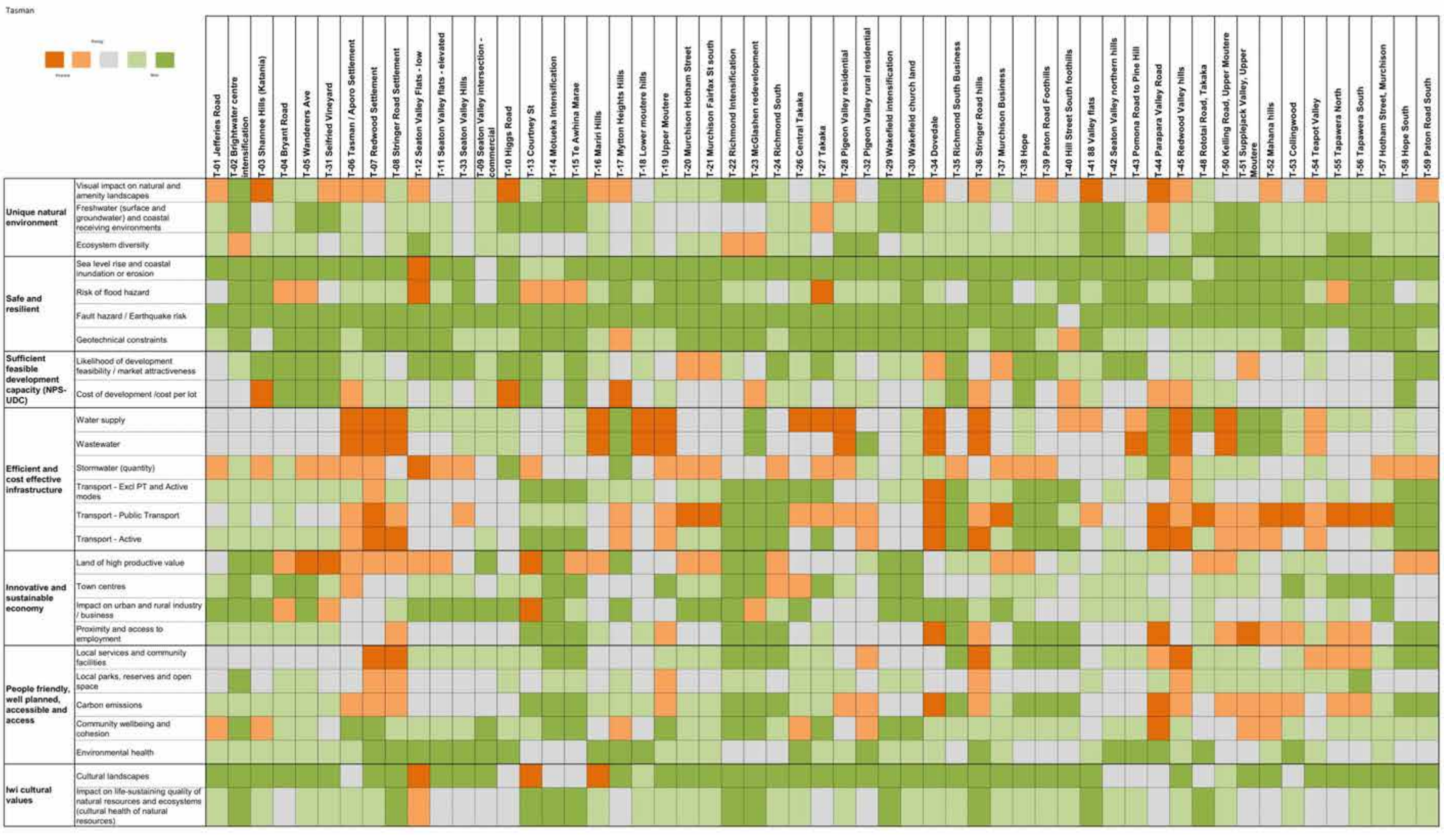
Appendix 13: Revised unweighted evaluation matrix

Revised unweighted evaluation matrix

Revised unweighted Scores for Potential Future development areas in Nelson City



Revised unweighted Scores for Potential Future development areas in Tasman District



