

FDS Submissions Received - Section 3 - Overview of Submissions received.

#	Name	Attachment	Speaking
31519	Jamie Eggers	N	N
31520	Andrew Stirling, and attachment	Y	N
31521	Marie Waterhouse	N	N
31522	Marilyn Davis, and attachment	Y	N
31523	Karen Steadman	N	N
31524	Carsten Buschkuhe, Tasman Bay Estates, and attachment	Y	Y Nelson
31525	Murray Davis, and attachment	Y	N
31526	Elise Jenkin, and attachment	Y	N
31527	Justin Eade	N	N
31529	Steven King-Turner	N	N
31530	Richard Clement, and attachment	Y	Y Richmond
31531	David Bennett	N	N
31532	Dr Aaron Stallard	N	N
31533	Wendy Trevett, and attachment	Y	N
31534	Grant Wilkins, and attachment	Y	N
31537	Juliana Trolove	N	N
31539	Rebecca Hamid, River Road Co, and attachment	Y	Y Richmond
31540 & 31566	Timo Neubauer, and attachment Second submission, and attachment	Y x2	Y Richmond
31541	David & Vicki James, and attachment	Y	Y Nelson
31542	Melanie Drewery, and attachment	Y	Y Richmond
31543	Marianne Palmer, and attachment	Y	N
31544	Deborah and Jonathan Leonard , and attachment one and attachment two	Yx2	N
31545	Bruce Bosselmann, and attachment	Y	N
31546	Anna and Liviu Freidman, and attachment	Y	N
31547	Raine Oakland Estates , and attachment	Y	Y Nelson
31548	Amy Dresser, and attachment	Y	N
31549	Ian McComb	N	Y Nelson
31550	Toby Neil Harvey , and attachment	Y	N
31551	Jo Kitchen	N	N
31552	Rowena Smith	N	Y Nelson
31554	Wendy Barker	N	Y Nelson
31555	Jutta Schultheis	N	N
31556	Esme Palliser	N	N
31557	Richard Palmer, and attachment	Y	N
31558	Steve Jordan	N	N
31559	Lou Gallagher, and attachment	Y	Y Richmond
31560	Steph Watts	N	N
31561	Ann Jones	N	N
31562	Grant Palliser	N	N
31563	Loretta Anne Hogg	N	N

FDS Submissions Received - Section 3 - Overview of Submissions received.

31564	Magdalena Garbarczyk, and attachment one, and attachment two	Y x2	Y Richmond
31565	Rodger Bashford	N	N
31568	Sarah Thornton	N	N
31569	Joni Tomsett	N	Y Richmond
31570	Annabel Norman, and attachment	Y	N
31571	Susan Drew, and attachment	Y	Takaka
31572	David Todd	N	N
31573	Susan Lea	N	N
31574	David Bolton, and attachment	Y	Y Richmond
31575	Andrew Damerham, and attachment	Y	N
31576	Joris Tinnemans	N	N
31577	Jarna Smartx	N	N
31578	Karen Muting	N	N
31579	Jane Tate	N	N
31580	Jenny Long	N	N
31581	Tony Bielby	N	N
31582	Anthony Pearson	N	N
31583	Barbara Watson, and attachment	Y	N
31584	Melanie Beckett	N	N
31586	Charlotte Watkins	N	Y Richmond
31587	Yuriko Goetz	N	N
31588	Pene Greet	N	N
31589	Renee Edwards	N	N
31591	Been Edwards	N	N
31592	Lee Woodman	N	N
31593	William Samuels, and attachment	Y	Y Richmond
31594	Annemarie Braunstiener	N	N
31595	Gary Clark	N	Y Takaka
31596	Raymond Brasem	N	N
31598	Nicola Worsford	N	N
31599	Charlotte Stuart	N	N
31600	Jane Fairs	N	N
31604	Peter Moot	N	N
31605	Olivia Neubauer	N	Y Richmond
31606	Trent Shepard	N	N
31608	Robbie Thomson	N	N
31609	Sonja Antonia Lamers, and attachment one and , and attachment two	Y X2	Y Richmond
31610	Mary Lancaster	N	Y Takaka
31611	Jude Osborne	N	N
31612	Paul Davey	N	Y Nelson
31613	Henry Davey Wraight,	N	N
31614	Mark Morris, Richmond Baptist Church, and attachment one, attachment two	Y x2	Y Richmond
31615	Annie Pokel	N	N
31616	Marion van Oeveren	N	N
31617	Steph Jewell	N	N
31619	Marama Handcock-Scott	N	N
31620	Paul Baigent	N	N

FDS Submissions Received - Section 3 - Overview of Submissions received.

31621	Dr Kath Walker	N	N
31622	Peter Butler	N	N
31623	Lucy Charlesworth	N	Y Nelson
31624	Yachal Upson	N	Y Richmond
31625	Bruno Lemke	N	Y Richmond
31626	Shalom Levy	N	N
31627	Timothy Tyler	N	N
31628	Daniel Levy	N	Y Nelson
31629	Salley Levy	N	N
31630	Stephanie Huber	N	N
31631	Joy Shackleton, and attachment	Y	Y Nelson
31632 & 31633	Jacquetta Bell QSM, and attachment Second submission, and attachment	Y X2	Y Nelson
31634	Josephine Markert	N	N
31635	Joe Hay, and attachment	Y	N
31636	Joanna Santa Barbara, and attachment	Y	Y Richmond
31637	Frances Kemble Welch	N	N
31638	Steve Parker, and attachment	Y	N
31639	Jonathan Martin, and attachment	Y	N
31640	Ryan Brash	N	N
31641	Stephen (Steve) Hayden	N	Y Richmond
31642	Luke Jacobson	N	Y Takaka
31643	Inge Koevoet	N	N
31644	Murray Poulter	N	N
31645	Karin Kelbert	N	N
31646	Paul Thornton, and attachment	Y	N
31647	Rebecca Parish	N	N
31649	Nils Pokel	N	N
31650	Eve Ward	N	N
31651	Patrick Conway, and attachment	Y	Y Nelson
31652	Anita Kagaya	N	N
31654	Brenda Wraight	N	Y Nelson
31655	Lea O'Sullivan, and attachment	Y	N
31656	Brad Malcolm	N	N
31657	Andrea Hay, and attachment	Y	N
31659	Steven Parker, and attachment	Y	N
31662	Joe Roberts, attachment one, attachment two, attachment three, attachment four, attachment five, attachment six, attachment seven, attachment eight, attachment nine, attachment ten, attachment eleven	Y	Y Takaka
31663	Roland Goos, and attachment	Y	N
31665	Grant Smithies	N	N
31666	Stacy Currin-Steer, and attachment	Y	N
31667	Barbara Nicholas, and attachment	Y	N
31668	Bruce & Corena Gillespie	N	N
31669	Heather Wallace, and attachment	Y	Y Nelson
31670	Peter Taylor, and attachment	Y	Y Nelson
31671	Josephine Cachemaille	N	N
31672	Kate Morrison	N	N

FDS Submissions Received - Section 3 - Overview of Submissions received.

31673	Mike Drake	N	N
31674	Steve Malcolm, and attachment one, attachment two	Y	Y Richmond
31676	Marion Satherley, and attachment	Y	Y Takaka
31677	Mathew Hay	N	Y Nelson
31679	TR Carmichael, and attachment	Y	N
31680	Jaimie Barber	N	N
31681	Seev Oren, and attachment	Y	N
31683	Richard Davies, and attachment	Y	N
31684	Paul McIntosh, and attachment	Y	Y Richmond
31685	Chris A Freyberg, and attachment	Y	Y Richmond
31687	Michael Mokhtar, and attachment	Y	Y Richmond
31688	Gerard McDonnell	N	N
31689	Karen Driver	N	N

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31519

Mr Jamie Eggers

Speaker? False

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

	Please explain your choice:		
TDC - Environment and Planning	03 Please indicate whether you support or do not support Outcome 3: New housing is focussed in areas where people have good access to jobs, services and amenities by public and active transport, and in locations where people want to live. Please explain your choice:	Strongly agree	to achieve the reduction in GHG
TDC - Environment and Planning	04 Please indicate whether you support or do not support Outcome 4: A range of housing choices are provided that meet different needs of the community, including papakāinga and affordable options. Please explain your choice:	Strongly agree	nothing worse than a mono culture of houses, look the same, painted differently, need variation in land size, height, intensity to keep things open for all members of our community
TDC - Environment and Planning	05 Please indicate whether you support or do not support Outcome 5: Sufficient residential and business land capacity is provided to meet demand. Please explain your choice:	Strongly agree	Our people need somewhere to live
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Strongly agree	seems logical, what would the other option be ?

	and delivered to integrate with growth and existing infrastructure is used efficiently to support growth. Please explain your choice:		
TDC - Environment and Planning	07 Please indicate whether you support or do not support Outcome 7: Impacts on the natural environment are minimised and opportunities for restoration are realised. Please explain your choice:	Strongly agree	We use too much concrete and asphalt, do we need all that? maybe bigger section and narrower roads to remove car parking on the streets, less storm water run off generated, more soakage into the earth.
TDC - Environment and Planning	08 Please indicate whether you support or do not support Outcome 8: Nelson Tasman is resilient to and can adapt to the likely future effects of climate change. Please explain your choice:	Agree	yes humans can adapt, but there is a cost and who should pay for this
TDC - Environment and Planning	09 Please indicate whether you support or do not support Outcome 9: Nelson Tasman is resilient to the risk of natural hazards. Please explain your choice:	Strongly disagree	no our infrastructure isn't resilient, we are at risk of failures during an extreme event. then society isn't equipped to deal with no water / no food /
TDC - Environment and Planning	10 Please indicate whether you support or do not support Outcome 10: Nelson Tasman's highly productive land is prioritised for primary	Neutral	Farming as a business needs more than location / proximity to its market, maybe a better option out further, with cheaper land, and better profit margins for the farmer. they are in the game for money,

	production. Please explain your choice:		
TDC - Environment and Planning	11 Please indicate whether you support or do not support Outcome 11: All change helps to revive and enhance the mauri of Te Taiao. Please explain your choice:	Don't know	
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		there need to be action in both the short and long terms, a full review will take to long and prices will continue to rise and people miss out on housing that is needed. long term we can plan for better outcomes, but that seems along way away, maybe 10y ? the consultation / construction time frame is very long time away.
TDC - Environment and Planning	13 Do you support the proposal for consolidated growth along SH6 between Atawhai and Wakefield but also including Māpua and Motueka and meeting needs of Tasman rural towns? This is a mix of intensification, greenfield expansion and rural residential housing. Please explain why?	Strongly agree	yes using existing roads is a good idea
TDC - Environment and Planning	14 Where would you like to see growth happening over the next 30 years? Please list as many of the following options that you agree with: (a) Largely along the SH6 corridor as proposed (b) Intensification		c seems the current easiest way forward. Along with B when the community wants it.

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

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

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

	for a potential new community near Tasman Village and Lower Moutere (Braeburn Road)? Please explain why.		
TDC - Environment and Planning	32 Do you agree with the locations shown for business growth (both commercial and light industrial)? Please explain why.	Don't know	
TDC - Environment and Planning	34 Do you agree with the proposed residential and business growth sites in Tākaka?	Don't know	
TDC - Environment and Planning	35 Do you agree with the proposed residential and business growth sites in Murchison?	Don't know	
TDC - Environment and Planning	36 Do you agree with the proposed residential and business growth sites in Collingwood?	Don't know	
TDC - Environment and Planning	37 Do you agree with the proposed residential and business growth sites in Tapawera?	Don't know	
TDC - Environment and Planning	38 Do you agree with the proposed residential and business growth sites in St Arnaud?	Agree	

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31519

Mr Jamie Eggers

Speaker? False

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

	Please explain your choice:		
TDC - Environment and Planning	03 Please indicate whether you support or do not support Outcome 3: New housing is focussed in areas where people have good access to jobs, services and amenities by public and active transport, and in locations where people want to live. Please explain your choice:	Strongly agree	to achieve the reduction in GHG
TDC - Environment and Planning	04 Please indicate whether you support or do not support Outcome 4: A range of housing choices are provided that meet different needs of the community, including papakāinga and affordable options. Please explain your choice:	Strongly agree	nothing worse than a mono culture of houses, look the same, painted differently, need variation in land size, height, intensity to keep things open for all members of our community
TDC - Environment and Planning	05 Please indicate whether you support or do not support Outcome 5: Sufficient residential and business land capacity is provided to meet demand. Please explain your choice:	Strongly agree	Our people need somewhere to live
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Strongly agree	seems logical, what would the other option be ?

	and delivered to integrate with growth and existing infrastructure is used efficiently to support growth. Please explain your choice:		
TDC - Environment and Planning	07 Please indicate whether you support or do not support Outcome 7: Impacts on the natural environment are minimised and opportunities for restoration are realised. Please explain your choice:	Strongly agree	We use to much concrete and asphalt, do we need all that? maybe bigger section and narrower roads to remove car parking on the streets, less storm water run off generated, more soakage into the earth.
TDC - Environment and Planning	08 Please indicate whether you support or do not support Outcome 8: Nelson Tasman is resilient to and can adapt to the likely future effects of climate change. Please explain your choice:	Agree	yes humans can adapt, but there is a cost and who should pay for this
TDC - Environment and Planning	09 Please indicate whether you support or do not support Outcome 9: Nelson Tasman is resilient to the risk of natural hazards. Please explain your choice:	Strongly disagree	no our infrastructure isn't resilient, we area at risk of failures during a extreme event. then society isn't equipped to deal with no water / no food /
TDC - Environment and Planning	10 Please indicate whether you support or do not support Outcome 10: Nelson Tasman's highly productive land is prioritised for primary	Neutral	Farming as a business need more than location / proximity to its market, maybe a better option out further, with cheaper land, and better profit margins for the farmer. they are in the game for money,

	production. Please explain your choice:		
TDC - Environment and Planning	11 Please indicate whether you support or do not support Outcome 11: All change helps to revive and enhance the mauri of Te Taiao. Please explain your choice:	Don't know	
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		there need to be action in both the short and long terms, a full review will take to long and prices will continue to rise and people miss out on housing that is needed. long term we can plan for better outcomes, but that seems along way away, maybe 10y ? the consultation / construction time frame is very long time away.
TDC - Environment and Planning	13 Do you support the proposal for consolidated growth along SH6 between Atawhai and Wakefield but also including Māpua and Motueka and meeting needs of Tasman rural towns? This is a mix of intensification, greenfield expansion and rural residential housing. Please explain why?	Strongly agree	yes using existing roads is a good idea
TDC - Environment and Planning	14 Where would you like to see growth happening over the next 30 years? Please list as many of the following options that you agree with: (a) Largely along the SH6 corridor as proposed (b) Intensification		c seems the current easiest way forward. Along with B when the community wants it.

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

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

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

	for a potential new community near Tasman Village and Lower Moutere (Braeburn Road)? Please explain why.		
TDC - Environment and Planning	32 Do you agree with the locations shown for business growth (both commercial and light industrial)? Please explain why.	Don't know	
TDC - Environment and Planning	34 Do you agree with the proposed residential and business growth sites in Tākaka?	Don't know	
TDC - Environment and Planning	35 Do you agree with the proposed residential and business growth sites in Murchison?	Don't know	
TDC - Environment and Planning	36 Do you agree with the proposed residential and business growth sites in Collingwood?	Don't know	
TDC - Environment and Planning	37 Do you agree with the proposed residential and business growth sites in Tapawera?	Don't know	
TDC - Environment and Planning	38 Do you agree with the proposed residential and business growth sites in St Arnaud?	Agree	

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31520

Andrew Stirling

Speaker? False

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

	Please explain your choice:		
TDC - Environment and Planning	03 Please indicate whether you support or do not support Outcome 3: New housing is focussed in areas where people have good access to jobs, services and amenities by public and active transport, and in locations where people want to live. Please explain your choice:	Agree	
TDC - Environment and Planning	04 Please indicate whether you support or do not support Outcome 4: A range of housing choices are provided that meet different needs of the community, including papakāinga and affordable options. Please explain your choice:	Strongly agree	
TDC - Environment and Planning	05 Please indicate whether you support or do not support Outcome 5: Sufficient residential and business land capacity is provided to meet demand. Please explain your choice:	Agree	
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Agree	

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

	production. Please explain your choice:		
TDC - Environment and Planning	11 Please indicate whether you support or do not support Outcome 11: All change helps to revive and enhance the mauri of Te Taiao. Please explain your choice:	Neutral	
TDC - Environment and Planning	13 Do you support the proposal for consolidated growth along SH6 between Atawhai and Wakefield but also including Māpua and Motueka and meeting needs of Tasman rural towns? This is a mix of intensification, greenfield expansion and rural residential housing. Please explain why?	Agree	
TDC - Environment and Planning	14 Where would you like to see growth happening over the next 30 years? Please list as many of the following options that you agree with: (a) Largely along the SH6 corridor as proposed (b) Intensification within existing town centres (c) Expansion into greenfield areas close to the existing urban areas (d) Creating new towns away from		Expansion into greenfield areas close to existing urban areas. In Tasman's existing rural towns.

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

and Planning	intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?		
TDC - Environment and Planning	21 Do you agree with the level of intensification proposed in Māpua (intensifying rural residential area to residential density)? Any comments?	Don't know	
TDC - Environment and Planning	22 Do you agree with the location and scale of the proposed greenfield housing areas in Nelson? Please explain why.	Disagree	Don't ruin the unique character of the Maitai Valley.
TDC - Environment and Planning	23 Do you agree with the location and scale of proposed greenfield housing areas in Stoke? Please explain why.	Neutral	
TDC - Environment and Planning	24 Do you agree with the location and scale of proposed greenfield housing areas in Richmond? Please explain why.	Neutral	
TDC - Environment and Planning	25 Do you agree with the location and scale of proposed greenfield housing areas in Brightwater? Please explain why.	Strongly disagree	Would like to see area T-054, Teapot Valley to be intended north to include 4 Teapot Valley Road. This is the same land type and usage as surrounding, should be zoned the same.
TDC - Environment and Planning	26 Do you agree with the location and scale of proposed	Neutral	

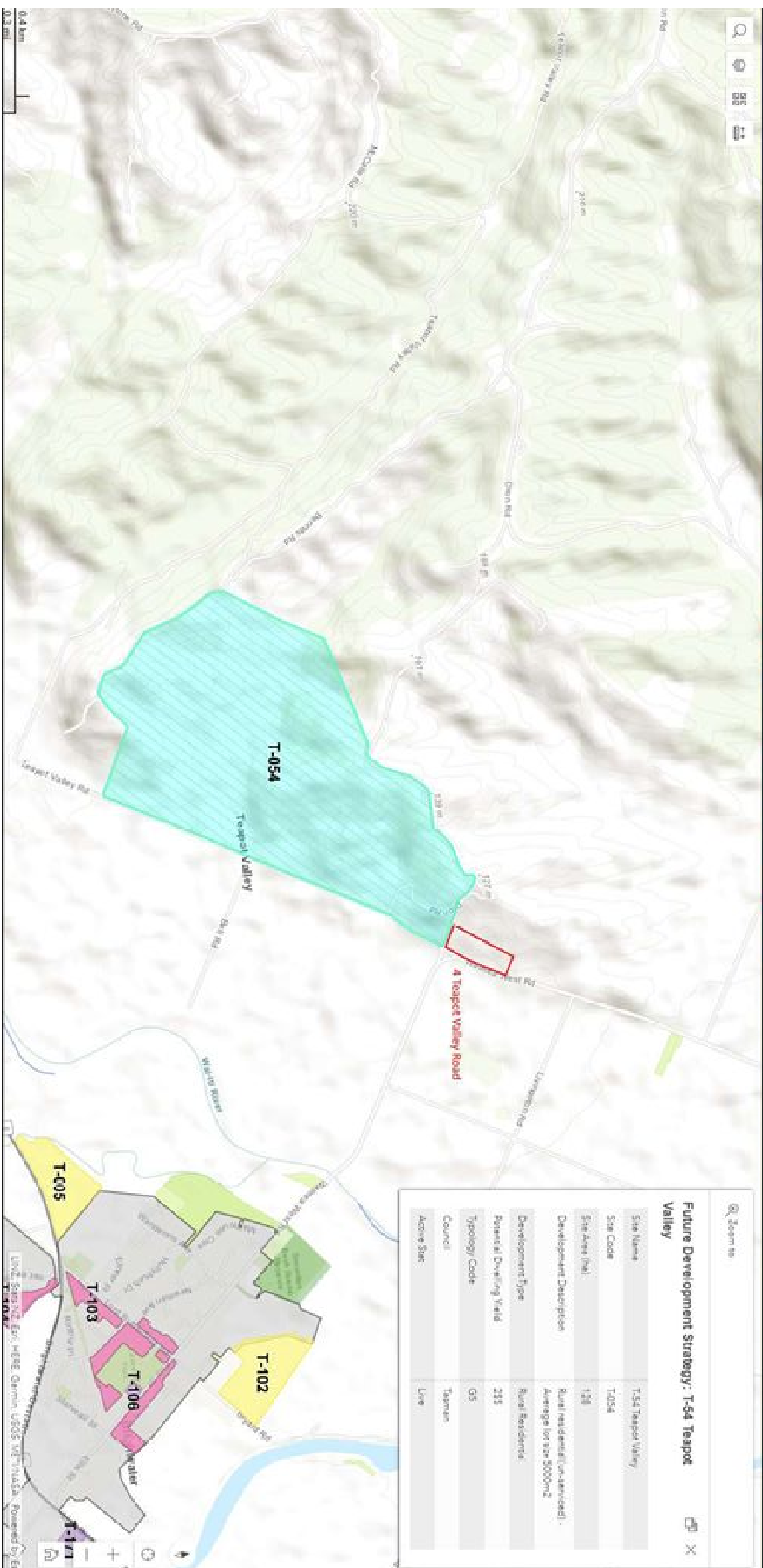
	greenfield housing areas in Wakefield? Please explain why.		
TDC - Environment and Planning	27 Do you agree with the location and scale of proposed greenfield housing areas in Motueka? Please explain why.	Neutral	
TDC - Environment and Planning	28 Do you agree with the location and scale of proposed greenfield housing areas in Māpua? Please explain why.	Neutral	
TDC - Environment and Planning	29 Do you think we have got the balance right in our core proposal between intensification and greenfield development? (Approximately half intensification, half greenfield for the combined Nelson Tasman region.)?	Neutral	
TDC - Environment and Planning	31 Do you support the secondary part of the proposal for a potential new community near Tasman Village and Lower Moutere (Braeburn Road)? Please explain why.	Don't know	
TDC - Environment and Planning	32 Do you agree with the locations shown for business growth (both commercial and light industrial)? Please explain	Neutral	

	why.		
TDC - Environment and Planning	34 Do you agree with the proposed residential and business growth sites in Tākaka?	Neutral	
TDC - Environment and Planning	35 Do you agree with the proposed residential and business growth sites in Murchison?	Neutral	
TDC - Environment and Planning	36 Do you agree with the proposed residential and business growth sites in Collingwood?	Neutral	
TDC - Environment and Planning	37 Do you agree with the proposed residential and business growth sites in Tapawera?	Neutral	
TDC - Environment and Planning	38 Do you agree with the proposed residential and business growth sites in St Arnaud?	Disagree	
TDC - Environment and Planning	40 Is there anything else you think is important to include to guide growth in Nelson and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?		<p>See attached. I would like to offer a recommendation that allows the use of some more marginal land for housing in the Teapot Valley Area by extending the designated area T-054 northward.</p> <p>My partner and I are the owners of 4 Teapot Valley Road which is the block immediately to the north of the proposed area designated T-054 in your draft strategy. (Refer to attached picture T-054 land zone.jpg).</p> <p>Our land sits on the lower slopes of the same hillside as the top half of area T-054. In the past we have grown a commercial crop (saffron), but this proved not to be viable long term. Since we do not have any water allocation and the land is relatively small compared to our neighbours on the western plains we have been unable to find a suitable agricultural use for our land.</p> <p>We feel that we can make a small but positive contribution to the future growth of this area if we are able to join our section in with area T-054 and use the land for more rural residential sections.</p>

