

# 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](http://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

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Company or organisation (if applicable)

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Telephone

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Email

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Age

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Where do you live:

- Nelson
- Tasman
- Other (please specify)

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# 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?

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## 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? \_\_\_\_\_

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If no, why not? \_\_\_\_\_

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4. Do you have any comments on this scenario? \_\_\_\_\_

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## 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? \_\_\_\_\_

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If no, why not? \_\_\_\_\_

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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? \_\_\_\_\_

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7. Do you have any comments on this scenario? \_\_\_\_\_

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## 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?

- |                                |                                      |   |  |
|--------------------------------|--------------------------------------|---|--|
| <input type="radio"/> The Wood | <input type="radio"/> Atawhai Hills  | <input type="radio"/> Brightwater and surrounds | <input type="radio"/> Tasman / Aporo               |
| <input type="radio"/> Vanguard | <input type="radio"/> Hira           | <input type="radio"/> Pigeon Valley             | <input type="radio"/> Lower Moutere / Mariri Hills |
| <input type="radio"/> Saxton   | <input type="radio"/> Richmond South | <input type="radio"/> Mapua extension           |  |

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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? \_\_\_\_\_

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If no, why not? \_\_\_\_\_

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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? \_\_\_\_\_

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12. Do you have any further comments on this scenario? \_\_\_\_\_

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# 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.

 <p><b>1. INFILL</b></p> <ul style="list-style-type: none"> <li>• The Nile</li> <li>• Upper Moutere</li> </ul>	 <p><b>2. TWO-STOREY TERRACED HOUSING</b></p> <ul style="list-style-type: none"> <li>• Wakefield Church land</li> <li>• Dodson</li> <li>• Fairfield Park</li> <li>• Black Cat</li> <li>• Stoke School</li> <li>• Nayland</li> <li>• Motueka Intensification</li> <li>• Wakefield Intensification</li> <li>• Arapiki</li> <li>• Isel</li> <li>• Washington Valley</li> <li>• The Brook</li> </ul>	 <p><b>3. THREE-STOREY TERRACED PLUS APARTMENTS AND SOME MIXED USE</b></p> <ul style="list-style-type: none"> <li>• Weka</li> <li>• Waimea Road</li> <li>• Hospital/Nelson South</li> <li>• Victory</li> <li>• Tahunanui Drive</li> <li>• Stoke centre</li> <li>• Richmond intensification</li> <li>• Brightwater intensification</li> <li>• McGlashen Redevelopment</li> <li>• St Vincent</li> <li>• The Wood</li> </ul>
 <p><b>4. MIXED USE IN THE CITY CENTRE WITH SOME FOUR TO SIX-STOREY APARTMENTS</b></p> <ul style="list-style-type: none"> <li>• Vanguard</li> <li>• Gloucester</li> <li>• Beach Road</li> <li>• City Centre</li> </ul>	 <p><b>6. TINY HOUSE</b></p> <p>Not currently allocated</p>	 <p><b>7. CO-HOUSING</b></p> <p>Not currently allocated</p>
 <p><b>5. TE AWHINA MARAE PĀPAKAIINGA</b></p> <p>Not currently allocated</p>		

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'.

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|---|---|--|
| <input type="checkbox"/> Arapiki                            | <input type="checkbox"/> McGlashen Redevelopment  | <input type="checkbox"/> The Wood                  |
| <input type="checkbox"/> Beach Road                         | <input type="checkbox"/> Motueka Intensification  | <input type="checkbox"/> Upper Moutere             |
| <input type="checkbox"/> Black Cat                          | <input type="checkbox"/> Nayland                  | <input type="checkbox"/> Vanguard                  |
| <input type="checkbox"/> Brightwater Centre intensification | <input type="checkbox"/> Richmond Intensification | <input type="checkbox"/> Victory                   |
| <input type="checkbox"/> City Centre                        | <input type="checkbox"/> St Vincent               | <input type="checkbox"/> Waimea Road               |
| <input type="checkbox"/> Dodson                             | <input type="checkbox"/> Stoke Centre             | <input type="checkbox"/> Wakefield Church land     |
| <input type="checkbox"/> Fairfield Park                     | <input type="checkbox"/> Stoke School             | <input type="checkbox"/> Wakefield Intensification |
| <input type="checkbox"/> Gloucester                         | <input type="checkbox"/> Tahunanui Drive          | <input type="checkbox"/> Washington Valley         |
| <input type="checkbox"/> Hospital /Nelson South             | <input type="checkbox"/> The Brook                | <input type="checkbox"/> Weka                      |
| <input type="checkbox"/> Isel                               | <input type="checkbox"/> The Nile                 |  |

# SPECIFIC DEVELOPMENT AREAS

14. Are there other development areas that should be considered? List the areas.

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15. Do you think we should provide some new business land within the regions, or rely on current vacant business land?

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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?

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Do you see any issues with more housing in this area?

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What are some of the advantages of having more housing here?

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Thinking about the next 20 or 30 years, what type of housing do you think would be appropriate?

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If the development area is for business, do you see any issues with business land here?

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If more housing is not to be accommodated in this area, then where would you suggest housing go instead?

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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?

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