Appendix 14: List of areas not selected

List of areas not selected

Option	Weighted evaluation score	Yield - dwellings	Rationale for exclusion
T-13 Courtney Street	26	687	Land of high productive value
T-41 88 Valley	43	330	Relative isolation from services, small size
N-35 Port Hills	48	90	Expensive to provide infrastructure
T-27 Takaka	52	179	Not required, T-26 preferred option
T-43 Pomona Road to Pine Hill	54	864	Wastewater constraint, new infrastructure pipe being built now with 80 year life which will constrain network ability to accommodate growth beyond a certain level
T-50 Kelling Road, Upper Moutere	56	1,140	Not required to meet capacity target
T-08 Stringer Road Settlement	59	703	Scored poorly in the MCA, public feedback suggested some level of resistance to development
T-52 Mahana Hills	60	282	Forestry area, distance
T-19 Upper Moutere	61	56	Lack critical mass
T-55 Tapawera north	62	30	Not required to meet capacity target
N-14 Hira	65	2,245	Cost to service new area
T-12 Seaton Valley Flats - low	67	404	Area is low lying, low MCA score
T-16 Mariri Hills	68	2,167	Area of highly productive land, iwi values, coastal location unlikely to meet NPS coastal requirements
T-34 Dovedale	70	942	Scored poorly in the MCA
T-07 Redwood Settlement	71	1,478	Low MCA score, separation from main centres
T-36 Stringer Road Hills	74	319	Scored poorly in the MCA, public feedback suggested some level of resistance to development
N-290 Wakapuaka Flats	75	2,743	Low MCA score, low lying land
T-06 Tasman / Aporo Settlement	76	3,300	Scored poorly in the MCA
T-45 Redwood Valley Hills	77	4,205	Low MCA score, separation from main centres
N-12 Atawhai Hills	78	520	Scored poorly in the MCA, sites would be expensive to develop due to geotechnical requirements
T-31 Seifried Vineyard	79	1,089	Land of high productive value

Appendix 15: Phasing and timing of significant infrastructure projects in the 2018 Infrastructure Strategies

Phasing and timing of significant infrastructure projects in the 2018 Infrastructure Strategies

Area	Infrastructure class	Project	First decade										Second decade										Third decade										Estimate of Cost	Years proposed in Infrastructure Strategy
			Y1	Y2	Y3	Y4	Y5	Y6	Y7	Y8	Y9	Y10	Y11	Y12	Y13	Y14	Y15	Y16	Y17	Y18	Y19	Y20	Y21	Y22	Y23	Y24	Y25	Y26	Y27	Y28	Y29	Y30		
			18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38/39	39/40	40/41	41/42	42/43	43/44	44/45	45/46	46/47	47/48		
Richmond	Transport	Champion Road roundabout and underpass																															3.3m	Year 2
Richmond	Transport	Richmond network optimisation and improvements																															13.3m	Years 5-14
Richmond	Transport	McShane Road upgrade																															6.9m	Years 8-11
Richmond	Transport	Lower Queen Street widening																															11.3m	Years 9-15
Richmond	Transport	Richmond West intersection upgrades																															2.9m	Years 6-16
Richmond	Public Transport	Extend the existing Nelson-Richmond route																															8.2M	Years 1-30
Richmond	Water supply	Waimea Community Dam																															26.8m	Year 1
Richmond	Water supply	Richmond South trunk main and storage																															6.6m	Years 1-4
Richmond	Water supply	Relocation of Richmond West bores																															2.2m	Years 4-8
Richmond	Water supply	Richmond South low level storage stage 2																															1.9m	Years 18-19
Richmond	Water supply	Richmond South high level pipe and storage																															7.0m	Years 23-26
Richmond	Wastewater	Headingly Lane pump station and pipe upgrade																															2.0m	Years 1-3
Richmond	Stormwater	Richmond Central secondary flow improvements																															13.9m	Years 1-12
Richmond	Stormwater	Richmond South stormwater improvements																															3.8m	Years 3-27
Richmond	Stormwater	Borck Creek widening																															23.5m	Years 1-22
Richmond	Stormwater	Richmond primary flow improvements																															6.2m	Years 12-16
Motueka	Transport	Manoy Street to Talbot Street connection																															2.4m	Years 12-13
Motueka	Water supply	Motueka West water main																															2.1m	Years 2-13
Motueka	Water supply	Motueka full town supply																															31.8m	Years 27-30
Motueka	Wastewater	Motueka West pumping and reticulation																															5.3m	Years 2-5
Motueka	Wastewater	New Motueka wastewater treatment plant																															83.1m	Years 3-19
Motueka	Stormwater	Motueka West discharge system																															7.0m	Years 4-7
Mapua	Water supply	Mapua pipe renewal and storage upgrades																															8.2m	Years 1-5
Mapua	Wastewater	Pumping and reticulation upgrades																															4.5m	Years 1-6
Mapua	Wastewater	Mapua channel and new rising main																															2.4m	Years 9-11
Mapua	Stormwater	Mapua primary and secondary flow improvements																															1.2m	Years 1-13
Brightwater	Wastewater	New Brightwater North pump station and rising main																															1.9m	Years 6-8
Brightwater	Wastewater	Brightwater / Wakefield trunk main upgrade																															9.3m	Year 1-6
Seaton Valley	Wastewater	New Seaton Valley pump statin and rising main																															2.4m	Year 28-30
Takaka	Flood protection	Takaka flood mitigation works																															3.1m	Years 9-11
Dovedale	Water supply	Install a new water treatment plant																															3.6m	2018-2025
Nelson	Transport	Integration of local network (solutions flowing from Nelson Southern Link investigations)																															15m	2029-2031
Nelson	Wastewater	Renewal of Atawhai rising main																															25m	2024-2031
Nelson	Wastewater	Treatment Plant renewals																															25m	2029+
Nelson	Wastewater	Wastewater treatment plant protection																															25m	2043-2048
Nelson	Wastewater	Wet weather overflow mitigation programme																															25M	2018+
Nelson	Water Supply	Primary clarifier																															25m	2023-2030