		<p>Please alter the draft plan and extend area T-054 northwards to include 4 Teapot Valley Road? Note that due to an anomaly in the land zoning, this land is zoned Rural 1 along with the large flat properties on the eastern side of Waimea West Road that have irrigation available. The land on the same hillside as ours to the west and south has a lesser zoning, our land is the same as this. I'm sure this will not be a problem for the TDC to rectify before proceeding with the implementation of the future development strategy. I know that the future development strategy does not carry the power to re-zone land, but I hope the TDC will give strong consideration to it when deciding on zone boundaries in future.</p>
--	--	--

Andrew Stirling - Subs # 31520 - 1

Draft Nelson Tasman Future Development Strategy 2022



Submission Summary

Nelson Tasman Future Development Strategy - Submission #31521

Mrs Marie Waterhouse
Marie Waterhouse

Speaker? False

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

	Please explain your choice:		
TDC - Environment and Planning	03 Please indicate whether you support or do not support Outcome 3: New housing is focussed in areas where people have good access to jobs, services and amenities by public and active transport, and in locations where people want to live. Please explain your choice:	Disagree	
TDC - Environment and Planning	04 Please indicate whether you support or do not support Outcome 4: A range of housing choices are provided that meet different needs of the community, including papakāinga and affordable options. Please explain your choice:	Disagree	
TDC - Environment and Planning	05 Please indicate whether you support or do not support Outcome 5: Sufficient residential and business land capacity is provided to meet demand. Please explain your choice:	Neutral	
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Agree	

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

	production. Please explain your choice:		
TDC - Environment and Planning	11 Please indicate whether you support or do not support Outcome 11: All change helps to revive and enhance the mauri of Te Taiao. Please explain your choice:	Neutral	
TDC - Environment and Planning	13 Do you support the proposal for consolidated growth along SH6 between Atawhai and Wakefield but also including Māpua and Motueka and meeting needs of Tasman rural towns? This is a mix of intensification, greenfield expansion and rural residential housing. Please explain why?	Neutral	
TDC - Environment and Planning	15 Do you agree with prioritising intensification within Nelson? This level of intensification is likely to happen very slowly over time. Do you have any comments?	Agree	As long as this done correctly. I know we need housing but putting in housing options without parking facilities is not going to solve the problems we already have with residential parking. I know you want to try and force people to use public transport, bikes, walking etc but the reality is that everyone has a car - this is not going to change. If you do housing without parking those residents are just going to park in the surrounding streets that are already full. Why not build carparks in the city - Buxton square etc and do apartments / housing on top of that and then the parking is right there and have a couple of floors of parking available to the general public. Don't solve one problem to create another. WE are not New York city where everyone is happy to exist in a few blocks radius of where they live and then have 24/7 access to public transport if they want to go further afield. Build the housing, but make sure parking is involved and build up the inner city before you start building up the neighbourhoods.
TDC -	16 Do you agree	Don't	

Environment and Planning	with the level of intensification proposed right around the centre of Stoke? Any comments?	know	
TDC - Environment and Planning	17 Do you agree with the level of intensification proposed in Richmond, right around the town centre and along McGlashen Avenue and Salisbury Road? Any comments?	Don't know	
TDC - Environment and Planning	18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?	Don't know	
TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?	Don't know	
TDC - Environment and Planning	20 Do you agree with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?	Don't know	
TDC - Environment and Planning	21 Do you agree with the level of intensification proposed in Māpua (intensifying rural residential area to residential density)? Any comments?	Don't know	
TDC - Environment and Planning	22 Do you agree with the location and scale of the proposed greenfield	Don't know	If it is going to happen - plan it correctly. NOt what you would want in an ideal world - we don't live in that ideal world - need to be realistic with what people require.

	housing areas in Nelson? Please explain why.		
TDC - Environment and Planning	23 Do you agree with the location and scale of proposed greenfield housing areas in Stoke? Please explain why.	Don't know	
TDC - Environment and Planning	24 Do you agree with the location and scale of proposed greenfield housing areas in Richmond? Please explain why.	Don't know	
TDC - Environment and Planning	25 Do you agree with the location and scale of proposed greenfield housing areas in Brightwater? Please explain why.	Don't know	
TDC - Environment and Planning	26 Do you agree with the location and scale of proposed greenfield housing areas in Wakefield? Please explain why.	Don't know	
TDC - Environment and Planning	27 Do you agree with the location and scale of proposed greenfield housing areas in Motueka? Please explain why.	Don't know	
TDC - Environment and Planning	28 Do you agree with the location and scale of proposed greenfield housing areas in Māpua? Please explain why.	Don't know	
TDC - Environment	29 Do you think we have got the	Don't know	

and Planning	balance right in our core proposal between intensification and greenfield development? (Approximately half intensification, half greenfield for the combined Nelson Tasman region.)?		
TDC - Environment and Planning	31 Do you support the secondary part of the proposal for a potential new community near Tasman Village and Lower Moutere (Braeburn Road)? Please explain why.	Don't know	
TDC - Environment and Planning	32 Do you agree with the locations shown for business growth (both commercial and light industrial)? Please explain why.	Don't know	
TDC - Environment and Planning	34 Do you agree with the proposed residential and business growth sites in Tākaka?	Don't know	
TDC - Environment and Planning	35 Do you agree with the proposed residential and business growth sites in Murchison?	Don't know	
TDC - Environment and Planning	36 Do you agree with the proposed residential and business growth sites in Collingwood?	Don't know	
TDC - Environment	37 Do you agree with the	Don't know	

and Planning	proposed residential and business growth sites in Tapawera?		
TDC - Environment and Planning	38 Do you agree with the proposed residential and business growth sites in St Arnaud?	Don't know	
TDC - Environment and Planning	40 Is there anything else you think is important to include to guide growth in Nelson and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?		You have missed carparking requirement. Make the inner city and city fringe intensified first. Please do not create slum areas.

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31522

Marilyn Davis

Speaker? False

Department	Subject	Opinion	Summary
TDC - Environment and Planning	15 Do you agree with prioritising intensification within Nelson? This level of intensification is likely to happen very slowly over time. Do you have any comments?	Strongly disagree	2 Storey only
TDC - Environment and Planning	16 Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?	Disagree	2 Storey only
TDC - Environment and Planning	17 Do you agree with the level of intensification proposed in Richmond, right around the town centre and along McGlashen Avenue and Salisbury Road? Any comments?	Disagree	2 Storey only
TDC - Environment and Planning	29 Do you think we have got the balance right in	Disagree	

	our core proposal between intensification and greenfield development? (Approximately half intensification, half greenfield for the combined Nelson Tasman region.)?		
TDC - Environment and Planning	30 If you don't think we have the balance right, let us know what you would propose. Tick all that apply.	Less intensification	
TDC - Environment and Planning	30 If you don't think we have the balance right, let us know what you would propose. Tick all that apply.	Less greenfield expansion	
TDC - Environment and Planning	40 Is there anything else you think is important to include to guide growth in Nelson and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?		I do not support the proposal. Do not go over 2 story's in Nelson City as you will destroy its beauty and shut out people's sun. Cars do need to get off the roads, so garages or carports a necessity. Don't destroy our beautiful city with these ugly high rise buildings.

Marilyn Davis - 31522 - 1

Received at Nelson City Council

11/04/2022 3:33:30 PM

Counter

di

1000029524

SUBMISSION FORM

DRAFT NELSON TASMAN FUTURE DEVELOPMENT STRATEGY 2022 – 2052

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

Name: Marilyn Davis

Organisation represented (if applicable): _____

Address: _____

Email: _____

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

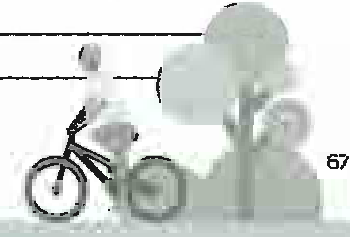
Hearings are scheduled for 27 April, 28 April and 3 May and are likely to be online rather than in person due to the current Red setting in the Covid Protection Framework and in order to keep everyone safe. If you do not tick one date, we will assume you do not wish to be heard. If you wish to present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

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

1. Please indicate whether you support or do not support Outcome 1: Urban form supports reductions in greenhouse gas emissions by integrating land use transport. Please explain your choice.
 Strongly agree Agree Neutral Disagree Strongly disagree Don't know

2. Please indicate whether you support or do not support Outcome 2: Existing main centres including Nelson City Centre and Richmond Town Centre are consolidated and intensified, and these main centres are supported by a network of smaller settlements. Please explain your choice.
 Strongly agree Agree Neutral Disagree Strongly disagree Don't know

3. Please indicate whether you support or do not support Outcome 3: New housing is focused in areas where people have good access to jobs, services and amenities by public and active transport, and in locations where people want to live. Please explain your choice.
 Strongly agree Agree Neutral Disagree Strongly disagree Don't know



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

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

5. Please indicate whether you support or do not support Outcome 5: Sufficient residential and business land capacity is provided to meet demand. Please explain your choice.

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

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

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

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

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

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

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

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

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



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

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

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

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

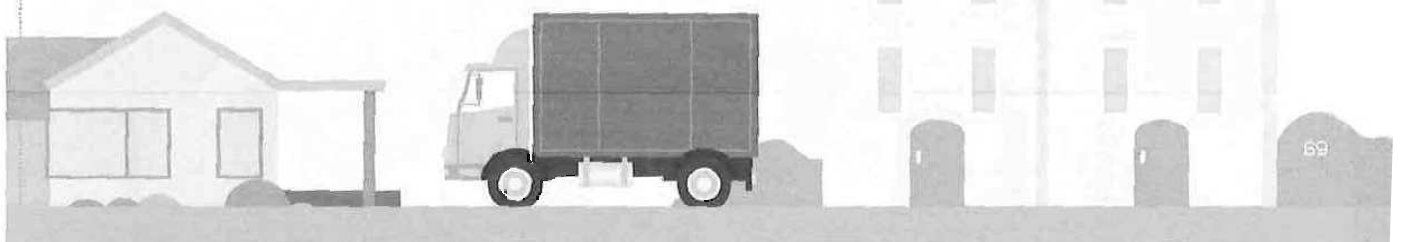
12. Regarding the FDS outcomes, do you have any other comments or think we have missed anything?

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

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

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

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



9

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

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

2 story only

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

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

2 story only

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

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

2 story only

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

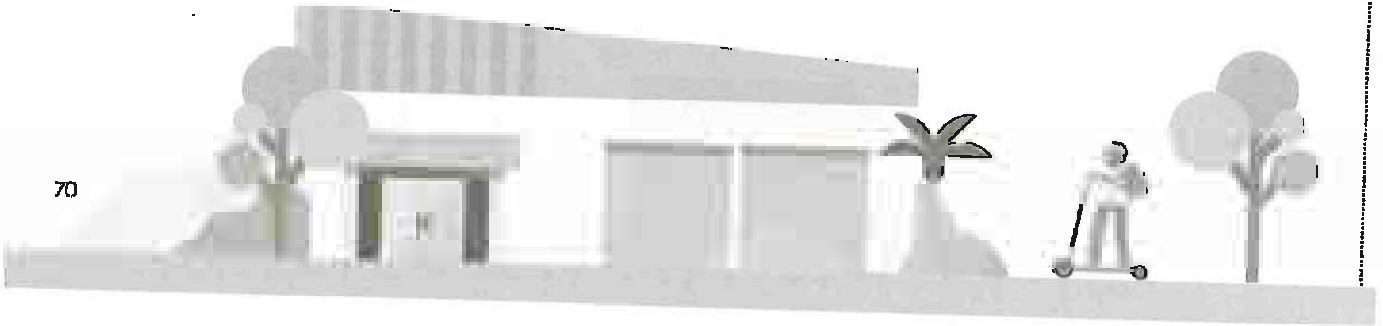
- Strongly agree
- Agree
- Neutral
- Disagree
- Strongly disagree
- Don't know

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

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

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

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



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

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

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

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

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

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

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

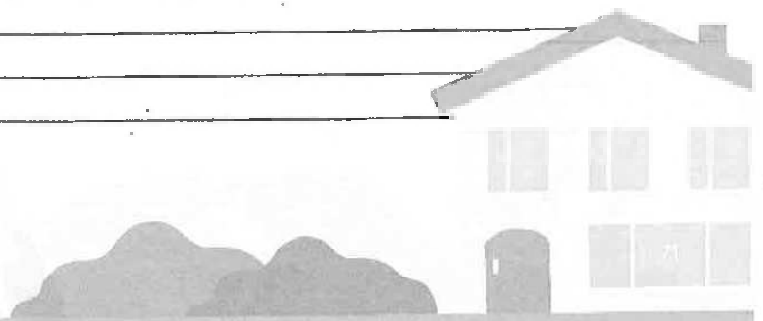
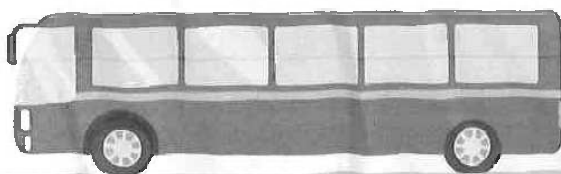
- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

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

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

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

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



9

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

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

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

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

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

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

30. If you don't think we have got the balance right, let us know what you would propose. Tick all that apply.

- More intensification
- Less intensification
- More greenfield expansion
- Less greenfield expansion

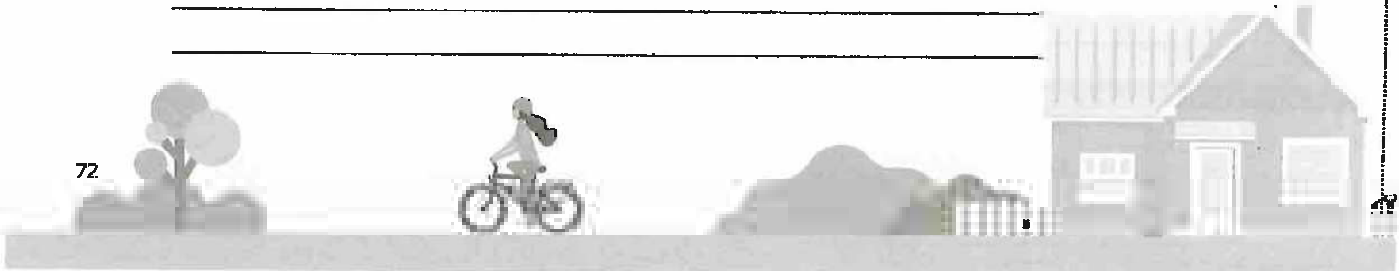
31. Do you support the secondary part of the proposal for a potential new community near Tasman Village and lower Moutere (Braeburn Road)? Please explain why.

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

I do not support the Proposal.
 Do not go over 2 stories in Nelson
 City as you will destroy its beauty and shut
 out peoples sun. Cars do need to get off the roads,
 so garages or carports a necessity.
 Don't destroy our beautiful city with these ugly high rise
 buildings.

Once you've filled in the information form:

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

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

Submission closes 18 April 2016.

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31523

Ms karen steadman

Speaker? False

Department	Subject	Opinion	Summary
TDC - Environment and Planning	01 Please indicate whether you support or do not support Outcome 1: Urban form supports reductions in GHG emissions by integrating land use transport. Please explain your choice:	Neutral	
TDC - Environment and Planning	02 Please indicate whether you support or do not support Outcome 2: Existing main centres including Nelson City Centre and Richmond Town Centre are consolidated and intensified, and these main centres are supported by a network of smaller settlements.	Strongly disagree	Out lying towns like Murchison need to be developed to be stand alone independent towns. To expect the people of Murchison to support Richmond is like expecting people in Richmond to support Blenheim. You are I believe asking permission to spend huge amounts of money in Richmond at the expense of smaller towns. Bigger is not always better.

	Please explain your choice:		
TDC - Environment and Planning	03 Please indicate whether you support or do not support Outcome 3: New housing is focussed in areas where people have good access to jobs, services and amenities by public and active transport, and in locations where people want to live. Please explain your choice:	Disagree	Following on from the previous statement you are of the mindset of forcing people to live near the biggest town in the TDC area, I guess for the reason its cheaper for the council to provide infrastructure. Your desire to support people to live in the areas they wish to live is at the bottom of the consideration list. Jobs are wide spread and the way in which people do work is a fast changing model.
TDC - Environment and Planning	04 Please indicate whether you support or do not support Outcome 4: A range of housing choices are provided that meet different needs of the community, including papakāinga and affordable options. Please explain your choice:	Strongly agree	Yes a wide range is required as one size does not fit all. The way in which people live is often dictated by the recreational activities people are attracted to and it is often a huge part in their mental well being.
TDC - Environment and Planning	05 Please indicate whether you support or do not support Outcome 5: Sufficient residential and business land capacity is provided to meet demand. Please explain your choice:	Disagree	This hasn't been the case in the past in Murchison but the current plan will help. It will be interesting to see the growth in Murchison in the next 5 years. My thoughts are it could be quite exceptional.
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Agree	Yes the planned changes will help but more infrastructure will be required and a total revamp of Murchison is needing forward planning, cycle ways on all streets, beautification of the town, a planned town centre etc. We are the gate way to the Tasman district and should be developed into an attractive village. This will require the services of

	and delivered to integrate with growth and existing infrastructure is used efficiently to support growth. Please explain your choice:		a enthusiastic planner with a desire to leave his or her mark on our town.
TDC - Environment and Planning	07 Please indicate whether you support or do not support Outcome 7: Impacts on the natural environment are minimised and opportunities for restoration are realised. Please explain your choice:	Neutral	Most of Murchison's environment is in the hills, and very little changes there. The rivers of course should be protected.
TDC - Environment and Planning	08 Please indicate whether you support or do not support Outcome 8: Nelson Tasman is resilient to and can adapt to the likely future effects of climate change. Please explain your choice:	Neutral	
TDC - Environment and Planning	09 Please indicate whether you support or do not support Outcome 9: Nelson Tasman is resilient to the risk of natural hazards. Please explain your choice:	Neutral	
TDC - Environment and Planning	10 Please indicate whether you support or do not support Outcome 10: Nelson Tasman's highly productive land is prioritised for primary	Neutral	The way we grow food in the future will probably be very different from how we do it today , but where possible smaller towns where there is very little horticulture should be encouraged to grow.

	production. Please explain your choice:		
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		Yes you have chosen to overlook how vast an area the TDC is and the distances people have to travel for the basics. The lack of public transport is a cost individual families that live in the smaller towns have to bear, this is why the smaller towns need to be developed to be more self sufficient, so the need to travel to bigger centres is minimised.
TDC - Environment and Planning	13 Do you support the proposal for consolidated growth along SH6 between Atawhai and Wakefield but also including Māpua and Motueka and meeting needs of Tasman rural towns? This is a mix of intensification, greenfield expansion and rural residential housing. Please explain why?	Agree	It makes sense.
TDC - Environment and Planning	14 Where would you like to see growth happening over the next 30 years? Please list as many of the following options that you agree with: (a) Largely along the SH6 corridor as proposed (b) Intensification within existing town centres (c) Expansion into greenfield areas close to the existing urban areas (d) Creating new towns away from existing centre (please tell us where) (e) In coastal Tasman		I would like to see the smaller towns grow, A lot of people would like to be part of a smaller community, but some of these smaller towns are not able to offer some of the basics and the thought of long distance travel is off putting.