Area	Infrastructure class	Project	First decade										Second decade										Third decade										Estimate of Cost	Years proposed in Infrastructure Strategy
			Y1	Y2	Y3	Y4	Y5	Y6	Y7	Y8	Y9	Y10	Y11	Y12	Y13	Y14	Y15	Y16	Y17	Y18	Y19	Y20	Y21	Y22	Y23	Y24	Y25	Y26	Y27	Y28	Y29	Y30		
			18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38/39	39/40	40/41	41/42	42/43	43/44	44/45	45/46	46/47	47/48		
Nelson	Water Supply	Water pipe renewal programme																															95m	2018+
Nelson	Stormwater	Extend piped open channel network																															120m	2029+
Nelson	Flood protection	Urban streams flood management and enhancement																															100m	2029+

Appendix 16: Summary of key Council three waters and transport infrastructure requirements to enable growth

Summary of key Council three waters and transport infrastructure requirements to enable growth

Area	Water supply	Wastewater	Stormwater	Transport
T-22 Richmond Intensification	• Some water supply mains upsized and duplicate mains • New water reservoir	• Significant wastewater main upsizing and extra reticulation	• Stormwater pipe upgrades and public detention areas in parks to ensure that existing flooding is not worsened and some areas resolved	• Street calming and amenity of residential streets • Footpath improvements
T-23 McGlashen Redevelopment			• Reinstate stormwater pipe to Beach Rd Drain	• No incurred cost
T-38 Hope and T- 39 Paton Road foothills	• New trunk water supply mains and reticulation	• Significant new wastewater mains from Beach Road pump station to site and reticulation within site	• Creek upgrades, culvert upgrades, detention/ wetland areas, including all land purchase	• Upgrade Paton and White Roads • Upgrade intersections to roundabouts SH regional road standard • Upgrade Wensley and Bateup Roads to Arterial standard
T-40 Hill Street South foothills	• Pressurised and restricted water supply system, no firefighting	• Minor wastewater infrastructure required	• Some minor stormwater detention	
T-35 Richmond South Business	• Minor water supply works		• Creek upgrades, culvert upgrades	• No incurred cost
T-51 Supplejack Valley	• Unserviced rural residential development			• Some minor roading upgrades
T-09 Seaton Valley intersection - commercial				• No incurred cost
T-11 Seaton Valley Flats	• Connection to main water supply • Minor reticulation works	• Assumes new pump station at Seaton Valley is built • New wastewater pipes to Seaton Valley pump station	• Creek upgrade	• Upgrade footpaths • Widen the road • Intersection improvement at Seaton Valley/Mapua Drive