	<p>areas, between Mapua and Motueka (f) In Tasman's existing rural towns (g) Everywhere (h) Don't know</p>		
TDC - Environment and Planning	<p>15 Do you agree with prioritising intensification within Nelson? This level of intensification is likely to happen very slowly over time. Do you have any comments?</p>	Neutral	
TDC - Environment and Planning	<p>16 Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?</p>	Neutral	
TDC - Environment and Planning	<p>17 Do you agree with the level of intensification proposed in Richmond, right around the town centre and along McGlashen Avenue and Salisbury Road? Any comments?</p>	Agree	I agree as long as this doesn't mean there isn't money for development in the smaller towns.
TDC - Environment and Planning	<p>18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?</p>	Neutral	
TDC - Environment and Planning	<p>19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?</p>	Neutral	
TDC - Environment and Planning	<p>20 Do you agree with the level of intensification proposed in Motueka? (greenfield</p>	Neutral	

	intensification and brownfield intensification) Any comments?		
TDC - Environment and Planning	35 Do you agree with the proposed residential and business growth sites in Murchison?	Strongly agree	
TDC - Environment and Planning	39 Let us know which sites you think are more appropriate for growth or not in each rural town. Any other comments on the growth needs for these towns?		Murchison needs more rural residential sites as this sort of property is the most requested. My own property I would be happy to make available a maximum of 5 lots, 4 to the north of Murchison motorhome park and 1 to the south of the park. Secondly residential sites, and thirdly light industrial sites are all so in demand. I can see more area for retail being required as the town grows, along with walk ways and cycle tracks. The road between Hotham street and Chalgrave street needs tar sealing as it is used as one of our town streets and is a access way to our hospital.
TDC - Environment and Planning	40 Is there anything else you think is important to include to guide growth in Nelson and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?		There is not much mentioned about creating a more sustainable place to live, ie the encouragement of solar, own water supplies. In the smaller towns where there is plenty of rain new development areas should be encouraged to be more self reliant , rather than than rely on council infrastructure. There is a new area on the outskirts of Christchurch where having solar, water tanks and planting 15% of the section in trees are the rules. This is I think something the council should be moving towards.

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31524

Carsten Buschkuhle
Tasman Bay Estates

Speaker? True

Department	Subject	Opinion	Summary
TDC - Environment and Planning	40 Is there anything else you think is important to include to guide growth in Nelson and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?		<p>Please see attached for further detail - summarized below:</p> <p>Tasman Bay Village</p> <p>The aim for this project is to create a “real village” with a core village center containing a town hall with co-working spaces, stores, services. This core center also becomes the local center for the existing (approx. 2.000) inhabitants of the “Tasman Area” which we classify as starting at the top of the Ruby Bay Cliffs all the way to the Kina Highway entrance, including Kina Peninsula.</p> <p>Currently working on a masterplan with the target of developing, in stages, 150 (min. if on site serviced only) to 600 dwellings based on current availability of freshwater granted by TDC being 400 to 450m³ (600m³ shared with Tahimana who might only need 150m³). There might be areas set aside for even more intensification to max. 800 dwellings if and when TDC provides service connections in the long-term future.</p> <p>Disagree with suggestions that the Tasman village proposal doesn't align well with climate change mitigation objectives.</p> <p>Worried about the very “wide open” statement in the draft FDS documents about IWI issues (explicitly mentioned by Te Ataiwa without any detailed knowledge of the new issues for us) and seek TDC together with us and all mana whenua to rectify these “issues”.</p> <p>Currently hold an active consent to develop all our</p>

			<p>properties into 64 lots and have a full cultural assessment approved at hands.</p> <p>They continue to attempt to actively engage further with mana whenua iwi.</p> <p>Engaged with Whakatu corporation as a possible partner. Partnership would focus exactly the benefits of a happy and heathy community as we understand is of huge value not only for mana whenua but also for us as responsible developers.</p>
--	--	--	--

Carsten Buschkühle - Sub # 31524 - 1

From: Carsten Buschkühle [REDACTED]
Sent: Thursday, 14 April 2022 2:54 pm
To: Future Development Strategy <futuredevelopmentstrategy@tasman.govt.nz>
Subject: Nelson Tasman Future Development Strategy 2022-2052

Hi Jacqui.

Here is my completed submission:

Tasman Bay Village

The aim for this project is to create a “real village” with a core village center containing a town hall with co-working spaces, stores, services. This core center also becomes the local center for the existing (approx. 2.000) inhabitants of the “Tasman Area” which we classify as starting at the top of the Ruby Bay Cliffs all the way to the Kina Highway entrance, including Kina Peninsula.

We are currently working on a masterplan with the target of developing, in stages, 150 (min. if on site serviced only) to 600 dwellings based on current availability of freshwater granted by TDC being 400 to 450m³ (600m³ shared with Tahimana who might only need 150m³). There might be areas set aside for even more intensification to max. 800 dwellings if and when TDC provides service connections in the long-term future. We feel at this scale a new village center for this region has tremendous benefits such as social life improvements, less traffic movements (climate change benefit) etc.

Suggestion has been made in some media releases that the Tasman Village proposal does not align well with climate

change mitigation objectives. We disagree with this proposition. Whilst we acknowledge that residential intensification in existing urban locations is a key element of achieving climate change objectives, it is also true that the living opportunities available in these locations do not suit all people at all stages of their life, and a range of housing/living opportunities is necessary to meet the needs of the community as a whole. There is demonstrably strong demand for rural living opportunities in the Tasman region, and the Tasman Village concept seeks to accommodate these in a manner that will enable residents within the development (in addition to existing residents in the surrounding area) to meet many of their daily needs locally, without the need to rely on private vehicle use. This is through the provision of on-site services and facilities such as convenience retail, café's, community activities and shared work spaces. A certain level of residential density is necessary to make this viable. This is as an alternative to the continuation of 'typical' rural residential development patterns which do rely heavily on private vehicle use, which predominate within the Tasman area currently, are provided for under current planning provisions in the area, and are reflected in the existing resource consent for the application site.

Additionally, the current trend towards remote working opportunities, the increasing prevalence of non-fossil fuel private transport options (including e-cycle access via the Great Taste Trail) and the proposed provision of public transport routes through Tasman are all factors that contribute to the degree to which the proposal will align with, rather than be in tension with, broader climate change objectives.

The Tasman area has a wide range of environmental improvement opportunities. The agricultural and horticultural history of the area has resulted in a wide range of degraded and modified landscapes that negatively effect the environment. We are committed to the continued exploration of how new communities can live in a symbiotic relationship with the environment. Additional community in the area will create the opportunity for large scale rehabilitation of degraded landscapes. Key features off the system such s stormwater management will be improved, introducing new ecosystems and habitats that will act as filters for runoff. Improved water quality will be of benefit to the community and the fauna and flora in the area, as well as the estuarine habitats located in the Motueka Estuary.

We are worried about the very “wide open” statement in the draft FDS documents about IWI issues (explicitly mentioned by Te Atiawa without any detailed knowledge of the new issues for us) and seek TDC together with us and all mana whenua to rectify these “issues”. We have been actively attempting to engage further with mana whenua iwi to further explore and address this matter, and will continue to do so following the conclusion of the FDS process. Ultimately this matter will be addressed as part of a plan change process, and we consider that it would be inappropriate for Council to allow the matter to frustrate the strategic direction of the FDS in the absence of a clear understanding of the issues involved and an open and robust discussion regarding how the issues may be addressed. We also like to re iterate that we currently hold a valid RC for 64 lots based on a full cultural assessment, hence we are confused about these newly mentioned concerns as we could as of right develop the whole property without any further cultural / IWI consultation.

We will be very much more able to address concerns and integrate cultural values in a village style development, we have even engaged very positively with Whakatu corporation as a possible partner which is currently being further investigated. Such a partnership would focus on exactly the benefits of a happy and heathy community as we understand is of huge value not only for mana whenua but also for us as responsible developers.

I would appreciate the opportunity to speak to my submission at any hearing relating to the FDS process. I will need to do so remotely as I will be out of the country. If this is not possible please let me know and I can arrange for a representative of the project team to attend as my proxy.

Best regards

Carsten Buschkuehle

Director – Owner



www.tasmanbayestates.co.nz

[REDACTED]
Upper Moutere 7173

[REDACTED]

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31525

Murray Davis

Speaker? False

Department	Subject	Opinion	Summary
TDC - Environment and Planning	15 Do you agree with prioritising intensification within Nelson? This level of intensification is likely to happen very slowly over time. Do you have any comments?	Disagree	
TDC - Environment and Planning	16 Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?	Disagree	
TDC - Environment and Planning	28 Do you agree with the location and scale of proposed greenfield housing areas in Māpua? Please explain why.	Neutral	
TDC - Environment and Planning	30 If you don't think we have the balance right, let us know what you would propose.	Less intensification	

	Tick all that apply.		
TDC - Environment and Planning	31 Do you support the secondary part of the proposal for a potential new community near Tasman Village and Lower Moutere (Braeburn Road)? Please explain why.	Don't know	
TDC - Environment and Planning	32 Do you agree with the locations shown for business growth (both commercial and light industrial)? Please explain why.	Agree	
TDC - Environment and Planning	40 Is there anything else you think is important to include to guide growth in Nelson and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?		Please see attached for further detail: Summarised below: Does not support proposal but will support 2 story buildings but need to be careful where they are built - referenced their property as an example of having a 2 story building next to it and lack of afternoon sun.

Murray Davis - 31525 - 1

Received at Nelson City Council

11/04/2022 2:41:51 PM

Counter di

1000029523

SUBMISSION FORM

DRAFT NELSON TASMAN FUTURE DEVELOPMENT STRATEGY 2022 – 2052

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

Name: Murray Davis

Organisation represented (if applicable): _____ Address: _____

Email: _____ Phone number: _____

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

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

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

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

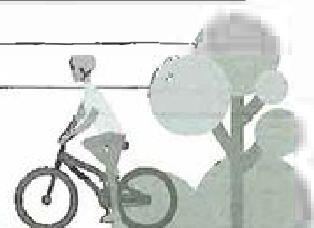
Strongly agree Agree Neutral Disagree Strongly disagree Don't know

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

Strongly agree Agree Neutral Disagree Strongly disagree Don't know

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

Strongly agree Agree Neutral Disagree Strongly disagree Don't know



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

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

5. Please indicate whether you support or do not support Outcome 5: Sufficient residential and business land capacity is provided to meet demand. Please explain your choice.

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

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

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

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

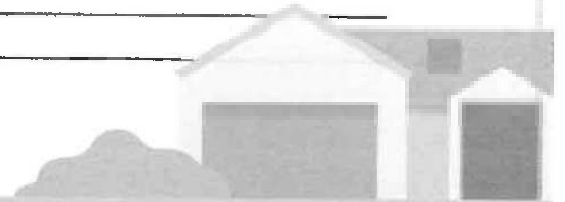
- Strongly agree
- Agree
- Neutral
- Disagree
- Strongly disagree
- Don't know

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

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

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

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



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

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

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

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

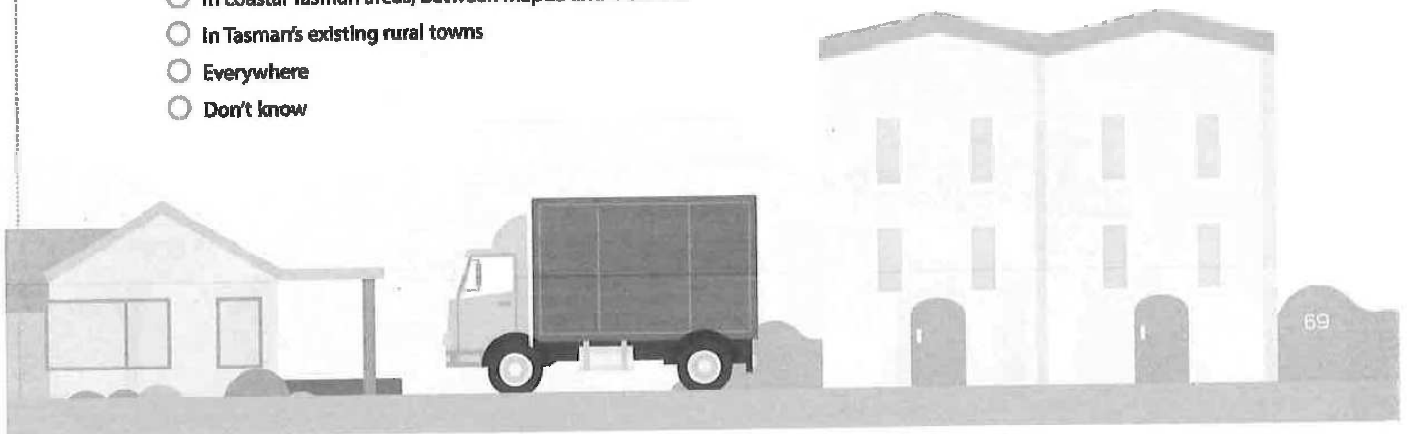
12. Regarding the FDS outcomes, do you have any other comments or think we have missed anything?

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

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

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

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



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

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

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

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

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

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

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

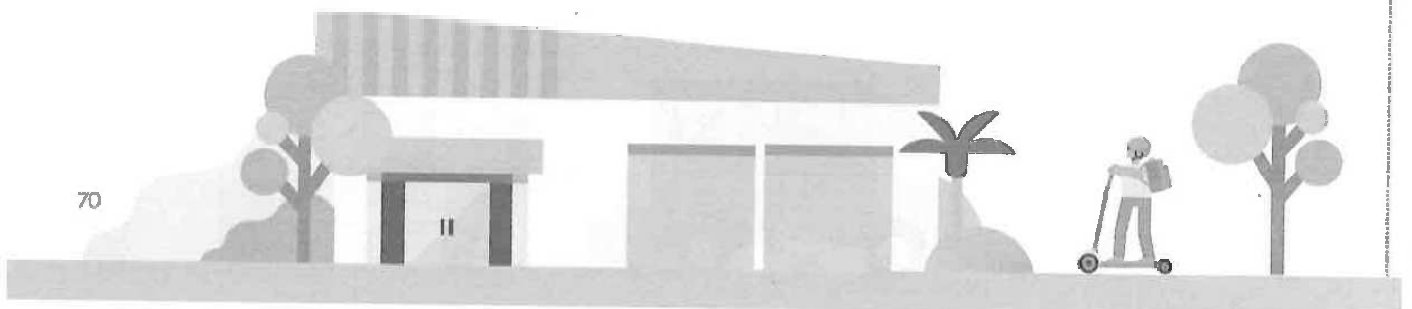
- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

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

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

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

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



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

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

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

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

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

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

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

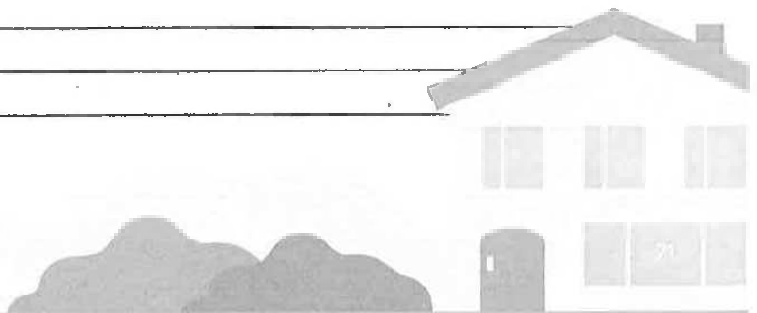
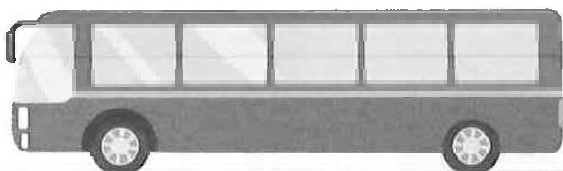
- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

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

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

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

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



9

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

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

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

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

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

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

30. If you don't think we have got the balance right, let us know what you would propose. Tick all that apply.

- More intensification
- Less intensification
- More greenfield expansion
- Less greenfield expansion

31. Do you support the secondary part of the proposal for a potential new community near Tasman Village and lower Moutere (Braeburn Road)? Please explain why.

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

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

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

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



TDC Submissions

How which sites you think are more appropriate for growth or not in each
 1. Any other comments on the growth needs for these towns?

If your answer is more than 2500 characters you may choose to upload a file instead in
 Step 4

0 / 2500

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

I do not support the proposal but will support 2 story buildings but you need to be careful where they are built 2 story

If your answer is more than 2500 characters you may choose to upload a file instead in
 Step 4

0 / 2500

our house is on east side of 2 story of 3 Flats we have no sun in afternoon from 1-4 April till September not good

[< Back](#)

when you see sun streaming out the back of units with sun out their windows, all units should have at least one on site car park when cars are parked on either side of the road it is very difficult to get through.

note 2 storey flats Grove St the wood.
 our house Grove Street
We welcome visits from officials to view what we put up with we want no worse.

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

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

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

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

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

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

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

I do not support the proposal for multiple storied buildings. 2 story is ok anything above should be in a developed area for this activity not in developed suburbs
our house is on the East side of 2 story x 3 ownership block - no sun in the afternoon from 1-4 - to September when everybody else has
Councillors should come and view these sun buildings in the suburbs and see the effects
It's important to have your say on the big choices.

Once you've filled out this submission form:

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

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

Submissions close 14 April 2022.

2 story at Crover St
m house Grover St
We welcome some visits

REMOVED HOUSE #'S FROM THIS VERSION

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31526

Elise Jenkin

Speaker? False

Department	Subject	Opinion	Summary
TDC - Environment and Planning	01 Please indicate whether you support or do not support Outcome 1: Urban form supports reductions in GHG emissions by integrating land use transport. Please explain your choice:	Agree	Climate change is urgent. However the proposal appears to lack urgency and instead include many greenfield developments for stand-alone houses far away from work places creating a more carbon intensive commuting lifestyle. More multi-unit compact and low carbon residential developments should be prioritised.
TDC - Environment and Planning	02 Please indicate whether you support or do not support Outcome 2: Existing main centres including Nelson City Centre and Richmond Town Centre are consolidated and intensified, and these main centres are supported by a network of smaller settlements.	Strongly agree	I definitely agree with the objective as people can actually walk and cycle to work instead of adding more cars to our traffic jams if they live in our centres. However, with so many new greenfield sites proposed many people are likely to buy in the suburbs and not buy in the centres.

	Please explain your choice:		
TDC - Environment and Planning	03 Please indicate whether you support or do not support Outcome 3: New housing is focussed in areas where people have good access to jobs, services and amenities by public and active transport, and in locations where people want to live. Please explain your choice:	Strongly agree	I certainly support Outcome 3 but because of the many new greenfield developments proposed, this will lead to more road congestion due to commuting, and therefore not achieve the outcome.
TDC - Environment and Planning	04 Please indicate whether you support or do not support Outcome 4: A range of housing choices are provided that meet different needs of the community, including papakāinga and affordable options. Please explain your choice:	Strongly agree	I support a range of housing options to meet the different needs of the community but I am convinced we will only get more developer-led large stand-alone houses if we follow this strategy in its current form.
TDC - Environment and Planning	05 Please indicate whether you support or do not support Outcome 5: Sufficient residential and business land capacity is provided to meet demand. Please explain your choice:	Disagree	I disagree with the objective because we seem to predominantly provide for large stand-alone houses, but there is a lot of demand in our community for smaller, more affordable, and other housing options. We should focus more on providing cheaper housing options in our towns and centres that our community so clearly needs.
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Agree	This objective is important but we need to make sure that we focus is on infrastructure that we can afford in the long term and which supports healthier and less carbon-intensive modes of transportation, prioritising walking, cycling, as well as efficient and convenient public transport.

	and delivered to integrate with growth and existing infrastructure is used efficiently to support growth. Please explain your choice:		
TDC - Environment and Planning	07 Please indicate whether you support or do not support Outcome 7: Impacts on the natural environment are minimised and opportunities for restoration are realised. Please explain your choice:	Strongly agree	I strongly agree with the need to protect and restore our natural environment but this should mean confining development to our existing urban areas and not using more of our natural countryside for more urban style development.
TDC - Environment and Planning	08 Please indicate whether you support or do not support Outcome 8: Nelson Tasman is resilient to and can adapt to the likely future effects of climate change. Please explain your choice:	Agree	I agree with this objective but believe that the proposed strategy is reducing our rural and natural land areas needed to mitigate future flood risks, fire risks, and provide security of local food production, instead of protecting them.
TDC - Environment and Planning	09 Please indicate whether you support or do not support Outcome 9: Nelson Tasman is resilient to the risk of natural hazards. Please explain your choice:	Strongly agree	I strongly agree with the objective but there needs to be more information on how our future urban areas will be resilient and future proof.
TDC - Environment and Planning	10 Please indicate whether you support or do not support Outcome 10: Nelson Tasman's highly productive land is prioritised for primary	Strongly agree	I strongly agree with the objective but much of the land need protection as well. The strategy proposes many greenfield expansions that eat into our productive countryside when we should limit development to our existing urban areas.

	production. Please explain your choice:		
TDC - Environment and Planning	11 Please indicate whether you support or do not support Outcome 11: All change helps to revive and enhance the mauri of Te Taiao. Please explain your choice:	Strongly agree	Tangata Whenua Te Pae Tawhiti (Vision) and Te Kaupapa (mission), especially with regard to the protection and revival of Te Taiao / the natural world is not clearly reflected in the proposal. The mauri of Te Taiao can only be regenerated with the help and knowledge of Tangata Whenua. I believe the current strategy does not demonstrate enough holistic partnership with iwi to ensure this outcome. The Tasman Village proposal in particular does not appear to have iwi support.
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		I believe we should be doing more to protecting our regional landscape from sprawling housing development and focus more on providing more variety and cheaper options in housing within our towns and centres without relying on the market to provide all housing needs. The FDS seems to provide capacity for houses that are known to sell well rather than considering first what our community really needs.
TDC - Environment and Planning	13 Do you support the proposal for consolidated growth along SH6 between Atawhai and Wakefield but also including Māpua and Motueka and meeting needs of Tasman rural towns? This is a mix of intensification, greenfield expansion and rural residential housing. Please explain why?	Strongly disagree	There is too much greenfield expansion. FDS should concentrate development on existing centres in close proximity to employment, services and public transport. Neither greenfield land expansion nor more rural residential housing actually deliver the outcomes claimed in the FDS. All Tasman's rural towns should be allowed to grow through quality intensification, as long as there are enough local jobs. Where there is an employment shortage, future development should be limited to development that increases the number of jobs locally. We need to protect our natural and productive landscape better from development, as this is what makes our region so special. The 'along SH6' jargon as a selling point is disingenuous. It's a highway that will need to cater for many more cars and probably need to be upgraded when the proposed developments go ahead leading to more kilometers driven, more greenhouse gases, and higher rates. I cannot see how this proposal meets the objectives. I believe that the proposed strategy needs to be reconsidered to better reflect the Council's objectives.
TDC - Environment and Planning	14 Where would you like to see growth happening over the next 30		(b) Intensification within existing town centres and (f) In Tasman's existing rural towns Growth should only be enabled through intensification and in both existing town centres