Area	Water supply	Wastewater	Stormwater	Transport
T-33 Seaton Valley Hills	• Connection to water supply main up Seaton Valley, minor reticulation works • New water supply main, pump station, and reservoir	• Assumes new pump station at Seaton Valley is built • New wastewater pipes to Seaton Valley pump station required • New wastewater mains and pump station	• Purchase land of existing farm ponds and transform into stormwater detention and wetlands	• Upgrade Seaton Valley Road • Upgrade intersection to roundabout at Seaton Valley/Mapua Drive and Mapua Drive/Aranui • Additional length to Seaton Valley Road Upgrade
T-14 Motueka Intensification	• Some infrastructure investment is already planned for this area, additional upgrades to enable the level of growth proposed are expected to be minor			• Street calming and amenity of residential streets • CBD footpath improvements
T-15 Te Awhina Marae papakainga				• Whakarewa Footpath • Queen Victoria Shared Path
T-17 Mytton Heights Hills	• Unserviced rural residential development			• Some minor roading upgrades
T-18 Lower Moutere Hills	• New water supply main, treatment and pumps • New reservoirs on hills, new reticulation	• New pump station and main to waste water treatment plant, some reticulation within area		• Roundabout on Lower Moutere Highway • Community Road and School Road upgrade • King Edward/Queen Victoria intersection upgrade to a roundabout
T-01 Jefferies Road	• New water supply bores, upgrade water treatment plant, new water supply main, reservoirs and reticulation	• New wastewater trunk main and pump station and new gravity trunk through valley	• Stormwater detention area	• Lord Rutherford and Jefferies intersection upgrade
T-03 Shannee Hills (Katania)	• Minor water supply upgrades			
T-02 Brightwater Centre Intensification				• No incurred cost
T-04 Bryant Road				• Shared path between Bryant Rd and Ellis Street

Area	Water supply	Wastewater	Stormwater	Transport
T-05 Wanderers Avenue				• Allow for a crossing at Lord Rutherford Road
T-54 Teapot Valley	• Unserviced rural residential development			• Some minor roading upgrades
T-29 Wakefield Intensification				• Traffic calming on Arrow St
T-30 Wakefield Church Land				• No incurred cost
T-28 Pigeon Valley Residential	• New water supply main from existing centralised water treatment plant • New pump station, reservoirs and reticulation	• New wastewater trunk main, pump station and new gravity trunk through valley, including new main from Wakefield to new treatment plant	• Stormwater detention and wetland areas • Potential creek upgrade	• Pigeon Valley Rd upgrade • Pigeon Valley and State Highway intersection upgrade
T-32 Pigeon Valley Rural Residential	• Unserviced rural residential development			• Some minor roading upgrades
T-57 Hotham Street, Murchison	• Upgrade water treatment plant • Increase reservoir capacity • New water supply main into area	• New stormwater mains and upgrade pump station • New rising main across bridge • Wastewater treatment plant inlet upgrade	• Detention required to avoid downstream flooding from Neds Creek which is at capacity already	• Seal extension on Hotham Street • Footpath
T-37 Murchison Business				
T-26 Central Takaka	• No water supply	• New wastewater pumping main from site to wastewater treatment plant • Upgrade pump station	• Minor	• Upgrade Park Avenue Road • Upgrade State Highway 60/Park Ave intersection with a roundabout
T-48 Rototai Road, Takaka	• No water supply	• Upsize wastewater main • New pump station	• Minor	• Extend footpath along Rototai Road • Rototai Road re-alignment • Intersection improvements at Rototai/Meihana/Commercial

Area	Water supply	Wastewater	Stormwater	Transport
T-42 Seaton Valley Northern Hills			• Stormwater to discharge towards upgraded creek in T11.	• No incurred cost
T-44 Parapara	• Unserviced rural residential development			• Some minor roading upgrades
T-53 Collingwood	• New reservoir and additional water supply bores • Upsize water treatment plant • New water supply main	• New wastewater treatment plant with membrane filtration and nutrient filter • New wastewater pump system with storage • New wastewater main to area	• Some stormwater detention and stream erosion protection may be required	• New connection onto SH60 • Tee intersection on new route and SH60 • Shared path along Collingwood Quay • Road crossing points along Collingwood Quay
T- 56 Tapawera south			• Minor	• Purchase Access block • Access road onto Maitai Cres • Shared path to Main Road Tapawera
N-15 Dodson		• Low grade wastewater upgrades required	• Low grade stormwater upgrades required	• Footpath/shared path • Traffic calming
N-3 Kaka Valley	• Major new investment			• Walking and cycling connections • New bridge • Widen Nile Street and Hardy Street bridge footpaths • Signals at Tasman Nile Street intersection • Signals at Nile and Collingwood
N-32 Orchard Flats	• Major new investment; dependent on Kaka going first			• Assume the same as for Kaka Valley
N-270 City Centre	• Water supply ring main, programme for inflow and infiltration			• Street amenity walking and cycling • Upgraded Bus Terminal/Depot
N-287 Washington Valley	• Minor water supply upgrades	• Minor wastewater upgrades	• Minor stormwater upgrades	• Walking and cycling, amenity and crossing facilities • Extend bus service and add shelters • Traffic calming • Upgrade intersection with Princes Drive