	<p>years? Please list as many of the following options that you agree with: (a) Largely along the SH6 corridor as proposed (b) Intensification within existing town centres (c) Expansion into greenfield areas close to the existing urban areas (d) Creating new towns away from existing centre (please tell us where) (e) In coastal Tasman areas, between Mapua and Motueka (f) In Tasman's existing rural towns (g) Everywhere (h) Don't know</p>		<p>and existing rural towns. It also needs to balance residential with jobs. If there are no local jobs then there should be no new houses, only business opportunities as otherwise people will have to commute long distances.</p>
TDC - Environment and Planning	<p>15 Do you agree with prioritising intensification within Nelson? This level of intensification is likely to happen very slowly over time. Do you have any comments?</p>	Agree	<p>However, intensification needs to be balanced with better living conditions and not just pack more people into back sections instead of making sure that there are enough parks and open spaces, playgrounds or attractive streets. The FDS could be an opportunity to redefine intensification and ensure higher, smarter densities in the city centre. Leaving it to landowners to develop their back section is not enough.</p>
TDC - Environment and Planning	<p>16 Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?</p>	Agree	<p>Just as for Nelson in Q 15, we need to make sure that intensification is balanced with better living conditions rather than providing many other new alternatives on the edge of town. More mixed use in and around the centre of Stoke would be better, as well as a priority for comprehensive housing developments.</p>
TDC - Environment and Planning	<p>17 Do you agree with the level of intensification proposed in Richmond, right around the town centre and along McGlashen Avenue and</p>	Strongly disagree	<p>We need more intensification here. The area along Queen Street should not be only identified for "residential infill" I would like to see comprehensive mixed use redevelopment along Queen Street. If all these other new alternatives on the edge of town were not provided we could start to see some really positive examples of higher density urban living, more centrally.</p>

	Salisbury Road? Any comments?		
TDC - Environment and Planning	18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?	Disagree	Brightwater could become a commuter suburb if there is not enough employment to grow the population. There might be a need for smaller housing options though, which can be achieved by intensification in and near the village centre.
TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?	Disagree	My comments are the same for Q19
TDC - Environment and Planning	20 Do you agree with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?	Neutral	Motueka has a housing shortage and is an employment centre. There should be more intensification here. The greenfield land of Motueka-South should be used much more efficiently to provide an alternative to areas of the town that may flood in the future. Any development here needs to be really well connected to the existing town centre. It needs some serious planning before developers should be allowed to blitz this area (in the traditional way). TDC needs to be more proactive in the development of this area with the community and creative thinkers. It should not be left entirely to private developers.
TDC - Environment and Planning	21 Do you agree with the level of intensification proposed in Māpua (intensifying rural residential area to residential density)? Any comments?	Strongly agree	Māpua does not have enough jobs. Residents are already commuting long distances to work. The intensification proposed will make a bad situation worse. Māpua does not need any more new residents until there is enough employment for everybody. The type of intensification proposed here is largely converting rural residential into standard low-density housing. We don't need any more sprawling suburbs. Smaller housing options are required to cater for local needs. Currently members of the local community that want or need to downscale are forced out of their local community. There is already greenfield capacity available in Māpua and the rules for these areas should be changed so that a variety of housing requires a significant percentage of smaller housing options. the same applied for existing residential areas in and near the town.
TDC - Environment and Planning	22 Do you agree with the location and scale of the proposed greenfield housing areas in Nelson? Please	Strongly disagree	For all the reasons pointed out above, we don't need to turn any more of our landscape into concrete and tarmac covered monotony.

	explain why.		
TDC - Environment and Planning	23 Do you agree with the location and scale of proposed greenfield housing areas in Stoke? Please explain why.	Strongly disagree	For the same reasons given for Q22
TDC - Environment and Planning	24 Do you agree with the location and scale of proposed greenfield housing areas in Richmond? Please explain why.	Strongly disagree	For the same reasons given for Q22
TDC - Environment and Planning	25 Do you agree with the location and scale of proposed greenfield housing areas in Brightwater? Please explain why.	Strongly disagree	For the same reasons given for Q22.
TDC - Environment and Planning	26 Do you agree with the location and scale of proposed greenfield housing areas in Wakefield? Please explain why.	Strongly disagree	For the same reasons given for Q22.
TDC - Environment and Planning	27 Do you agree with the location and scale of proposed greenfield housing areas in Motueka? Please explain why.	Disagree	For all the reasons pointed out above, no more of our landscape should be turned into concrete and tarmac covered monotony. However, that Motueka-South may have to be developed wisely to offer an alternative for areas of town that are at risk from sea level rise. The proposed rural residential developments only fragment our landscape and compromise rural productivity. There is no justification to provide for more of this.
TDC - Environment and Planning	28 Do you agree with the location and scale of proposed greenfield housing areas in Māpua? Please explain why.	Strongly disagree	For the same reasons given for Q22.
TDC - Environment and Planning	29 Do you think we have got the balance right in	Strongly disagree	

	our core proposal between intensification and greenfield development? (Approximately half intensification, half greenfield for the combined Nelson Tasman region.)?		
TDC - Environment and Planning	30 If you don't think we have the balance right, let us know what you would propose. Tick all that apply.	More intensification	
TDC - Environment and Planning	31 Do you support the secondary part of the proposal for a potential new community near Tasman Village and Lower Moutere (Braeburn Road)? Please explain why.	No	For all the reasons pointed out above, we don't need to turn any more of our landscape into concrete and tarmac covered monotony. This area is far away from jobs, it covers highly productive land, public transport will never work, the proposed densities will create more sprawl, not a compact village. This housing is not needed to meet Tasman's anticipated housing needs over the next 30 years. It is also not supported by iwi.
TDC - Environment and Planning	32 Do you agree with the locations shown for business growth (both commercial and light industrial)? Please explain why.	Disagree	We should be providing more opportunities for businesses in areas, including rural towns, that have a known employment shortage - not just roll out more light industrial along SH6 in Hope. A more nuanced approach is needed to preserve the character of our landscape. The current proposal fills in any rural landscape that's left between Hope and Richmond. We need to protect this productive landscape and strengthen Hope as a village (separate from Richmond). Otherwise Hope could be like a bad suburb of Richmond, surrounded by car yards.
TDC - Environment and Planning	33 Let us know if there are any additional areas that should be included for business growth or if there are any proposed areas that you consider are more or less suitable.		As for Q32, we should be providing more opportunities for businesses in areas, including rural towns, that have a known employment shortage.
TDC - Environment	34 Do you agree with the	Disagree	

and Planning	proposed residential and business growth sites in Tākaka?		
TDC - Environment and Planning	35 Do you agree with the proposed residential and business growth sites in Murchison?	Strongly disagree	
TDC - Environment and Planning	36 Do you agree with the proposed residential and business growth sites in Collingwood?	Strongly disagree	
TDC - Environment and Planning	37 Do you agree with the proposed residential and business growth sites in Tapawera?	Strongly disagree	
TDC - Environment and Planning	38 Do you agree with the proposed residential and business growth sites in St Arnaud?	Strongly disagree	
TDC - Environment and Planning	39 Let us know which sites you think are more appropriate for growth or not in each rural town. Any other comments on the growth needs for these towns?		<p>Generally, growth should only be enabled through intensification and in both existing town centres and existing rural towns, but it needs to balance housing with jobs. If there are no local jobs then there should be no new houses, but business opportunities instead - otherwise people will only end up having to commute long distances.</p> <p>We also need to recognise the needs of other members of our communities such as retired people looking to downscale. Therefore some intensification targeted at those needs would be acceptable.</p>
TDC - Environment and Planning	40 Is there anything else you think is important to include to guide growth in Nelson and Tasman over the next 30 years? Is there anything you think we have		<p>We need to fundamentally change the way we approach growth. We need to take a longer view rather than a focus on short term budgets. We should not still be promoting sprawling suburbs, when we already know that energy will only become more expensive, resources sparser and when we already know that we will have to live a lot more efficiently.</p> <p>We need to think about how much growth we really need. Rather than just have a focus of continual growth we should be thinking about</p>

	missed? Do you have any other feedback?		<p>the quality of our environments of urban spaces, and rural and natural landscapes.</p> <p>We need to stop “business as usual” and start taking climate action seriously and reduce our carbon footprint.</p> <p>We need a strategy that also provides direction and actions on how to deliver on the need for climate friendly, well-functioning towns and villages. This strategy, as proposed at the moment, does not do this.</p>
--	---	--	---

Elise Jenkin - Sub # 31526 - 1

To Tasman District Council

attn: Anna McKenzie

re: Growth Plan Change Feedback for Motueka

Motueka Growth Plan Change

The following is my feedback based on researched information and ideas from the Nelson Tasman 2050 group, which I fully support, in relation to the proposed Plan Change in Motueka,

I am aware of and endorse the submissions made by the Nelson Tasman 2050 group to this plan change and to the Future Development Strategy (FDS).

In general, I reject the need for more greenfield developments for the reasons provided by the NelsonTasman2050 groups.

I do however support a plan change for Motueka South, but I am very concerned about the outcome if traditional development processes are used.

I understand that there is a housing shortage in Motueka, specifically for low-income families. In addition, there are significant development constraints through inundation by sea-level rise and river flooding. I support the FDS's rejection of any greenfield areas that are at risk of inundation. I believe that for existing areas, such as the centre of Motueka, a more measured approach is required.

I understand that a "Climate Change Adaptation Strategy" is still being developed. However, the FDS is largely silent on the significant issues that Motueka faces while it should provide direction to ensure that any new intensification or greenfield development is future-proof and aligned with possible outcomes of the Adaptation Strategy. With the centre of Motueka being on the edge of the 2m sea-level rise scenario, I believe it would be unlikely that it will be relocated in the next 50-100 years.

I support the Motueka South greenfield expansion as long as this development connects well with the centre, provides much higher densities and housing types that match the needs of the population. The FDS nor the proposed plan change provide any direction on these matters.

Before the plan change is started, strategic planning should be undertaken to identify how the area can best interface and connect with the existing urban area, including the city centre and assist in become a more vibrant place to live and be future proof in relation to inundation. Being an employment centre, Motueka needs more intensification and mixed use including providing for the need of more 1-2 bedroom houses.

I recommend that the plan change is paused and that a structure plan is developed for this area first to ensure the community needs are met and the area is future proofed. The subsequent plan change should ensure that the outcomes identified in this plan are required and not just leave it to market forces.

Kind Regards,

Elise Jenkin

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31527

Mr Justin Eade

Speaker? False

Department	Subject	Opinion	Summary
TDC - Environment and Planning	22 Do you agree with the location and scale of the proposed greenfield housing areas in Nelson? Please explain why.	Strongly disagree	<p>Matai/Kaka shouldn't go ahead, it will forever alter the character of the lower Maitai and significantly affect traffic flows in Nile St and potentially Walters Bluff or Atatwhai depending on where cars are Brought out.</p> <p>Strongly oppose this and don't think it will by any means achieve it's stated goal of affordable housing.</p>

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31529

Mr Steven King-Turner

Speaker? False

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

	Please explain your choice:		
TDC - Environment and Planning	03 Please indicate whether you support or do not support Outcome 3: New housing is focussed in areas where people have good access to jobs, services and amenities by public and active transport, and in locations where people want to live. Please explain your choice:	Agree	
TDC - Environment and Planning	04 Please indicate whether you support or do not support Outcome 4: A range of housing choices are provided that meet different needs of the community, including papakāinga and affordable options. Please explain your choice:	Agree	
TDC - Environment and Planning	05 Please indicate whether you support or do not support Outcome 5: Sufficient residential and business land capacity is provided to meet demand. Please explain your choice:	Agree	
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Agree	

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

	production. Please explain your choice:		
TDC - Environment and Planning	11 Please indicate whether you support or do not support Outcome 11: All change helps to revive and enhance the mauri of Te Taiao. Please explain your choice:	Neutral	
TDC - Environment and Planning	13 Do you support the proposal for consolidated growth along SH6 between Atawhai and Wakefield but also including Māpua and Motueka and meeting needs of Tasman rural towns? This is a mix of intensification, greenfield expansion and rural residential housing. Please explain why?	Agree	
TDC - Environment and Planning	14 Where would you like to see growth happening over the next 30 years? Please list as many of the following options that you agree with: (a) Largely along the SH6 corridor as proposed (b) Intensification within existing town centres (c) Expansion into greenfield areas close to the existing urban areas (d) Creating new towns away from		a,b,c

	existing centre (please tell us where) (e) In coastal Tasman areas, between Mapua and Motueka (f) In Tasman's existing rural towns (g) Everywhere (h) Don't know		
TDC - Environment and Planning	15 Do you agree with prioritising intensification within Nelson? This level of intensification is likely to happen very slowly over time. Do you have any comments?	Neutral	
TDC - Environment and Planning	16 Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?	Neutral	
TDC - Environment and Planning	17 Do you agree with the level of intensification proposed in Richmond, right around the town centre and along McGlashen Avenue and Salisbury Road? Any comments?	Agree	
TDC - Environment and Planning	18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?	Neutral	
TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?	Agree	But not Pigeon Valley South Branch as no infrastructure (water/sewer) roads are narrow and not suitable for large traffic volumes. The creek to the north side of south branch makes access to the land difficult.
TDC - Environment	20 Do you agree with the level of	Neutral	

and Planning	intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?		
TDC - Environment and Planning	21 Do you agree with the level of intensification proposed in Māpua (intensifying rural residential area to residential density)? Any comments?	Neutral	
TDC - Environment and Planning	22 Do you agree with the location and scale of the proposed greenfield housing areas in Nelson? Please explain why.	Neutral	
TDC - Environment and Planning	23 Do you agree with the location and scale of proposed greenfield housing areas in Stoke? Please explain why.	Neutral	
TDC - Environment and Planning	24 Do you agree with the location and scale of proposed greenfield housing areas in Richmond? Please explain why.	Agree	
TDC - Environment and Planning	25 Do you agree with the location and scale of proposed greenfield housing areas in Brightwater? Please explain why.	Agree	
TDC - Environment and Planning	26 Do you agree with the location and scale of proposed	Disagree	Start of Pigeon Valley is okay but not Pigeon Valley South Branch as no infrastructure (water/sewer). Water provided from wells and bores will be at risk if demand too high. Septic

	greenfield housing areas in Wakefield? Please explain why.		tanks also increase the risk of ground water contamination. Roads are narrow and not suitable for large traffic volumes. The creek to the north side of south branch makes access to the land difficult. The south side relies mainly on tank water which in drought conditions is challenging.
TDC - Environment and Planning	27 Do you agree with the location and scale of proposed greenfield housing areas in Motueka? Please explain why.	Neutral	
TDC - Environment and Planning	28 Do you agree with the location and scale of proposed greenfield housing areas in Māpua? Please explain why.	Neutral	
TDC - Environment and Planning	29 Do you think we have got the balance right in our core proposal between intensification and greenfield development? (Approximately half intensification, half greenfield for the combined Nelson Tasman region.)?	Agree	
TDC - Environment and Planning	31 Do you support the secondary part of the proposal for a potential new community near Tasman Village and Lower Moutere (Braeburn Road)? Please explain why.	Don't know	
TDC - Environment and Planning	32 Do you agree with the locations shown for business growth (both commercial and light industrial)?	Agree	

	Please explain why.		
TDC - Environment and Planning	34 Do you agree with the proposed residential and business growth sites in Tākaka?	Neutral	
TDC - Environment and Planning	35 Do you agree with the proposed residential and business growth sites in Murchison?	Neutral	
TDC - Environment and Planning	36 Do you agree with the proposed residential and business growth sites in Collingwood?	Neutral	
TDC - Environment and Planning	37 Do you agree with the proposed residential and business growth sites in Tapawera?	Neutral	
TDC - Environment and Planning	38 Do you agree with the proposed residential and business growth sites in St Arnaud?	Neutral	

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31530

Mr Richard Clement

Speaker? True

Department	Subject	Opinion	Summary
TDC - Environment and Planning	01 Please indicate whether you support or do not support Outcome 1: Urban form supports reductions in GHG emissions by integrating land use transport. Please explain your choice:	Strongly agree	We simply MUST reduce greenhouse gas emissions & therefore take steps required to assist this. More concentrated urban living is therefore essential.
TDC - Environment and Planning	02 Please indicate whether you support or do not support Outcome 2: Existing main centres including Nelson City Centre and Richmond Town Centre are consolidated and intensified, and these main centres are supported by a network of smaller settlements.	Strongly agree	Primarily for reasons given in my Q. 1 comments.

	Please explain your choice:		
TDC - Environment and Planning	03 Please indicate whether you support or do not support Outcome 3: New housing is focussed in areas where people have good access to jobs, services and amenities by public and active transport, and in locations where people want to live. Please explain your choice:	Strongly agree	Again as per Q. 1 response.
TDC - Environment and Planning	04 Please indicate whether you support or do not support Outcome 4: A range of housing choices are provided that meet different needs of the community, including papakāinga and affordable options. Please explain your choice:	Strongly agree	Of course society needs a range of housing. Incomes, circumstances & aspirations vary across society, so we have to accommodate all. We do however need to place much greater emphasis on making good quality housing achievable for those on lower incomes & not just build for people who can afford a holiday home & AirBnB.
TDC - Environment and Planning	05 Please indicate whether you support or do not support Outcome 5: Sufficient residential and business land capacity is provided to meet demand. Please explain your choice:	Strongly agree	Of course such land is needed. It's the locations that matter in relation to existing & projected infrastructure.
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Strongly agree	As per Q. 5 response.

	and delivered to integrate with growth and existing infrastructure is used efficiently to support growth. Please explain your choice:		
TDC - Environment and Planning	07 Please indicate whether you support or do not support Outcome 7: Impacts on the natural environment are minimised and opportunities for restoration are realised. Please explain your choice:	Strongly agree	We have to pay far more attention to preserving & enhancing the environment for the benefit of the planet & future generations. We can't keep destroying nature through pollution & thoughtless "easy" development.
TDC - Environment and Planning	08 Please indicate whether you support or do not support Outcome 8: Nelson Tasman is resilient to and can adapt to the likely future effects of climate change. Please explain your choice:	Agree	It can adapt. The question is whether it will & I'm not currently confident because there's too much short term thinking. Low lying coastal land is at extreme risk of poor future outcomes due to climate change issues & we are not sufficiently resilient.
TDC - Environment and Planning	09 Please indicate whether you support or do not support Outcome 9: Nelson Tasman is resilient to the risk of natural hazards. Please explain your choice:	Strongly agree	We're not resilient to tsunami risk or sea level rise that may be faster & more extreme than currently estimated. Better planning for such possibilities is definitely needed.
TDC - Environment and Planning	10 Please indicate whether you support or do not support Outcome 10: Nelson Tasman's highly productive land is prioritised for primary	Strongly agree	Too much highly productive land has already been lost & scheduled for further housing development. Productive land must be preserved to bolster supply & help reduce food cost.

	production. Please explain your choice:		
TDC - Environment and Planning	11 Please indicate whether you support or do not support Outcome 11: All change helps to revive and enhance the mauri of Te Taiao. Please explain your choice:	Don't know	
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		There are far too many that have similar outcomes/responses. The process seems to be designed to overwhelm considered response & cause people to just give up input!
TDC - Environment and Planning	13 Do you support the proposal for consolidated growth along SH6 between Atawhai and Wakefield but also including Māpua and Motueka and meeting needs of Tasman rural towns? This is a mix of intensification, greenfield expansion and rural residential housing. Please explain why?	Neutral	Yes to SH6 corridor. I believe Motueka could be expanded but it needs enormous investment, visionary planning & radical & difficult decisions. No more development for Mapua than currently locked in. Expanding Mapua defeats all that is required for us to mitigate against environmental damage & climate change.
TDC - Environment and Planning	14 Where would you like to see growth happening over the next 30 years? Please list as many of the following options that you agree with: (a) Largely along the SH6 corridor as proposed (b) Intensification		a), b), c) & to some extent in f).

	<p>within existing town centres (c) Expansion into greenfield areas close to the existing urban areas (d) Creating new towns away from existing centre (please tell us where) (e) In coastal Tasman areas, between Mapua and Motueka (f) In Tasman's existing rural towns (g) Everywhere (h) Don't know</p>		
TDC - Environment and Planning	<p>15 Do you agree with prioritising intensification within Nelson? This level of intensification is likely to happen very slowly over time. Do you have any comments?</p>	Strongly agree	It simply needs to be increased! Bold & positive thinking needed!
TDC - Environment and Planning	<p>16 Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?</p>	Stongly agree	A/A
TDC - Environment and Planning	<p>17 Do you agree with the level of intensification proposed in Richmond, right around the town centre and along McGlashen Avenue and Salisbury Road? Any comments?</p>	Srongly agree	A/A
TDC - Environment and Planning	<p>18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?</p>	Neutral	Some needed but I'm not sure how much.
TDC -	<p>19 Do you agree</p>	Disagree	Wakefield is at the outer limit of what should be

Environment and Planning	with the level of intensification proposed near the centre of Wakefield? Any comments?		developed along the SH6 corridor. Its environment & village / rural character should be preserved as much as possible.
TDC - Environment and Planning	20 Do you agree with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?	Agree	Brownfield Yes & I think some greenfield could occur with radical planning for the future that involves a bypass & new bridge.
TDC - Environment and Planning	21 Do you agree with the level of intensification proposed in Māpua (intensifying rural residential area to residential density)? Any comments?	Strongly disagree	There's been more than enough actual & planned. Adding more just increases emissions & is against all current mitigation of damage to our planet.
TDC - Environment and Planning	22 Do you agree with the location and scale of the proposed greenfield housing areas in Nelson? Please explain why.	Don't know	Not assessed as I've needed to focus on area I know.
TDC - Environment and Planning	23 Do you agree with the location and scale of proposed greenfield housing areas in Stoke? Please explain why.	Agree	Probably, because greater intensification is needed close to infrastructure & jobs etc.
TDC - Environment and Planning	24 Do you agree with the location and scale of proposed greenfield housing areas in Richmond? Please explain why.	Agree	A/A
TDC - Environment and Planning	25 Do you agree with the location and scale of proposed greenfield	Neutral	As per Q. 22 response.

	housing areas in Brightwater? Please explain why.		
TDC - Environment and Planning	26 Do you agree with the location and scale of proposed greenfield housing areas in Wakefield? Please explain why.	Strongly disagree	As per Q. 19 response.
TDC - Environment and Planning	27 Do you agree with the location and scale of proposed greenfield housing areas in Motueka? Please explain why.	Agree	As per Q.20 response.
TDC - Environment and Planning	28 Do you agree with the location and scale of proposed greenfield housing areas in Māpua? Please explain why.	Strongly disagree	As per Q.21 response.
TDC - Environment and Planning	29 Do you think we have got the balance right in our core proposal between intensification and greenfield development? (Approximately half intensification, half greenfield for the combined Nelson Tasman region.)?	Disagree	
TDC - Environment and Planning	30 If you don't think we have the balance right, let us know what you would propose. Tick all that apply.	Less greenfield expansion	
TDC - Environment and Planning	31 Do you support the secondary part of the proposal	No	Please refer to my attachment - summarised below: Objects to Tasman Village for reasons related to infrastructure servicing (three waters), lack of

	for a potential new community near Tasman Village and Lower Moutere (Braeburn Road)? Please explain why.		employment opportunities and distance from centres, isn't needed under high growth scenario, HPL (evidenced in Harakeke Consent), high amenity area, flooding risk, impact on climate change, landbanking
TDC - Environment and Planning	32 Do you agree with the locations shown for business growth (both commercial and light industrial)? Please explain why.	Don't know	Haven't assessed.
TDC - Environment and Planning	33 Let us know if there are any additional areas that should be included for business growth or if there are any proposed areas that you consider are more or less suitable.		Perhaps between Brightwater & Wakefield as part of a new town if that is considered necessary & desirable.
TDC - Environment and Planning	34 Do you agree with the proposed residential and business growth sites in Tākaka?	Don't know	
TDC - Environment and Planning	35 Do you agree with the proposed residential and business growth sites in Murchison?	Don't know	
TDC - Environment and Planning	36 Do you agree with the proposed residential and business growth sites in Collingwood?	Don't know	
TDC - Environment and Planning	37 Do you agree with the proposed residential and business growth sites in Tapawera?	Don't know	
TDC -	38 Do you agree	Don't	

Environment and Planning	with the proposed residential and business growth sites in St Arnaud?	know	
TDC - Environment and Planning	39 Let us know which sites you think are more appropriate for growth or not in each rural town. Any other comments on the growth needs for these towns?		No opinion. That's for existing residents to consider & determine.
TDC - Environment and Planning	40 Is there anything else you think is important to include to guide growth in Nelson and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?		My attached Submission covers this together my future input at a Hearing. Summarised below: Objects to Tasman Village for reasons related to lack of infrastructure, commercial/social amenities, not needed to meet projected growth, HPL, high amenity values, flooding, funding, light pollution, climate change impact (distance from centres), landbanking, consultation process and lack of early engagement with Tasman Community Association.

FDS SUBMISSION

I strongly oppose the Second Proposal in the FDS: a potential new town centred near Tasman village.

HAS A JUSTIFIED CASE BEEN MADE FOR TASMAN TOWN?

I first of all believe that the FDS has not offered a strong case to warrant this proposal, except to indicate landowners of 3 separate sites in the area are willing to undertake such development. Since the proposal is to construct the third largest community in the district (even more residents than Motueka?) there ought to be numerous demonstrably strong factors that make the concept worthwhile. The reality though is that even at first glance there are several major reasons the project would be too costly or difficult to deliver, even over the longer term and especially when the case for delivering economic benefits is so weak.

Constructing a town on the scale proposed would be dependent on massive investment in critical infrastructure. This would primarily concern the following:-

- Provision of potable water from Motueka across an area already expected to be inundated by sea level rise in the next 50 – 80 years. Provision to allow for this compared with a predictably stable sea level will greatly increase cost.
- Major wastewater processing facilities will be required, but direct local outflow to the Moutere Inlet would be an environmental issue. Pumping to a new wastewater treatment plant planned for Motueka would be hugely expensive even if tied in with drinking water supply in the opposite direction and again subject to the additional cost resulting from raised sea level. Another option would be to process it at presumably enhanced capacity at Mapua, but this would also require costly engineering across the topography of such a route.
- Stormwater handling would also be a significant problem and cost due to the enhanced run-off generated by all the sealed ground integral to intensified housing development and new commercial plus social facilities. This again would be exacerbated by the expected rise in sea level.
- Provision of new high capacity feeder roads for the town would also be expensive, especially as they would need to circumnavigate around existing developments.

These costs need to be factored even before considering the commercial and social facilities required to service a community of perhaps 10,000 people in addition to those already resident in the area. There will in the meantime also be population increase from existing consents and land already zoned as rural residential that is presumably already scheduled for development regardless of FDS outcome.

Such infrastructure surely can't be funded entirely by the relatively small number of ratepayers in Tasman District. Council would presumably need input of central government funds. In my view ratepayer and taxpayer resources would be far better targetted into more easily delivered and less costly projects.

On a more localised level development contribution costs would be relatively high in this area compared with those closer to existing infrastructure. This would result in higher land prices compared with those adjacent to or within existing urban areas or land astride SH6.

The project is even stated in the FDS as “not needed under a high growth scenario.” It’s only justified in the event of growth exceeding the highest projected, AND that Council fails to secure intensification in the areas identified as best suited for that, AND ALSO if some greenfield sites close to existing settlements are not progressed. Of further concern is the FDS justification to substitute 2-3 storey duplex or terrace style housing in greenfield sites at Tasman and Lower Moutere instead of sites closer to existing urban areas. Where is the logic in that when future planning elsewhere is to avoid that easy option mindset?

There is nothing in the Proposal that indicates significant economic benefits will occur. The proposal merely substitutes 3,200 dwellings in case they aren’t built elsewhere. Construction would certainly provide employment but that would apply to development anywhere else if population growth exceeds the highest anticipated. Commercial and social services to support the new town would certainly provide some increased local employment, but would that exceed jobs created closer to existing urban centres? My conclusion is that it’s extremely hard to envisage substantial additional employment opportunities.

Also, how many larger scale labour intensive businesses are likely to set up in Tasman Town when they already have outlets in the larger population centres of Nelson/Richmond and Motueka? Even if a branch is considered Mapua may well have already been determined as a better location due to its larger current population, already sanctioned expansion in this FDS, and location midway between Richmond and Motueka.

The proposed 1,000 home development on site T-136 should not be assumed as leading to much, if any, increased employment in Tasman Town. The logical direction for residents of T-136 to head for employment, shopping and services is north along Lower Moutere highway to Motueka rather than the roundabout route to Tasman.

I’ll now turn to address background and localised issues against the Proposal.

OTHER REASONS WHY IT SHOULD NOT PROCEED

a) Harakeke Consent and Loss of Productive Land

Although the MCA assessment (Technical Report page 99) indicates impact on productive land in T-166 and T-168 would be “**potentially** significant” that glosses over reality. T-168 is obviously highly productive land, being essentially identical to current orchards across Williams Road. It also adjoins 31.2 hectares of land (in T-166) across Horton Road that has “potential to be intensively planted”: ref. Harakeke Consent. This was given a Soil Versatility Rating of 2.5 in the Consent Application. 48 hectares of T-166 previously supported commercial orchards for many decades before being purchased for housing development, so it’s obviously highly productive land even if some is not officially designated so by soil type.

John Bealing's report for the Harakeke Application describes all of T-166 as Class B soils and suitable for semi-intensive horticulture. The Consent details 40 hectares in 6 large lots (in addition to the 31.2) were also to be set aside as land to be planted for productive and rural character outcomes. Olive planting along Horton Road is specifically mentioned in the Consent and Application schematics clearly indicate land that is to be set aside as productive. 53.6 hectares of land supporting 66 new dwellings is still scheduled for Rural 3 housing out of 144 hectares remaining after the development of the Coastal Cluster first phase. It therefore appears that Council now wishes to totally ignore what was set aside in this Consent and instead cram 1,200 properties onto this land.

b) Landscape Transformation

The FDS states that Tasman is a high amenity location and therefore justifies relatively intensified development. Yes, it is high amenity now because it is a mix of rural and productive land with low density housing around a tiny village in a very scenic part of coastal Tasman. However, if development as envisaged takes place it would radically alter the landscape, amenity value and character of the locality. It would be transformed into large islands of semi-urban features and suburbia incongruously surrounded by low density residential and open rural land. How can rows of multi-level terraced and duplex style properties sit comfortably within an environment that is currently zoned Rural 3, has highly productive land and is governed by strict TRMP conditions that aim to preserve as much rural character as possible while still allowing for low density development?

c) Re-zoning Costs

The requirement to re-zone Rural 3 land to Residential, plus necessary re-zoning to accommodate commercial activities and supporting infrastructure is an expensive process involving further consultation and Hearings. Coupled with the other issues it would place an unnecessary burden on ratepayer funds and might never be needed unless the high growth scenario is exceeded.

d) Potential Flooding and Tsunami Risks

Tasman village is very low lying and with expected sea level rise this will likely present future problems. Potential flooding events will increase with higher sea level and its restriction on outflow from the various streams entering the southern extremity of the Moutere Inlet. This will be especially problematic during the expected extreme rainfall events associated with climate change. Built-upon areas will only increase demands on stormwater management and the Tasman Stream has historically been subject to flooding, as acknowledged in the Technical Report.

In addition, the flat land in T-166 adjacent to Aporo Road experiences regular saturation and ponding. Although I'm sure that an engineering solution would mitigate this problem it would undoubtedly add to already sky-high infrastructure costs. It should also be borne in mind that the original Harakeke Application attempted to place a row of 55 medium density 2-storey duplexes and a commercial area on part of this at risk land. When issues were highlighted during the Hearing this section of the Application was dropped in entirety largely due to uncertainty

over cost and technical issues. Such problems would likely surface on an even grander scale under this much more intensive proposal.

GNS identified a few years ago that Aporo Road halfway between Williams and Horton Roads would be subject to evacuation if a 3m high tsunami was to occur. As sea level rises this risk increases. So why is Council even considering building a large new settlement in an area that has already been identified as a tsunami risk? Surely it's better to create such a town (if actually needed) in a more secure location and much closer to existing infrastructure.

e) Increased Light Pollution

Efforts are being made worldwide to reduce or minimise light pollution. Tasman village and its surrounds currently doesn't suffer from it due to low density housing and fairly large tracts of open land. It is however seen emanating from Motueka and Nelson/Richmond and to some degree from Mapua. If a new town is created the light pollution from it combined with an expanded Mapua will create a huge area where yet again the night sky will be effectively lost forever. The very nature of the proposed intensification and commercial precinct(s) mean this will occur even with measures to minimise it.

f) Further Climate Change Impact

Much has been made during the past 2 years of the pandemic about future employment being largely conducted remotely, usually from home. While advances in technology will certainly provide more opportunities for remote working there will still be a requirement in the future for most workers to commute. Remote working has already been noted as having various downsides, notably lack of quality social and work interaction that cause extra mental strains; loss of hospitality business in the main work areas; and conflicting issues when balancing work and domestic demands. This situation will certainly be prevalent if Tasman Town is created, because such a community would only provide limited employment opportunities. Tasman Town's location is therefore bound to increase emissions and increase traffic. These negative impacts will come at a time that is crucial for the planet and when society needs to make smart and logical decisions about not exacerbating the effects of climate change.

g) Scheduled Development and Landbanking

Page 47 of the FDS identifies large tracts of land on the west side of SH60 near Tasman village and off Tasman View Road near site T-136 as zoned Rural Residential. These areas and presumably other similarly zoned land will be developed for housing during the period covered by the FDS. So has all such land either currently scheduled or expected to be developed for rural housing been taken into account in the assessment of the requirement for further greenfield sites, especially in rural Tasman District?

There is also the historical question of landbanking that has had a negative impact on housing availability. Has Council either curtailed this selfish practice or taken such already available land into account?

h) Using the FDS for **FIRST** Consultation?

I finally wish to question why Council has opted to use the FDS for its **FIRST** consultation on this matter when other less costly and pertinent means exist? For instance, Tasman village and its surrounds has an active Community Association (TACA) that could have been used to solicit local views on whether a new town would meet with a favourable reaction. TDC could have generated a simple proposal with basic plan and questionnaire and TACA would have distributed this to its members. TACA would also have provided other outlets for information etc and hosted community gatherings where residents could assess what might be proposed. This could have been done at little to no cost to ratepayers.

My cynical assessment is that the views of current residents matter less than those of a very small number of landowners. TDC perhaps also calculated that within the general population of the Nelson/Richmond urban area there would be a sufficient number of people in favour of the new town development to exceed negative views from within the Tasman village community. Urban residents would have an extra location to visit on day trips and this would be attractive to some, but they wouldn't experience any negative impact. It's the existing residents of Tasman village and surrounds who would undoubtedly suffer negative impact. There could be a distinct possibility that the overwhelmingly large number of urban and suburban residents who might be in favour of the new town outvote those against. Would Council then just take a simple majority viewpoint as a green light to proceed? Such skewing of numbers could lead to an appalling outcome for those directly affected.

A plea to TDC Planners, Managers and Councillors:-

Stop taking the easy option of colluding with developers and destroying Tasman's special rural character. This applies both to the District and Tasman Village.

Richard Clement

Richard S. Clement

13 April 2022

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31531

Mr David Bennett

Speaker? False

Department	Subject	Opinion	Summary
TDC - Environment and Planning	15 Do you agree with prioritising intensification within Nelson? This level of intensification is likely to happen very slowly over time. Do you have any comments?	Agree	<p>I disagree with the proposals put forward by Council in its current draft form. Intensification can and should be undertaken with regard to the social and amenity values existing within the areas already.</p> <p>That is - it is NOT appropriate for 6 storey high rise apartments nor any building be that high in the commercial zone in Nelson. If high rise is decided upon then it should be limited to 4 storeys and be constrained to the central business district area or VERY close to it and not be allowed in the residential zones.</p> <p>Further more blanket allowance for 3 storey townhouses to be built to 1m of the boundary lines "as of right" is not acceptable in the residential zones - be they already be defined as high density or low density zones.</p> <p>Consideration must be afforded to neighbours and their amenity values - all developments must be subject to consent process with adequate notification to possible affected parties.</p> <p>Townhouse complex's within the residential zones should be limited to 2 storey, but with allowed higher density, proper design and consideration for daylight angle protection.</p> <p>Consent with affected landowners is key, with proper mitigation and design the existing density can be increased in an appropriate manner to keep the city a desirable place to live.</p>

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31532

Dr Aaron Stallard

Speaker? False

Department	Subject	Opinion	Summary
TDC - Environment and Planning	01 Please indicate whether you support or do not support Outcome 1: Urban form supports reductions in GHG emissions by integrating land use transport. Please explain your choice:	Strongly agree	What is 'land use transport'? I agree that a compact urban form is important for reduced GHG emissions because it will enable active transport.
TDC - Environment and Planning	02 Please indicate whether you support or do not support Outcome 2: Existing main centres including Nelson City Centre and Richmond Town Centre are consolidated and intensified, and these main centres are supported by a network of smaller settlements.	Agree	These statements are ambiguous and poorly worded. Does the 'network of smaller settlements' refer to existing or new settlements? I agree that our town centres should be intensified to reduce pressure on recreational, natural, and horticultural land, and to create towns in which active transport is the most appealing transport option for residents.

	Please explain your choice:		
TDC - Environment and Planning	03 Please indicate whether you support or do not support Outcome 3: New housing is focussed in areas where people have good access to jobs, services and amenities by public and active transport, and in locations where people want to live. Please explain your choice:	Neutral	This is a poor question, as so many factors are not considered in the question. I agree that new housing should enable active transport (i.e., intensification). Please also consider that the public wants to protect some areas from development (e.g., the Maitai Valley).
TDC - Environment and Planning	04 Please indicate whether you support or do not support Outcome 4: A range of housing choices are provided that meet different needs of the community, including papakāinga and affordable options. Please explain your choice:	Strongly agree	
TDC - Environment and Planning	05 Please indicate whether you support or do not support Outcome 5: Sufficient residential and business land capacity is provided to meet demand. Please explain your choice:	Don't know	What does this question even mean? Does it refer to green field developments? Or to intensification? I do not support continued greenfield developments in horticultural or recreational areas such as the Maitai Valley.
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Don't know	Another poorly worded question. The answers to this question will be meaningless unless you define 'growth'. I do not support infrastructure for urban sprawl or green field developments, but I do support infrastructure for active transport and intensification.

	and delivered to integrate with growth and existing infrastructure is used efficiently to support growth. Please explain your choice:		
TDC - Environment and Planning	07 Please indicate whether you support or do not support Outcome 7: Impacts on the natural environment are minimised and opportunities for restoration are realised. Please explain your choice:	Strongly agree	This is the most important question to date. It is simply wrong to undertake developments that have a negative impact on the natural environment, and ultimately harms us all.
TDC - Environment and Planning	08 Please indicate whether you support or do not support Outcome 8: Nelson Tasman is resilient to and can adapt to the likely future effects of climate change. Please explain your choice:	Agree	This outcome should only be considered after it's companion outcome is addressed: 'Nelson Tasman makes a rapid and equitable transition to a zero carbon society by 2030 to limit the damage resulting from the climate crisis.'
TDC - Environment and Planning	09 Please indicate whether you support or do not support Outcome 9: Nelson Tasman is resilient to the risk of natural hazards. Please explain your choice:	Strongly agree	
TDC - Environment and Planning	10 Please indicate whether you support or do not support Outcome 10: Nelson Tasman's highly productive land is prioritised for primary	Strongly disagree	The land should be restored to its pre-human state (i.e., wetlands, indigenous forest etc), only keeping enough farmed land to provide for a healthy plant-based diet for the region.

	production. Please explain your choice:		
TDC - Environment and Planning	11 Please indicate whether you support or do not support Outcome 11: All change helps to revive and enhance the mauri of Te Taiao. Please explain your choice:	Strongly agree	
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		To protect recreational and natural areas that serve the mental and physical well-being of the community, such as the Maitai Valley.
TDC - Environment and Planning	13 Do you support the proposal for consolidated growth along SH6 between Atawhai and Wakefield but also including Māpua and Motueka and meeting needs of Tasman rural towns? This is a mix of intensification, greenfield expansion and rural residential housing. Please explain why?	Don't know	
TDC - Environment and Planning	14 Where would you like to see growth happening over the next 30 years? Please list as many of the following options that you agree with: (a) Largely along the SH6 corridor as proposed (b) Intensification		Intensification within existing town centres.

	<p>within existing town centres (c) Expansion into greenfield areas close to the existing urban areas (d) Creating new towns away from existing centre (please tell us where) (e) In coastal Tasman areas, between Mapua and Motueka (f) In Tasman's existing rural towns (g) Everywhere (h) Don't know</p>		
TDC - Environment and Planning	<p>15 Do you agree with prioritising intensification within Nelson? This level of intensification is likely to happen very slowly over time. Do you have any comments?</p>	Strongly agree	Ultimately, the climate crisis requires us to live without private motor vehicles, so intensification is the key strategy.
TDC - Environment and Planning	<p>16 Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?</p>	Don't know	
TDC - Environment and Planning	<p>17 Do you agree with the level of intensification proposed in Richmond, right around the town centre and along McGlashen Avenue and Salisbury Road? Any comments?</p>	Don't know	
TDC - Environment and Planning	<p>18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?</p>	Don't know	
TDC -	<p>19 Do you agree</p>	Don't	

Environment and Planning	with the level of intensification proposed near the centre of Wakefield? Any comments?	know	
TDC - Environment and Planning	20 Do you agree with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?	Don't know	
TDC - Environment and Planning	21 Do you agree with the level of intensification proposed in Māpua (intensifying rural residential area to residential density)? Any comments?	Don't know	
TDC - Environment and Planning	22 Do you agree with the location and scale of the proposed greenfield housing areas in Nelson? Please explain why.	Strongly disagree	The proposed development in the Maitai Valley goes against the long-standing and well-known wishes of the community for the valley to be protected from development. NCC has failed in its duties to adequately consult on this issue. Please listen to the community and commit to protecting the Maitai Valley for current and future generations.
TDC - Environment and Planning	23 Do you agree with the location and scale of proposed greenfield housing areas in Stoke? Please explain why.	Don't know	
TDC - Environment and Planning	24 Do you agree with the location and scale of proposed greenfield housing areas in Richmond? Please explain why.	Don't know	
TDC - Environment and Planning	25 Do you agree with the location and scale of proposed greenfield	Don't know	

	housing areas in Brightwater? Please explain why.		
TDC - Environment and Planning	26 Do you agree with the location and scale of proposed greenfield housing areas in Wakefield? Please explain why.	Don't know	
TDC - Environment and Planning	27 Do you agree with the location and scale of proposed greenfield housing areas in Motueka? Please explain why.	Don't know	
TDC - Environment and Planning	28 Do you agree with the location and scale of proposed greenfield housing areas in Māpua? Please explain why.	Don't know	
TDC - Environment and Planning	29 Do you think we have got the balance right in our core proposal between intensification and greenfield development? (Approximately half intensification, half greenfield for the combined Nelson Tasman region.)?	Strongly disagree	
TDC - Environment and Planning	30 If you don't think we have the balance right, let us know what you would propose. Tick all that apply.	Less greenfield expansion	
TDC - Environment and Planning	31 Do you support the secondary part of the proposal	Don't know	

	for a potential new community near Tasman Village and Lower Moutere (Braeburn Road)? Please explain why.		
TDC - Environment and Planning	32 Do you agree with the locations shown for business growth (both commercial and light industrial)? Please explain why.	Don't know	
TDC - Environment and Planning	34 Do you agree with the proposed residential and business growth sites in Tākaka?	Don't know	
TDC - Environment and Planning	35 Do you agree with the proposed residential and business growth sites in Murchison?	Don't know	
TDC - Environment and Planning	36 Do you agree with the proposed residential and business growth sites in Collingwood?	Don't know	
TDC - Environment and Planning	37 Do you agree with the proposed residential and business growth sites in Tapawera?	Don't know	
TDC - Environment and Planning	38 Do you agree with the proposed residential and business growth sites in St Arnaud?	Don't know	
TDC - Environment and Planning	40 Is there anything else you think is important to include to guide growth in Nelson		This consultation shows that NCC and TDC fail to grasp the reality of the climate and ecological crisis. The councils talk about growth as though it is healthy and normal and infinite, when in fact to address the climate and ecological crisis we require rapid degrowth in terms of resource

	and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?		consumption, land use, extraction of materials, GHG emissions, population, etc. This consultation should be focussed on degrowth, not growth.
--	--	--	---

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31533

Wendy Trevett

Speaker? False

Department	Subject	Opinion	Summary
TDC - Environment and Planning	01 Please indicate whether you support or do not support Outcome 1: Urban form supports reductions in GHG emissions by integrating land use transport. Please explain your choice:	Agree	Homes should be built on existing developed areas and not using undeveloped land.
TDC - Environment and Planning	02 Please indicate whether you support or do not support Outcome 2: Existing main centres including Nelson City Centre and Richmond Town Centre are consolidated and intensified, and these main centres are supported by a network of smaller settlements.	Agree	Stoke, Brightwater & Motueka to support the main centres.