Area	Water supply	Wastewater	Stormwater	Transport
N-19 The Nile	• Minor water supply upgrades	• Minor wastewater upgrades	• Minor stormwater upgrades	• Extend bus service and add shelters • Manuka Street Bridge to replace the ford • Traffic lights at Manuka Street • Widen Bronte Street and add signals on Collingwood to be main walking and cycling connection • Shared path on Tasman Street/Manuka Street/Harper Street
N-20 Fairfield Park	• Water supply upgrades	• Wastewater upgrades	• Stormwater upgrades	• Walking and cycling, amenity and crossing facilities • Close Trafalgar Square West to traffic • Traffic lights at Nile Street West • Extend bus service and bus stops • Widen Brougham Street; add footpaths both sides
N-21 Waimea Road	• Water supply upgrades	• Wastewater upgrades	• Stormwater upgrades	• Traffic lights at Examiner Street • Walking and cycling, amenity and crossing facilities • Bus interchange for schools • Traffic lights at Van Diemen Street/Rutherford Street intersection or Ngatiawa Street
N-22 Hospital/Nelson South	• Water supply upgrades	• Wastewater upgrades	• Stormwater upgrades	• Extend bus service and add bus shelters • Land purchase and east Motueka Street/Vanguard Street corner • Add walking and cycling connection to Railway reserve • Traffic calming • Walking and cycling, amenity and crossing facilities
N-23 Victory	• Water supply upgrades	• Wastewater upgrades	• Stormwater upgrades	• Traffic lights on Toi Toi Street • Close Totara Street to through traffic • Upgrade walking and cycling connection to Hampden Terrace
N-289 The Brook	• Water supply upgrades	• Wastewater upgrades	• Stormwater upgrades	• Upgrades similar to other areas

Area	Water supply	Wastewater	Stormwater	Transport
N-288 St Vincent	• Water supply upgrades	• Wastewater upgrades	• Stormwater upgrades and flood response	• Upgrades similar to other areas
N-27 Stoke Centre	• Water supply upgrades	• Wastewater upgrades	• Stormwater upgrades	• Improve Stoke Traffic Lights and upgrade intersection layout • Widen paths • Signals at Railway reserve crossing Songer Street
N-28 Stoke School	• Water supply upgrades	• Wastewater upgrades	• Stormwater upgrades	• Extend bus service and add bus shelters • Improve walking and cycling connections to Isel Park • Traffic calming • Traffic lights Main Road Stoke/Polstead Road and Polstead / Ridgeway
N-29 Nayland	• Water supply upgrades	• Wastewater upgrades	• Stormwater upgrades	• Traffic lights at Nayland / Songer Street • Walking and cycling, amenity and crossing facilities • Signalised crossings at Nayland School • Extend bus service and add bus shelters • Road upgrade Bledisloe/Maple
N-285 Arapiki	• Water supply upgrades	• Wastewater upgrades	• Stormwater upgrades	• Intersection upgrades at Main Road Stoke and Ridgeway • Widen narrow footpaths
N-286 Isel	• Water supply upgrades	• Wastewater upgrades	• Stormwater upgrades	• Assume same as for Stoke School
N-24 The Black Cat	• Water supply upgrades	• Wastewater upgrades	• Stormwater upgrades	• Upgrade connection to Whakatu Drive Roundabout • Traffic calming and way finding to improve walking and cycling
N-11 Saxton				• Traffic lights at Saxton Road/Main Road Stoke • Traffic lights at Hill Street/Champion Road and Hill Street /Salisbury Road • Road/bridge widening and traffic lights at Saxton /Kingsford Drive intersection