	Please explain your choice:		
TDC - Environment and Planning	03 Please indicate whether you support or do not support Outcome 3: New housing is focussed in areas where people have good access to jobs, services and amenities by public and active transport, and in locations where people want to live. Please explain your choice:	Strongly agree	To stop people commuting in cars.
TDC - Environment and Planning	04 Please indicate whether you support or do not support Outcome 4: A range of housing choices are provided that meet different needs of the community, including papakāinga and affordable options. Please explain your choice:	Agree	We support it with intensified housing in the main centres where jobs are available.
TDC - Environment and Planning	05 Please indicate whether you support or do not support Outcome 5: Sufficient residential and business land capacity is provided to meet demand. Please explain your choice:	Agree	To provide work.
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Agree	Richmond has been allowed to develop without addressing the traffic flow etc.

	and delivered to integrate with growth and existing infrastructure is used efficiently to support growth. Please explain your choice:		
TDC - Environment and Planning	07 Please indicate whether you support or do not support Outcome 7: Impacts on the natural environment are minimised and opportunities for restoration are realised. Please explain your choice:	Agree	We support preservation.
TDC - Environment and Planning	08 Please indicate whether you support or do not support Outcome 8: Nelson Tasman is resilient to and can adapt to the likely future effects of climate change. Please explain your choice:	Agree	Erosion in Nelson, Mapua, Motueka - low lying areas/erosion.
TDC - Environment and Planning	09 Please indicate whether you support or do not support Outcome 9: Nelson Tasman is resilient to the risk of natural hazards. Please explain your choice:	Disagree	Natural hazards are increasing all the time.
TDC - Environment and Planning	10 Please indicate whether you support or do not support Outcome 10: Nelson Tasman's highly productive land is prioritised for primary	Agree	

	production. Please explain your choice:		
TDC - Environment and Planning	11 Please indicate whether you support or do not support Outcome 11: All change helps to revive and enhance the mauri of Te Taiao. Please explain your choice:	Agree	
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		The FDS needs to be revised to reduce the amount of rural land being turned into Greenfield space and there needs to be more residential development in cities and towns where access is close to work and commercial areas.
TDC - Environment and Planning	13 Do you support the proposal for consolidated growth along SH6 between Atawhai and Wakefield but also including Māpua and Motueka and meeting needs of Tasman rural towns? This is a mix of intensification, greenfield expansion and rural residential housing. Please explain why?	Strongly disagree	Don't agree with greenfield expansion being used for potential housing.
TDC - Environment and Planning	14 Where would you like to see growth happening over the next 30 years? Please list as many of the following options that you agree with: (a) Largely along the SH6 corridor as proposed (b) Intensification		Intensification within existing town centres. Creating new towns away from existing centres (Hira, Tasman/Lower Moutere).

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

TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?	Agree	
TDC - Environment and Planning	20 Do you agree with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?	Agree	
TDC - Environment and Planning	21 Do you agree with the level of intensification proposed in Māpua (intensifying rural residential area to residential density)? Any comments?	Strongly disagree	Greenfields proposed are using up valuable farmland.
TDC - Environment and Planning	22 Do you agree with the location and scale of the proposed greenfield housing areas in Nelson? Please explain why.	Strongly disagree	
TDC - Environment and Planning	23 Do you agree with the location and scale of proposed greenfield housing areas in Stoke? Please explain why.	Strongly disagree	
TDC - Environment and Planning	24 Do you agree with the location and scale of proposed greenfield housing areas in Richmond? Please explain why.	Strongly disagree	
TDC - Environment and Planning	25 Do you agree with the location and scale of proposed	Strongly disagree	

	greenfield housing areas in Brightwater? Please explain why.		
TDC - Environment and Planning	26 Do you agree with the location and scale of proposed greenfield housing areas in Wakefield? Please explain why.	Strongly disagree	
TDC - Environment and Planning	27 Do you agree with the location and scale of proposed greenfield housing areas in Motueka? Please explain why.	Strongly disagree	
TDC - Environment and Planning	28 Do you agree with the location and scale of proposed greenfield housing areas in Māpua? Please explain why.	Strongly disagree	
TDC - Environment and Planning	29 Do you think we have got the balance right in our core proposal between intensification and greenfield development? (Approximately half intensification, half greenfield for the combined Nelson Tasman region.)?	Disagree	
TDC - Environment and Planning	30 If you don't think we have the balance right, let us know what you would propose. Tick all that apply.	More intensification	
TDC - Environment and Planning	31 Do you support the secondary part	Yes	

	of the proposal for a potential new community near Tasman Village and Lower Moutere (Braeburn Road)? Please explain why.		
TDC - Environment and Planning	32 Do you agree with the locations shown for business growth (both commercial and light industrial)? Please explain why.	Neutral	
TDC - Environment and Planning	33 Let us know if there are any additional areas that should be included for business growth or if there are any proposed areas that you consider are more or less suitable.		N/A
TDC - Environment and Planning	34 Do you agree with the proposed residential and business growth sites in Tākaka?	Agree	
TDC - Environment and Planning	35 Do you agree with the proposed residential and business growth sites in Murchison?	Agree	
TDC - Environment and Planning	36 Do you agree with the proposed residential and business growth sites in Collingwood?	Agree	
TDC - Environment and Planning	37 Do you agree with the proposed residential and business growth sites in Tapawera?	Agree	

TDC - Environment and Planning	38 Do you agree with the proposed residential and business growth sites in St Arnaud?	Disagree	
TDC - Environment and Planning	39 Let us know which sites you think are more appropriate for growth or not in each rural town. Any other comments on the growth needs for these towns?		Hira & Tasman Village are more appropriate.
TDC - Environment and Planning	40 Is there anything else you think is important to include to guide growth in Nelson and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?		Make sure there are parks & reserves in the 2 proposed new towns. Public transport needs to be addressed in the contributing towns where there is adequate transportation for the workforce.

SUBMISSION FORM

DRAFT NELSON TASMAN FUTURE DEVELOPMENT STRATEGY 2022-2052



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

Name: Wendy Trevett & Ross Yeatman

Organisation represented (if applicable): _____

Address: _____

Email: _____ Phone number: _____

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

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

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

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

Strongly agree Agree Neutral Disagree Strongly disagree Don't know

Homes should be built on existing developed areas & not using undeveloped land.

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

Strongly agree Agree Neutral Disagree Strongly disagree Don't know

Stoke, Brightwater & Motueka to support the main centres.

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

Strongly agree Agree Neutral Disagree Strongly disagree Don't know

To stop people commuting in cars.





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

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

We support it with intensified housing in the main centres where jobs are available.

5. Please indicate whether you support or do not support Outcome 5: Sufficient residential and business land capacity is provided to meet demand. Please explain your choice.

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

To provide work.

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

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

Richmond has been allowed to develop without addressing the traffic flow etc.

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

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

We support preservation.

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

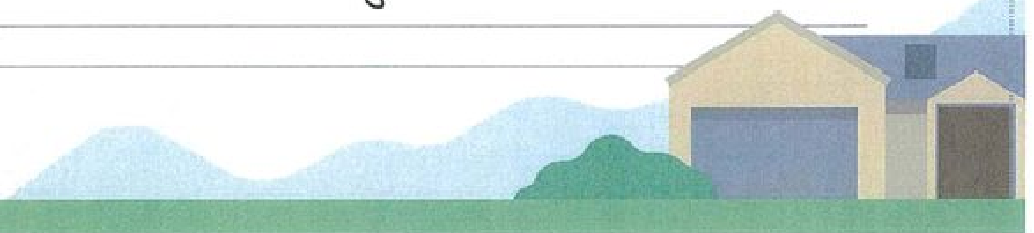
- Strongly agree
 Agree
 Neutral
 Disagree
 Strongly disagree
 Don't know

Erosion in Nelson, Mapua, Motueka - low lying areas/erosion

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

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

Natural hazards are increasing all the time.



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

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

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

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

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

The FDS needs to be revised to reduce the amount of rural land being turned into Greenfield space and there needs to more residential development in cities & towns where access is close to work & commercial areas.

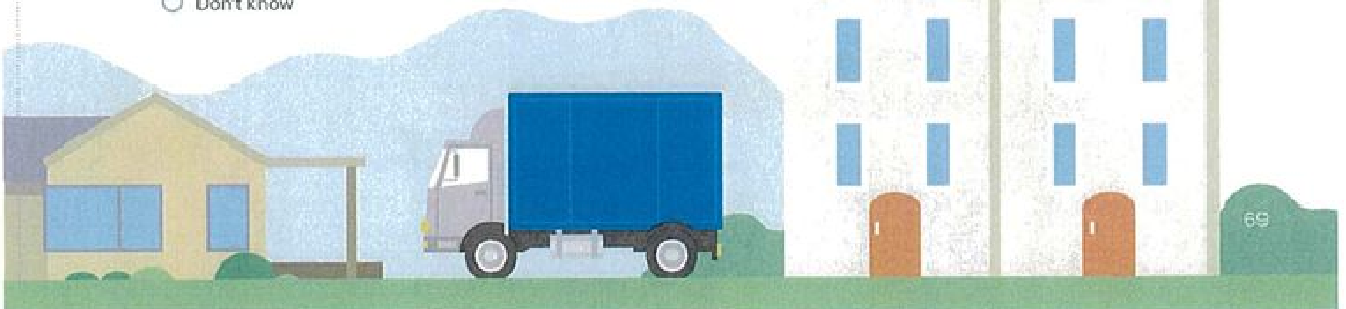
13. Do you support the proposal for consolidated growth along State Highway 6 between Atawhai and Wakefield but also including Māpua and Motueka and meeting needs of Tasman rural towns? This is a mix of intensification, greenfield expansion and rural residential housing. Please explain why?

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

Don't agree with greenfield expansion being used for potential housing.

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

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





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

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

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

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

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

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

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

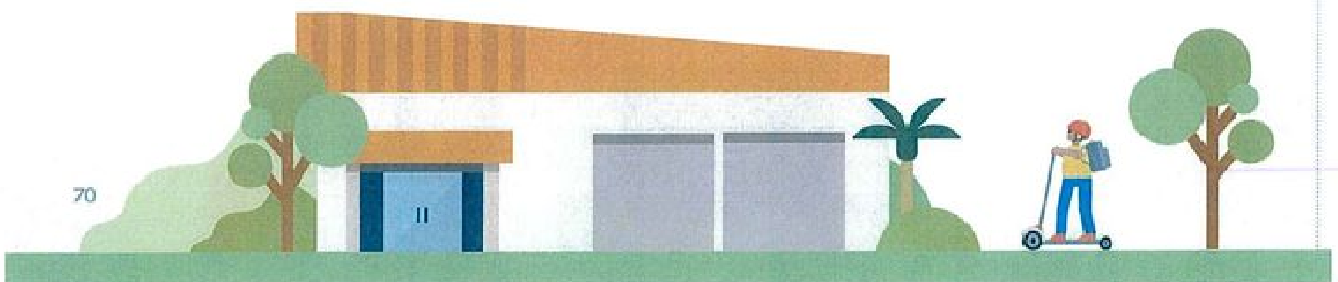
- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

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

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

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

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



10

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

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

Greenfields proposed are using up valuable farm land

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

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

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

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



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

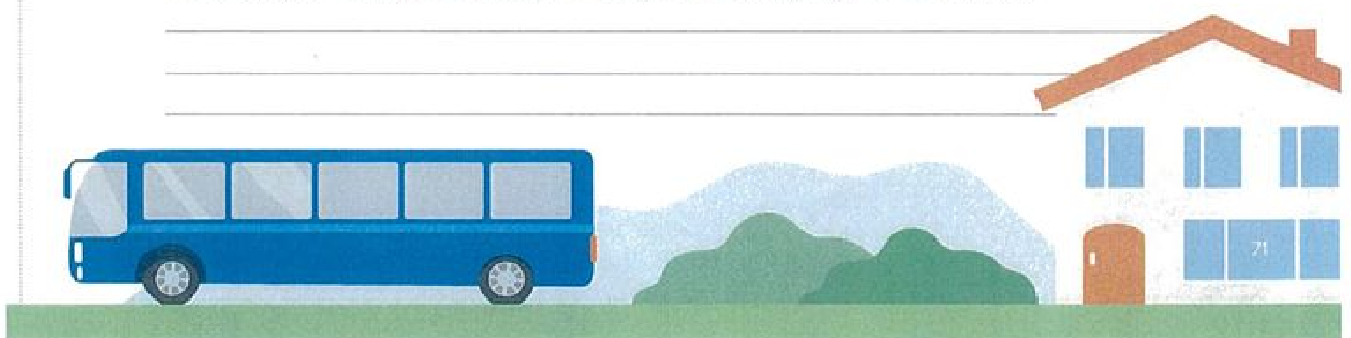
- Strongly agree Agree Neutral Disagree Strongly disagree Don't know

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

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

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

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





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

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

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

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



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

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

30. If you don't think we have got the balance right, let us know what you would propose. Tick all that apply.

- More intensification Less intensification More greenfield expansion Less greenfield expansion

31. Do you support the secondary part of the proposal for a potential new community near Tasman Village and lower Moutere (Braeburn Road)? Please explain why.

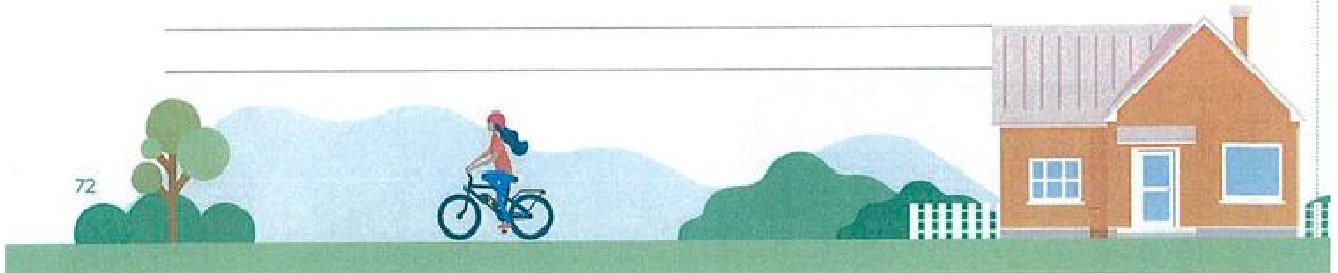
- Yes No Don't know Yes provided agreement can be reached with Te Ātiawa

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

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

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

N/A.



Handwritten scribbles in the top left corner.

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

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

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

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

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

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

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

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

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

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

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

Hira & Tasman village are more appropriate.

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

Make sure there are parks & reserves in the 2 proposed new towns. Public transport needs to be addressed in the contributing towns where there is adequate transportation for the workforce.



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

Once you've filled out this submission form:

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

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

Submissions close 14 April 2022.



COMMUNITY CONSULTATION CALENDAR OF EVENTS

Date and time	Meeting	Location
Mon 4 April, 7.45pm	Brightwater Community Association meeting	Presenting a webinar on Zoom at this meeting
Mon 21 March 7.30pm	Wakefield Community Association meeting	Presenting a webinar on Zoom at this meeting
Wed 23 March, 6.00pm	Māpua Community Association meeting	Presenting a webinar on Zoom at this meeting
Tue 15 March, 2.30pm	Motueka Community Board meeting	Presenting a webinar on Zoom at this meeting
Wed 30 March, 7.30pm	Tasman Community Association meeting	Presenting a webinar on Zoom at this meeting
Fri 18 March, 6.00 pm	Golden Bay Community Board	Presenting a webinar on Zoom at this meeting
Tue 15 March, 7.00 pm	Tapawera Community Association meeting	Presenting a webinar on Zoom at this meeting
Mon 11 April, 1.30 pm	Murchison Community Association meeting	Presenting a webinar on Zoom at this meeting
Wed 6 April, 7.15 pm	Rototiti District Community Council	Presenting a webinar on Zoom at this meeting
Wed 16 March, 7.30 pm	Nelson Tasman draft FDS community webinar hosted by the councils	
Thu 24 March, 7.30 pm	Nelson Tasman draft FDS community webinar hosted by the councils	Pre-registration required. Zoom link and details on our websites at shape.nelson.govt.nz/future-development-strategy and tasman.govt.nz/future-development-strategy
Mon 28 March, 12.30 pm	Nelson Tasman draft FDS community webinar hosted by the councils	
Tue 5 April, 7.30 pm	Nelson Tasman draft FDS community webinar hosted by the councils	
Mon 14 March, 6.00 pm	Webinar for youth – Youth Councils, Whanake Youth, Multicultural Nelson Tasman Youth, Nelson Young Professionals, NMIT	These groups will be contacted separately
Thu 17 March, 6.30 pm	Webinar for active community groups interested in development – Save the Maitai	These groups will be contacted separately
Thu 17 March, 10.00 am	Homes for Wakefield	These groups will be contacted separately



Submission Summary

Nelson Tasman Future Development Strategy - Submission #31536

Debbie Hampson

Speaker? False

Department	Subject	Opinion	Summary
TDC - Environment and Planning	40 Is there anything else you think is important to include to guide growth in Nelson and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?		<p>Please see attached - text copied below:</p> <p>To whom it may concern,</p> <p>I feel completely defeated by NCC & it's total disregard for the residents of Tahunanui, first with the cycle way, then with the upcoming four lane highway cutting through our neighbourhood, & now to complete the trifecta, the destruction of our community with High rise apartment buildings obliterating neighbouring residents daylight.</p> <p>As you know, Tahunanui has been identified as being subject to liquefaction in the case of an earthquake, & also to rising sea levels with climate change, so why would the council now deem it safe to build up to 6 storey high apartments!?.</p> <p>For me personally, being on the south side of a potential building site would mean the total loss of winter sunlight which would be absolutely & extremely detrimental to my mental health (& all other residents who find themselves in a similar predicament!).</p> <p>I absolutely implore you to please reconsider this plan....this is completely unnecessary as there is plenty of land further afield to be built on!</p> <p>Yours sincerely,</p>

			Debbie Hampson Maroon zone Tahunanui resident.
--	--	--	---

Grant Wilkins - 31534 - 1

From: Grant Wilkins [REDACTED]
Sent: Tuesday, 12 April 2022 6:57 pm
To: Future Development Strategy
Attachments: received_1829677180413696.mp4

CAUTION: External email.

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

Hi

I live at [REDACTED], Toi Toi, Nelson and have done for 14 years. In this time I have been flooded so many times I've lost count.

The stormwater system goes under ground at start of my property and its constantly overflowing. This bring mud and junk that I have to clean up not to mention some times water over a meter deep.

Piping the ditch up to the park 2 property's away and controlling the water there looks to be a good plan.

The system is out dated to many houses for it and now a new subdivisions above me will be hooking to system.

Please can this be looked at. I fear every rain storm

Thanks

Grant Wilkins

Link for video attached:

https://nelsoncity-my.sharepoint.com/:v/g/person/thuja_johnson_ncc_govt_nz/ESUgNZrYt29Iro5_vgyCoEMB9VairE-lfYQdZZhEAqfQ?e=CehVdt

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31537

Mrs Juliana Trolove

Speaker? False

Department	Subject	Opinion	Summary
TDC - Environment and Planning	05 Please indicate whether you support or do not support Outcome 5: Sufficient residential and business land capacity is provided to meet demand. Please explain your choice:	Agree	
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded and delivered to integrate with growth and existing infrastructure is used efficiently to support growth. Please explain your choice:	Agree	
TDC - Environment and Planning	08 Please indicate whether you support or	Agree	

	do not support Outcome 8: Nelson Tasman is resilient to and can adapt to the likely future effects of climate change. Please explain your choice:		
TDC - Environment and Planning	09 Please indicate whether you support or do not support Outcome 9: Nelson Tasman is resilient to the risk of natural hazards. Please explain your choice:	Agree	
TDC - Environment and Planning	10 Please indicate whether you support or do not support Outcome 10: Nelson Tasman's highly productive land is prioritised for primary production. Please explain your choice:	Agree	
TDC - Environment and Planning	13 Do you support the proposal for consolidated growth along SH6 between Atawhai and Wakefield but also including Māpua and Motueka and meeting needs of Tasman rural towns? This is a mix of intensification, greenfield expansion and rural residential housing. Please explain why?	Agree	
TDC - Environment and Planning	19 Do you agree with the level of intensification	Strongly agree	Wakefield is an area that is away from sea level rising. Is already a developed housing area and has amenities. It is a well-supported area which

	proposed near the centre of Wakefield? Any comments?		could happily increase in size without disturbing the greater agricultural areas. Up the valleys and expansion near the town is sensible and an easy option without losing potential agri land. There are services already and schools to support this increase in population. I strongly agree with this area for expansion.
TDC - Environment and Planning	26 Do you agree with the location and scale of proposed greenfield housing areas in Wakefield? Please explain why.	Agree	Expansion of Wakefield up the valley is sensible as is close to existing amenities and infrastructure. It is not in an area of sea level rising. a good area for this.
TDC - Environment and Planning	29 Do you think we have got the balance right in our core proposal between intensification and greenfield development? (Approximately half intensification, half greenfield for the combined Nelson Tasman region.)?	Agree	
TDC - Environment and Planning	31 Do you support the secondary part of the proposal for a potential new community near Tasman Village and Lower Moutere (Braeburn Road)? Please explain why.	Don't know	

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31539

Ms Rebecca Hamid

Speaker? True

Department	Subject	Opinion	Summary
TDC - Environment and Planning	01 Please indicate whether you support or do not support Outcome 1: Urban form supports reductions in GHG emissions by integrating land use transport. Please explain your choice:	Strongly disagree	It will not achieve this. I support the reduction in GHG emissions but this strategy will not achieve that.
TDC - Environment and Planning	02 Please indicate whether you support or do not support Outcome 2: Existing main centres including Nelson City Centre and Richmond Town Centre are consolidated and intensified, and these main centres are supported by a network of smaller settlements.	Strongly disagree	yes I agree with the intensification of Nelson and Richmond. But the network of smaller settlements with provide for urban sprawl and is already doing this. Further this strategy will increase cars and traffic on roads and increase vehicle emissions .

	Please explain your choice:		
TDC - Environment and Planning	03 Please indicate whether you support or do not support Outcome 3: New housing is focussed in areas where people have good access to jobs, services and amenities by public and active transport, and in locations where people want to live. Please explain your choice:	Strongly disagree	This is a self perpetuating urban sprawl approach. Growth in jobs should be limited to the two main centres and the small centres network approach needs to be rethought. Please see attached submission.
TDC - Environment and Planning	04 Please indicate whether you support or do not support Outcome 4: A range of housing choices are provided that meet different needs of the community, including papakāinga and affordable options. Please explain your choice:	Strongly disagree	If by affordable options the TDC approves subdivision of productive food growing land - e.g lower Queen Street - then I strongly oppose this strategy. Stand alone housing developments need to be minimised. If the TDC continues to allow the subdivision of land around "small centres" rather than Nelson and Richmond it will only add the the already overcrowded roads with people commuting in Richmond and Nelson to work or services those centres. Further - we know from extensive research world wide - that building more roads are increasing the lanes in existing roads only invites more traffic and increase the cars and vehicles that use them.
TDC - Environment and Planning	05 Please indicate whether you support or do not support Outcome 5: Sufficient residential and business land capacity is provided to meet demand. Please explain your choice:	Strongly disagree	I do not support the economic growth model used to support the Future Strategy. It is flawed to allow economic growth and the desire to make more and more money as a healthy way forward for the future. Both for the environment and our communities , the TDC needs to provide leadership for a different approach to wellbeing and a sustainable future for our planet and the communities that live in Tasman.
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Strongly disagree	The last thing we need is more roads for more cars - and more degradation of the Waimea River, dredging for gravel to build more roads. This model of economic growth is destroying the Tasman Region.

	and delivered to integrate with growth and existing infrastructure is used efficiently to support growth. Please explain your choice:		
TDC - Environment and Planning	07 Please indicate whether you support or do not support Outcome 7: Impacts on the natural environment are minimised and opportunities for restoration are realised. Please explain your choice:	Strongly disagree	Outcome 7 does not provide for this. It is a minimal response to a huge issue. What will help the natural environment is for this strategy to be rethought and completely re developed with sound research that looks a comprehensive approach to the future of our Region - on where economics is not the single or the dominant driver.
TDC - Environment and Planning	08 Please indicate whether you support or do not support Outcome 8: Nelson Tasman is resilient to and can adapt to the likely future effects of climate change. Please explain your choice:	Strongly disagree	Outcome 8 does not provide for resilience to the future effects of climate change. Quite the opposite - this has been written to support the overall strategy which will add to global warming given its reliance on economic growth, urban sprawl and networks of roads with more and more vehicles.
TDC - Environment and Planning	09 Please indicate whether you support or do not support Outcome 9: Nelson Tasman is resilient to the risk of natural hazards. Please explain your choice:	Strongly disagree	I support Nelson Tasman being resilient to Natural hazards but the Future Strategy will not so this. It will add to the risk and frequency of natural hazards.
TDC - Environment and Planning	10 Please indicate whether you support or do not support Outcome 10: Nelson Tasman's highly productive land is prioritised for primary	Strongly agree	I strongly support the protection of food producing and highly productive land - but this strategy will not support that objective. Quite the opposite - it is enabling the TDC to continue to release productive land for housing subdivisions !

	production. Please explain your choice:		
TDC - Environment and Planning	11 Please indicate whether you support or do not support Outcome 11: All change helps to revive and enhance the mauri of Te Taiao. Please explain your choice:	Strongly agree	Refer to full submission. Summarised below (similar to NT2050 submission): singular focus on growth, challenges underlying growth projections, insufficient consultation, misleading submission form (outcome questions), community feedback ignored, biased process, non-compliance with government directives. Recommends re-think of the draft.
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		Refer to full submission. Summarised below (similar to NT2050 submission): singular focus on growth, challenges underlying growth projections, insufficient consultation, misleading submission form (outcome questions), community feedback ignored, biased process, non-compliance with government directives. Recommends re-think of the draft.
TDC - Environment and Planning	13 Do you support the proposal for consolidated growth along SH6 between Atawhai and Wakefield but also including Māpua and Motueka and meeting needs of Tasman rural towns? This is a mix of intensification, greenfield expansion and rural residential housing. Please explain why?	Strongly disagree	Totally opposed to this. Refer to full submission. Summarised below: Disagrees with methodology used for growth projections and resultant proposal for growth that is heavily focussed on greenfield growth rather than intensification. Also disagrees with backyard infill development as opposed to more widespread, qualitative approach to intensification (amenity, wider urban form).
TDC - Environment and Planning	14 Where would you like to see growth happening over the next 30 years? Please list as many of the following options that you agree with: (a) Largely along the SH6 corridor as proposed (b) Intensification		Carefully planned and 'economic' monitored growth so that we grow the wellbeing of our communities and protect our natural environment for those communities to enjoy it. Why would we want to destroy what we have - any more than it has been to date - for the sake of economic growth for growths sake. This is flawed thinking . Refer full submission. Summarised below (similar to NT2050 submission): challenges reliance on greenfield expansion and recommends broadening of approach taken to intensification.

	<p>within existing town centres (c) Expansion into greenfield areas close to the existing urban areas (d) Creating new towns away from existing centre (please tell us where) (e) In coastal Tasman areas, between Mapua and Motueka (f) In Tasman's existing rural towns (g) Everywhere (h) Don't know</p>		
TDC - Environment and Planning	<p>15 Do you agree with prioritising intensification within Nelson? This level of intensification is likely to happen very slowly over time. Do you have any comments?</p>	Strongly agree	<p>I agree with intensification of Nelson and Richmond but slowly and considered development. I totally disagree with any further development of networks of small centres. See full submission. Summarised below (similar to NT2050 submission): recommends broadening of approach taken to intensification (away from backyard infill and towards qualitative approach that balances densities with amenities and wider urban form).</p>
TDC - Environment and Planning	<p>16 Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?</p>	Agree	<p>See full submission. Summarised below (similar to NT2050 submission): singular focus on growth, challenges underlying growth projections, insufficient consultation, misleading submission form (outcome questions), community feedback ignored, biased process, non-compliance with government directives. Recommends re-think of the draft.</p>
TDC - Environment and Planning	<p>17 Do you agree with the level of intensification proposed in Richmond, right around the town centre and along McGlashen Avenue and Salisbury Road? Any comments?</p>	Agree	<p>This needs to be monitored and staged.</p>
TDC - Environment and Planning	<p>18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?</p>	Strongly disagree	<p>See full submission. Summarised below (similar to NT2050 submission): singular focus on growth, challenges underlying growth projections, insufficient consultation, misleading submission form (outcome questions), community feedback ignored, biased process, non-compliance with</p>

			government directives. Recommends re-think of the draft.
TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?	Strongly disagree	See full submission. Summarised below (similar to NT2050 submission): singular focus on growth, challenges underlying growth projections, insufficient consultation, misleading submission form (outcome questions), community feedback ignored, biased process, non-compliance with government directives. Recommends re-think of the draft.
TDC - Environment and Planning	20 Do you agree with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?	Strongly disagree	See full submission. Summarised below (similar to NT2050 submission): singular focus on growth, challenges underlying growth projections, insufficient consultation, misleading submission form (outcome questions), community feedback ignored, biased process, non-compliance with government directives. Recommends re-think of the draft.
TDC - Environment and Planning	21 Do you agree with the level of intensification proposed in Māpua (intensifying rural residential area to residential density)? Any comments?	Strongly disagree	See full submission. Summarised below (similar to NT2050 submission): singular focus on growth, challenges underlying growth projections, insufficient consultation, misleading submission form (outcome questions), community feedback ignored, biased process, non-compliance with government directives. Recommends re-think of the draft.
TDC - Environment and Planning	22 Do you agree with the location and scale of the proposed greenfield housing areas in Nelson? Please explain why.	Strongly disagree	See full submission. Summarised below (similar to NT2050 submission): singular focus on growth, challenges underlying growth projections, insufficient consultation, misleading submission form (outcome questions), community feedback ignored, biased process, non-compliance with government directives. Recommends re-think of the draft.
TDC - Environment and Planning	23 Do you agree with the location and scale of proposed greenfield housing areas in Stoke? Please explain why.	Strongly disagree	See full submission. Summarised below (similar to NT2050 submission): singular focus on growth, challenges underlying growth projections, insufficient consultation, misleading submission form (outcome questions), community feedback ignored, biased process, non-compliance with government directives. Recommends re-think of the draft.
TDC - Environment and Planning	24 Do you agree with the location and scale of proposed greenfield housing areas in Richmond? Please explain why.	Strongly disagree	See full submission. Summarised below (similar to NT2050 submission): singular focus on growth, challenges underlying growth projections, insufficient consultation, misleading submission form (outcome questions), community feedback ignored, biased process, non-compliance with government directives. Recommends re-think of the draft.
TDC -	25 Do you agree	Strongly	See full submission. Summarised below (similar to

Environment and Planning	with the location and scale of proposed greenfield housing areas in Brightwater? Please explain why.	disagree	NT2050 submission): singular focus on growth, challenges underlying growth projections, insufficient consultation, misleading submission form (outcome questions), community feedback ignored, biased process, non-compliance with government directives. Recommends re-think of the draft.
TDC - Environment and Planning	26 Do you agree with the location and scale of proposed greenfield housing areas in Wakefield? Please explain why.	Strongly disagree	See full submission. Summarised below (similar to NT2050 submission): singular focus on growth, challenges underlying growth projections, insufficient consultation, misleading submission form (outcome questions), community feedback ignored, biased process, non-compliance with government directives. Recommends re-think of the draft.
TDC - Environment and Planning	27 Do you agree with the location and scale of proposed greenfield housing areas in Motueka? Please explain why.	Strongly disagree	See full submission. Summarised below (similar to NT2050 submission): singular focus on growth, challenges underlying growth projections, insufficient consultation, misleading submission form (outcome questions), community feedback ignored, biased process, non-compliance with government directives. Recommends re-think of the draft.
TDC - Environment and Planning	28 Do you agree with the location and scale of proposed greenfield housing areas in Māpua? Please explain why.	Strongly disagree	See full submission. Summarised below (similar to NT2050 submission): singular focus on growth, challenges underlying growth projections, insufficient consultation, misleading submission form (outcome questions), community feedback ignored, biased process, non-compliance with government directives. Recommends re-think of the draft.
TDC - Environment and Planning	29 Do you think we have got the balance right in our core proposal between intensification and greenfield development? (Approximately half intensification, half greenfield for the combined Nelson Tasman region.)?	Strongly disagree	
TDC - Environment and Planning	31 Do you support the secondary part of the proposal for a potential new community near Tasman Village and	No	You have this so wrong. Everything assumes growth for growth sake and is based on flawed economics. Perhaps you should ask people in Tasman - do they want growth ? Do they think money and making money is the fundamental driver to their lives ? You need to show some leadership on this before this Region is spoiled forever.

	Lower Moutere (Braeburn Road)? Please explain why.		
TDC - Environment and Planning	32 Do you agree with the locations shown for business growth (both commercial and light industrial)? Please explain why.	Strongly disagree	See full submission. Summarised below (similar to NT2050 submission): singular focus on growth, challenges underlying growth projections, insufficient consultation, misleading submission form (outcome questions), community feedback ignored, biased process, non-compliance with government directives. Recommends re-think of the draft.
TDC - Environment and Planning	33 Let us know if there are any additional areas that should be included for business growth or if there are any proposed areas that you consider are more or less suitable.		NO - nor business growth . This is not the fundamental driver for our future. YOU HAVE THIS SO WRONG !
TDC - Environment and Planning	34 Do you agree with the proposed residential and business growth sites in Tākaka?	Strongly disagree	
TDC - Environment and Planning	35 Do you agree with the proposed residential and business growth sites in Murchison?	Strongly disagree	
TDC - Environment and Planning	36 Do you agree with the proposed residential and business growth sites in Collingwood?	Strongly disagree	
TDC - Environment and Planning	37 Do you agree with the proposed residential and business growth sites in Tapawera?	Strongly disagree	
TDC - Environment and Planning	38 Do you agree with the proposed residential and business growth	Strongly disagree	

	sites in St Arnaud?		
TDC - Environment and Planning	39 Let us know which sites you think are more appropriate for growth or not in each rural town. Any other comments on the growth needs for these towns?		NO - NOT GROWTH - WELLBEING OR OUR COMMUNITIES. YOU ARE ASKING THE WRONG QUESTIONS.
TDC - Environment and Planning	40 Is there anything else you think is important to include to guide growth in Nelson and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?		SEE FULL SUBMISSION. Summarised below (similar to NT2050 submission): singlar focus on growth, challenges underlying growth projections, insufficient consultation, misleading submission form (outcome questions), community feedback ignored, biased process, non-compliance with government directives. Recommends re-think of the draft.

Rebecca Hamid

13 April 2022
Tasman District Council
189 Queen Street
Private Bag 4
Richmond 7050

Re: Future Development Strategy 2022-2052 Submission

This submission is made by myself as a concerned property owner, food grower and operator of a food production business. I am also a professional Project Manager and Analyst with a background in macro economics.

I care about the future of our built environment in the Nelson Tasman region and the quality and sustainability of the Tasman District's ecology, natural environment and natural resources. I have previously raised public awareness issues on these and other matters related to urban planning and the role of local government.

I make this submission as a Director and shareholder of River Road Company Limited and as an individual community member.

I strongly urge the Council rethink its draft strategy. I write in support of the submissions prepared by NelsonTasman2050 and the NZ Green Party

Rebecca Hamid

Summary

The draft Future Development Strategy 2022-2052 (FDS) has a singular focus on growth. It pays lip service to greenhouse gas (GHG) reduction, consolidation objectives and the creation of well-functioning urban environments, but the underlying development strategy is not fit to deliver these goals.

The spatial strategy is communicated as a proposal for “consolidated growth” and one of the key outcomes sought in the FDS is intensification. Yet, a significant amount of growth is proposed through greenfield expansion - potentially more than 79% within Tasman District Council’s (TDC) jurisdiction. In summary, rather than “consolidated growth, focused largely along SH6”, the slogan “more urban sprawl around a highway” would be more accurate.

We are running out of time to protect the Tasman Region for our children, grandchildren and future generations. It is the Tasman Region’s natural environment that has made it such a great place to live. Building more roads, which only encourage more cars; urban sprawl; and the depletion of quality food producing land; degradation and exploitation of our water ways and our rivers; the absence of green spaces and parks which are accessible by pedestrians in their neighbourhoods; and an absence of sensible public transport – are all contributing to the destruction of our region.

I challenge the strategy’s underlying growth projections, its economic development rationale and its methodology for site selection, all of which essentially perpetuate greenfield expansion and threaten to counteract the desired outcomes for our environments.

I recommend a broadening of the approach taken to intensification and to the delivery of a range of housing choices, away from a purely incremental model of subdividing and backyard development, to a more qualitative approach that balances increased densities with appropriate levels of amenity and considerations for the wider urban form.

In its current state the proposed strategy defies the clearly stated intentions of Central Government directives to local authorities and potentially exposes our Councils to a costly and time-consuming judicial review process.

I encourage our Councils to take a longer-term approach to their strategy and decision making rather than continuing to focus on short term financial benefits and the economic and business interests of local developers and infrastructure/construction companies.

I highly recommend a rethink of the entire strategy to employ sound, evidence-based economic principles that facilitate quality urban consolidation, instead of inadvertently perpetuating outward sprawl.

1. Insufficient consultation process

Nelson City Council (NCC) and TDC have kept the consultation period for the FDS to the legal minimum of one month, which appears to be extremely short, given the volume of information and supporting documents to review. Requests to extend this period, e.g. by the Mapua District Community Association (MDCA), were refused with reference to the outputs being required in time to enable a decision before the local elections and to start preparation of the new 2024-2034 Long Term Plan (LTP) process.

With the first internal draft of any LTP being due by Q4 2023, there would be about 1.5 years, plenty of time, to prepare.

It therefore seems that the inordinately short consultation process is designed to limit meaningful community feedback and thus precludes any major changes to the FDS following local government elections at the end of the year.

This approach contravenes the principles of consultation set out in the Local Government Act 2002 (LGA).

2. Misleading submission form

The consultation feedback form provided for the purpose of this FDS is leading submitters to believe that the “outcomes” consulted on in questions 1 to 12 would directly result from adopting the proposed strategy. As this submission will continue to explain, I am convinced that this is not the case.

It appears that these “outcomes” are in large part reflecting the objectives of governmental directives to local authorities - legal obligations that our Councils are charged to deliver.

Apart from oversimplified advantages and disadvantages tables 1, neither the FDS document nor the feedback form do anything to adequately inform submitters about simple development economic processes and effects of low-density greenfield development on (lack of) affordability, ensuing (lack of) housing choices, the long term effect of whole life cycle costs of infrastructure on rates and GHG emissions or even the meaning and benefits of well-functioning urban environments.

3. Community feedback ignored

The outcomes of the initial community engagement in October 2021 have been summarised in the “Draft Nelson Tasman Future Development Strategy 2022-2052; Technical Report, March 2022” (Technical Report).

While this summary omitted some feedback (e.g. Jan Heijs’ recommendation for peer review by an urban design expert or the inclusion of a delivery strategy for intensification), it recorded an overwhelming “Preference for intensification over expansion, particularly as it relates to the protection of highly productive land and accessibility”. (ref p38 Technical Report)

It also identified "Concern over how affordability is addressed and social housing is provided" and "how the FDS will implement the Zero Carbon Act and contribute to reduced greenhouse gas emissions".(ref p38 Technical Report)

It appears that the FDS took little notice of this feedback and instead makes a case for "business as usual": e.g. it proposes the release of potentially more than 79%³ of greenfield land for development within TDC's jurisdiction (with all its well-known consequences) and provides no insights into how affordability, diversity of housing options including social housing should be addressed.

Claiming a lack of specific legal "requirements [through the National Policy Statement on Urban Development (NPS UD)], for example, the setting of greenhouse gas emission reduction targets by specific regions or documents"⁴ serves as poor justification for ignoring this important feedback from the community.

Again, this approach appears to be in stark conflict with the principles of consultation set out in the LGA.

4. Requirement of unbiased process

I am concerned whether the integrity of the process meets the decision-making obligations of Councils, especially with regard to its receptiveness to alternative strategies.

In the joint meeting by NCC and TDC on 8 March 2022 it was stated that it was unlikely that significant changes would be considered because that would trigger a new special consultative process for which there was no time.⁵ This position was repeated by one of the Councillors at a meeting of the MDCA on 14 March 2022.

During preliminary community engagements last year - a time when options for the FDS should still be developed and tested with an unbiased, open mind - TDC's senior planning staff already commented that proposed greenfield land expansions would be supported through the FDS, when questioned about this by the public.

TDC's mayor stated on numerous occasions that "intensification is not supported in Tasman", referring to resistance by locals.

5. Non-compliance with governmental directives

Section 5 of the FDS on climate change⁶ and Section 6 "Outcomes"⁷ are correctly reflecting the objectives of governmental directives (NPS UD, Government Policy Statement on Land Transport (GPS LT), National Policy Statement on Highly Productive Land (NPS HPL) and Zero Carbon Act), which the FDS is supposed to give effect to.

The spatial strategy provided through the FDS is not actually delivering on most of these aspirations and objectives. Stating these as "outcomes", including the section on climate change, as well as the description of the proposal under "7.1 Overview"⁸ is misleading.

City's and Tasman District's Housing and Business Capacity Assessment (HBA) for the Ministry for the Environment (MfE): "discussions on the impacts of climate change will be useful"¹⁰ and "We suggest the future HBA to consider the impacts of

planning on well-functioning urban environment further. Particularly, the HBA should consider the likely current and future effects of climate change.”p1, Summary Nelson City’s and Tasman District’s Housing and Business Capacity Assessment for the Ministry of Environment, Principle Economics, December 2021

When asked about this in an FDS consultation webinar on 23.03.2022, TDC implied that providing residents the “housing choices they want” was more important than fully implementing governmental policy statements.

Consequently, the FDS relies primarily on a demand preferences survey (refer Housing We’d Choose, June 2021) , which unsurprisingly highlights that people like stand-alone houses. In other words, the objective of the FDS appears to be to provide capacity for what is known to sell well in the short term.

TDC and NCC do not have jurisdiction to ignore the legal requirements placed incumbent on them via governmental policy statements, so the current FDS approach potentially exposes them to a costly and time-consuming judicial review process.

6. Flawed methodology for growth predictions

The FDS is based on assumptions and growth predictions made in NCC’s and TDC’s HBAs.

A sensible reading of these reports is that they do not concur with the conclusions taken for the FDS. The need for greenfield land was initially justified in the 2019 FDS and the draft 2022 FDS is now seeking to re-confirm this.

However, TDC’s HBA states that “In Tasman District overall there is sufficient development capacity for housing under the medium growth population scenario for 30 years.”(refer p3, 35 and 52 FDS) This is repeated multiple times throughout the document.

The HBA concludes that the region has grown much more than was forecast, primarily through internal migration, and jumps to the conclusion that this trend will continue: “Most of the overall population growth will be driven by net migration gains”, new residents moving into this region.

It appears that the internal migration-driven growth that our region has experienced over the last decade may for a large part have been the result of relaxed immigration settings and failing housing policies in other parts of the country. Given the tightening of immigration settings, the country-wide effort to address the “housing crisis” and our Councils’ options to further reduce internal migration, I challenge the assumption that the current trend has to continue for the next 30 years.

The projections for the regional distribution of growth throughout the district are also based on the method of simply extrapolating past growth. It is important to note that this growth happened prior to the NPS UD taking effect and therefore with only very limited consideration of its appropriateness.

For example, Māpua has grown significantly over the last years, mainly driven by two relatively large developments. The HBA assumes that this will now continue at the same rate. Refer Figure 1 in Nelson Tasman 2050 submission Figure 1)) shows that

with 69% Māpua/Ruby Bay has been assigned the largest growth rate of all areas within TDC's jurisdiction.

The absurdity of this method for establishing regional growth demand is highlighted even further by Motueka, an employment centre with a known

I agree with the NelsonTasman2050 submission and strongly suggest that the actual strategy of the FDS is revised to better reflect its stated "outcomes". While starting again will have timing implications, the strategy is too important to be allowed to proceed in its current state housing shortage: the HBA's growth predictions attribute by far the lowest growth rate to this town.

This shows that the simple extrapolation of past growth alone cannot be relied on for future predictions. Neither the HBA, nor the FDS are making any attempt to reflect appropriateness of growth in their considerations: e.g. the proportional change to towns and villages, proximity to jobs and services and/or the effects on climate change.

I recommend developing a more suitable method for predicting growth in general and its regional distribution in particular.

The FDS relies in large part on growth in car-inducing stand-alone housing, provided through greenfield expansion. It is common knowledge that as well as resulting in a lack of community, inefficient use of resources and infrastructure and a lack of smaller, affordable housing options, these typical suburban developments result in increased road traffic with all its negative effects - the calls for more expensive roading infrastructure are already audible.

This approach is based on siloed planning from the 1960s and is well past its use-by date. Nowadays it is proven that low density developments, such as the ones proposed throughout the district, are creating high car-dependency and are producing significantly more GHG emissions per capita than higher density more centrally located development, which could be achieved by way of intensification.

Next Steps – Recommendations :

I support the recommendations made in the submissions of the NelsonTasman2050 and NZ Green Party Tasman/Nelson.

In short the TDC needs to rethink this draft and provide some real leadership with imaginative and innovative thinking that will truly support a prosperous future for the Tasman District - one which embraces the wellbeing of the environment and the communities who live here. The economy is only one contributor to wellbeing and prosperity.

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31540

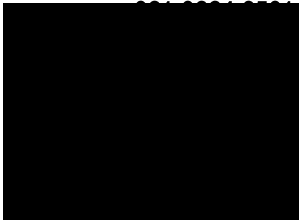
Timo Neubauer

Speaker? True

Department	Subject	Opinion	Summary
TDC - Environment and Planning	40 Is there anything else you think is important to include to guide growth in Nelson and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?		Please see two attachments including peer reviewed document. Summarised below: ATTACHMENT 1 - NelsonTasman2050 Full Submission. Challenges growth projections, economic development rationale and methodology for site selection which perpetuate greenfield expansion and counteract desired outcomes for the environment. Recommends broadening of approach taken to intensification away from infill and to a more qualitative approach that balances densities with appropriate levels of amenity and considerations for wider urban form. Highly recommends rethink of the entire strategy to employ sound, evidence-based economic principles that facilitate quality urban consolidation. ATTACHMENT 2: Peer Review of Submission on the FDS - supports the concerns within the NT2050 submission and agrees that strategy's underlying evidential basis is weak and that the assertion of greater greenfield land supply potentially encouraging intensification of the existing urban area is fatally flawed. Greater greenfield land supply will discourage intensification. Generally, process appears rushed, more time should be taken to develop a comprehensive strategy that better reflects the community's aspirations for more sustainable and compact urban form.

NelsonTasman2050 - Sub # 31540 - 1

NelsonTasman2050



6 April 2022

Tasman District Council
189 Queen Street
Private Bag 4

Richmond 7050

Re: Future Development Strategy 2022-2052 Submission

About the Submitters

This is a joint submission by NelsonTasman2050, a multi-disciplinary collective of concerned practitioners and professionals who care about the future of our built environment in the Nelson Tasman region. We have raised public awareness by publishing articles in nationwide and local media and contributed to this submission as individual community members.

Currently, Timo Neubauer, Magdalena Garbarczyk, William Samuels and Jan Heijs are the active members of NelsonTasman2050 and have collectively prepared this submission.

To ensure the accuracy of our property economic arguments, this submission has been peer-reviewed by **Fraser Colegrave**, Managing Director of Insight Economics. Please refer to his letter (*attached*) for more information.

Timo Neubauer is an experienced urban designer with an array of international and domestic experience, including the completion of the Urban Design Framework for Auckland Transport's City Rail Link, potentially New Zealand's largest investment in public transport in the last five decades.

Magdalena Garbarczyk is a director at Fineline Architecture, a Nelson-based practice focused on making architecture more inclusive, environmental and affordable. Magda has also been a lecturer and researcher and published research on environmental awareness strategies in education and practice. As a trained regenerative practitioner, she has been engaging in urban scale multi-disciplinary projects nationwide.

William Samuels is an architect and director of a Nelson-based architectural practice. His practice explores alternative housing typologies and innovative approaches to achieving high quality, liveable and affordable environments. Amongst his areas of expertise is the design of compact well functioning homes.

Jan Heijs is a civil engineer. Jan has worked in and for local government for more than 40 years in New Zealand and overseas. His main areas of expertise are related to stormwater and wastewater management, the effects on the environment and strategy development. As part of this, Jan has been involved in many multidisciplinary planning processes. Jan has also been a hearing commissioner.

We wish to speak in support of our submission to address the Council's FDS Subcommittee and request the equivalent time of four presentations.

Summary

The draft Future Development Strategy 2022-2052 (**FDS**) has a singular focus on growth. It pays lip service to greenhouse gas (**GHG**) reduction, consolidation objectives and the creation of well-functioning urban environments, but the underlying development strategy is not fit to deliver these goals.

The spatial strategy is communicated as a proposal for "*consolidated growth*" and one of the key outcomes sought in the FDS is intensification. Yet, a significant amount of growth is proposed through greenfield expansion - potentially more than 79% within Tasman District Council's (**TDC**) jurisdiction.

In summary, rather than "consolidated growth, focussed largely along SH6", the slogan "more urban sprawl around a highway" would be more accurate.

We challenge the strategy's underlying growth projections, its economic development rationale and its methodology for site selection, all of which essentially perpetuate greenfield expansion and threaten to counteract the desired outcomes for our environments.

We recommend a broadening of the approach taken to intensification and to the delivery of a range of housing choices, away from a purely incremental model of subdividing and backyard development, to a more qualitative approach that

balances increased densities with appropriate levels of amenity and considerations for the wider urban form.

In its current state the proposed strategy defies the clearly stated intentions of Central Government directives to local authorities and potentially exposes our Councils to a costly and time-consuming judicial review process.

We encourage our Councils to take a longer-term approach to their strategy and decision making rather than continuing to focus on short term financial benefits.

We highly recommend a rethink of the entire strategy to employ sound, evidence-based economic principles that facilitate quality urban consolidation, instead of inadvertently perpetuating outward sprawl.

Procedure and legal obligations

1. Insufficient consultation process

Nelson City Council (**NCC**) and TDC have kept the consultation period for the FDS to the legal minimum of one month, which appears to be extremely short, given the volume of information and supporting documents to review.

Requests to extend this period, e.g. by the Mapua District Community Association (**MDCA**), were refused with reference to the outputs being required in time to enable a decision before the local elections and to start preparation of the new 2024-2034 Long Term Plan (**LTP**) process. With the first internal draft of any LTP being due by Q4 2023, there would be about 1.5 years, plenty of time, to prepare.

It therefore seems likely that the inordinately short consultation process is designed to limit meaningful community feedback and thus precludes any major changes to the FDS following local government elections at the end of the year.

This approach contravenes the principles of consultation set out in the Local Government Act 2002 (**LGA**).

2. Misleading submission form

The consultation feedback form provided for the purpose of this FDS is leading submitters to believe that the “outcomes” consulted on in questions 1 to 12

would directly result from adopting the proposed strategy. As this submission will continue to explain, we are convinced that this is not the case.

It appears that these “outcomes” are in large part reflecting the objectives of governmental directives to local authorities - legal obligations that our Councils are charged to deliver.

1 p.12-13, FDS

Apart from oversimplified advantages and disadvantages tables¹, neither the FDS document nor the feedback form do anything to adequately inform submitters about simple development economic processes and effects of low-density greenfield development on (lack of) affordability, ensuing (lack of) housing choices, the long term effect of whole life cycle costs of infrastructure on rates and GHG emissions or even the meaning and benefits of well-functioning urban environments.

3. Community feedback ignored

The outcomes of the initial community engagement in October 2021 have been summarised in the “Draft Nelson Tasman Future Development Strategy 2022-2052; Technical Report, March 2022” (**Technical Report**).

2 p.38, Technical Report

While this summary omitted some feedback (e.g. Jan Heijs’ recommendation for peer review by an urban design expert or the inclusion of a delivery strategy for intensification), it recorded an overwhelming “*Preference for intensification over expansion, particularly as it relates to the protection of highly productive land and accessibility*”.²

It also identified “*Concern over how affordability is addressed and social housing is provided*” and “*how the FDS will implement the Zero Carbon Act and contribute to reduced greenhouse gas emissions*”.²

3 p.11, FDS

It appears that the FDS took little notice of this feedback and instead makes a case for “business as usual”: e.g. it proposes the release of potentially more than 79%³ of greenfield land for development within TDC’s jurisdiction (with all its well-known consequences) and provides no insights into how affordability, diversity of housing options including social housing should be addressed.

4 TDC’s Q&A summary

Claiming a lack of specific legal “*requirements [through the National Policy Statement on Urban Development (NPS UD)], for example, the setting of greenhouse gas emission reduction targets by specific regions or documents*”⁴

serves as poor justification for ignoring this important feedback from the community.

Again, this approach appears to be in stark conflict with the principles of consultation set out in the LGA.

4. Requirement of unbiased process

We are concerned whether the integrity of the process meets the decision-making obligations of Councils, especially with regard to its receptiveness to alternative strategies.

5 video of
Joint Committee of Tasman
District and Nelson City
Council,
08 March 2022
at about 2 hours
into the video

In the joint meeting by NCC and TDC on 8 March 2022 it was stated that it was unlikely that significant changes would be considered because that would trigger a new special consultative process for which there was no time.⁵ This position was repeated by one of the Councillors at a meeting of the MDCA on 14 March 2022.

During preliminary community engagements last year - a time when options for the FDS should still be developed and tested with an unbiased, open mind - TDC's senior planning staff already commented that proposed greenfield land expansions would be supported through the FDS, when questioned about this by the public.

TDC's mayor stated on numerous occasions that "*intensification is not supported in Tasman*", referring to resistance by locals.

5. Non-compliance with governmental directives

6 p.25 FDS

Section 5 of the FDS on climate change⁶ and Section 6 "*Outcomes*"⁷ are correctly reflecting the objectives of governmental directives (NPS UD, Government Policy Statement on Land Transport (**GPS LT**), National Policy Statement on Highly Productive Land (**NPS HPL**) and Zero Carbon Act), which the FDS is supposed to give effect to.

7 p.26 FDS

8 p.28 FDS

The spatial strategy provided through the FDS is not actually delivering on most of these aspirations and objectives. Stating these as "*outcomes*", including the section on climate change, as well as the description of the proposal under "*7.1 Overview*"⁸ is misleading.

9 p.65, Technical Summary, IPCC Climate Change 2022, Mitigation of Climate Change, Summary of Policy Makers, April 2022

The FDS relies in large part on growth in car-inducing stand-alone housing, provided through greenfield expansion. It is common knowledge that as well as resulting in a lack of community, inefficient use of resources and infrastructure and a lack of smaller, affordable housing options, these typical suburban developments result in increased road traffic with all its negative effects - the calls for more expensive roading infrastructure are already audible.

This approach is based on siloed planning from the 1960s and is well past its use-by date. Nowadays it is proven that low density developments, such as the ones proposed throughout the district, are creating high car-dependency and are producing significantly more GHG emissions per capita than higher density more centrally located development, which could be achieved by way of intensification.⁹

The FDS does not deliver on any of its stated “outcomes”, with the exception of point 5, “sufficient capacity is provided to meet demand”.

10 p.3, Executive Summary, Nelson City's and Tasman District's Housing and Business Capacity Assessment for the Ministry for the Environment, Principal Economics, December 2021

This issue was also noted by Principal Economics in their review of Nelson City's and Tasman District's Housing and Business Capacity Assessment (**HBA**) for the Ministry for the Environment (**MfE**): “discussions on the impacts of climate change will be useful”¹⁰ and “We suggest the future HBA to consider the impacts of planning on well-functioning urban environment further. Particularly, the HBA should consider the likely current and future effects of climate change.”¹¹

11 p.11, Summary, Nelson City's and Tasman District's Housing and Business Capacity Assessment for the Ministry for the Environment, Principal Economics, December 2021

When asked about this in an FDS consultation webinar on 23.03.2022, TDC implied that providing residents the “housing choices they want” was more important than fully implementing governmental policy statements.

Consequently, the FDS relies primarily on a demand preferences survey¹², which unsurprisingly highlights that people like stand-alone houses. In other words, the objective of the FDS appears to be to provide capacity for what is known to sell well in the short term.

12 Housing We'd Choose, June 2021

TDC and NCC do not have jurisdiction to ignore the legal requirements placed incumbent on them via governmental policy statements, so the current FDS approach potentially exposes them to a costly and time-consuming judicial review process.

We strongly suggest that the actual strategy of the FDS is revised to better reflect its stated “outcomes”. While we acknowledge that starting again will have timing implications, the strategy is too important to be allowed to proceed in its current state.

Fundamental flaws with the development strategy

6. Flawed methodology for growth predictions

The FDS is based on assumptions and growth predictions made in NCC's and TDC's HBAs.

Our reading of these reports does not concur with the conclusions taken for the FDS. The need for greenfield land was initially justified in the 2019 FDS and the draft 2022 FDS is now seeking to re-confirm this.

13 p.3, 35 and 52 FDS

However, TDC's HBA states that "*In Tasman District overall there is sufficient development capacity for housing under the medium growth population scenario for 30 years.*"¹³ This is repeated multiple times throughout the document.

The HBA concludes that the region has grown much more than was forecast, primarily through internal migration, and jumps to the conclusion that this trend will continue: "*Most of the overall population growth will be driven by net migration gains*", new residents moving into this region.

It appears that the internal migration-driven growth that our region has experienced over the last decade may for a large part have been the result of relaxed immigration settings and failing housing policies in other parts of the country. Given the tightening of immigration settings, the country-wide effort to address the "housing crisis" and our Councils' options to further reduce internal migration (see point 7 below), we challenge the assumption that the current trend has to continue for the next 30 years.

The projections for the regional distribution of growth throughout the district are also based on the method of simply extrapolating past growth. It is important to note that this growth happened prior to the NPS UD taking effect and therefore with only very limited consideration of its appropriateness.

For example, Māpua has grown significantly over the last years, mainly driven by two relatively large developments. The HBA assumes that this will now continue at the same rate. Figure 1 (below) shows that with 69% Māpua/Ruby Bay has been assigned the largest growth rate of all areas within TDC's jurisdiction.

The absurdity of this method for establishing regional growth demand is highlighted even further by Motueka, an employment centre with a known

housing shortage: the HBA's growth predictions attribute by far the lowest growth rate to this town.

This shows that the simple extrapolation of past growth alone cannot be relied on for future predictions. Neither the HBA, nor the FDS are making any attempt to reflect appropriateness of growth in their considerations: e.g. the proportional change to towns and villages, proximity to jobs and services and/or the effects on climate change.

We recommend developing a more suitable method for predicting growth in general and its regional distribution in particular.

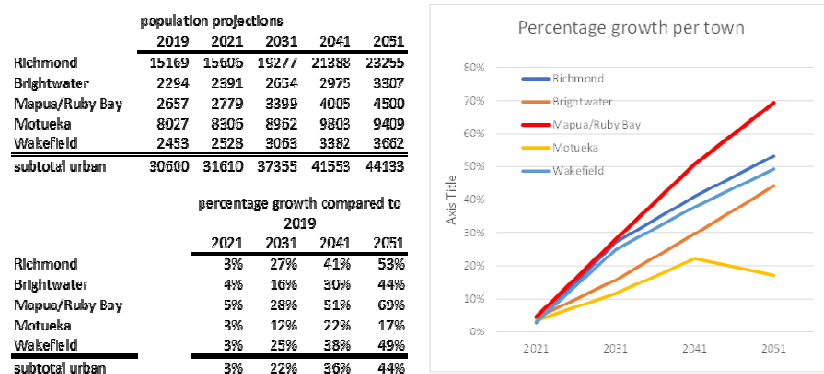


Figure 1: growth predictions taken from TDC's HBA and shown in percentage growth per town or village.

7. Greenfield development and growth projections

The FDS attempts to accommodate significant growth demand, particularly within TDC's jurisdiction. It states that not all this demand can be met through intensification and that therefore more rural land must be released for greenfield development - potentially more than 79% of TDC's total growth provisions through the FDS.

TDC's and NCC's population growth projections are very different, with NCC's projection being much lower than TDC's, even though both projections refer to a single economic market. This discrepancy was also noted in Principal Economics' review of NCC's and TDC's HBAs¹⁴ and is a substantial red flag that seriously challenges the integrity and reliability of these projections.

14 p.9, Nelson City's and Tasman District's Housing and Business Capacity Assessment for the Ministry for the Environment, Principal Economics, December 2021

15 TDC's FDS webinar,
23.03.2022

TDC explained this difference with its focus on providing greenfield development opportunities, while NCC focussed more on intensification.¹⁵

Following this logic, if the very provision of greenfield land for development is responsible for the high demand projections that our region is struggling to accommodate in ways that deliver on the FDS's objectives and conform with government directives, then removing the release of greenfield land would be the sensible course of action.

16 p.3 Key Points and p.27
Conclusion, Understanding
the impacts of releasing
greenfield sites for
development,
Report to TDC,
Sense Partners,
1 April 2020

This logic is supported by Sense Partners' assessment that "*cutting back this pace of release [of greenfield land] (...) would be likely to push (...) households to other (...) regions of New Zealand*".¹⁶

In other words, if we don't release greenfield land here, then this demand will move elsewhere in the country. As a result, the Nelson Tasman urban area should indeed be much more able to accommodate its demand for housing and business by creating "*well-functioning urban environments; enabling people to live in areas in or near a centre zone or other area with many employment opportunities, well serviced by existing or planned public transport; responding to the diverse and changing needs of people, communities and future generations; and thereby supporting reductions in greenhouse gas emissions*", as required under government directives.¹⁷

17 Objectives, NPS UD

8. Greenfield development and intensification

18 p.22, Conclusions,
Understanding the impacts
of releasing greenfield sites
for development,
Report to TDC,
Sense Partners,
1 April 2020

Sense Partners' report also claims that "*continuing to release greenfield land for development also pushes down prices of land within existing urban areas, facilitating some intensification.*"¹⁸

Economic evidence, based on common sense, strongly suggests otherwise. Put simply, greater greenfield land supply reduces the value of land across the urban area, thereby reducing the incentive to use land more wisely (including via greater intensification). Indeed, this is why intensification is typically occurring only in more populated parts of New Zealand where land prices are relatively high.

19 p.38, Table 2:
Capitalisation and land value
and suitability for
redevelopment and
intensification,
Understanding and
implementing intensification
provisions for the NPS-UD,
MfE's and Ministry for
Housing and Urban
Development

The MfE's and Ministry for Housing and Urban Development's own publication¹⁹ clearly states that HIGH land prices and low capitalisation provide the best economic conditions for intensification:

- “Valuable land and low capital value, likelihood of redevelopment. Areas of most demand, most suitable for intensification.”
- “Low value land and high capitalisation, unlikely to be redeveloped. Areas of low demand, likely not suitable for intensification.”¹⁹

As we all know, buying the “worst house” (low capitalisation) in the “best street” (high land value) to renovate makes the most economic sense - economics for intensification are not any different.

In relying on Sense Partners’ incorrect statement for developing its strategy for the FDS, the development strategy is fundamentally flawed. Not only does the FDS threaten the success of intensification targets in Nelson and Tasman, but it also risks sabotaging NCC’s more ambitious goals such as the implementation of its “*Te Ara o Whakatū - City Centre Spatial Plan*”.

It is clear that in order to facilitate intensification, as required under governmental directives, TDC and NCC must aim to provide the economic conditions in their existing urban areas for this type of development to take place.

To achieve this, and given the spread out nature of Nelson Tasman’s urban areas, we suggest the introduction of rural-urban boundaries, constraining or effectively banning any large scale release of greenfield land for development. This way the FDS would also live up to expectations under the GPS HPL and effectively protect the character of its rural landscape.

Queenstown Lakes Council has done exactly that with very desirable outcomes for its rural and urban environments.

9. Misleading intensification label

The FDS includes additional dwellings for “*intensification*” even when these are created through the conversion of “*rural residential*” areas to “*large lot*” or “*standard residential*”.

This may be technically correct, but it will not be the type of intensification that most people (and government directives for that matter) had in mind when advocating a development model that aims for intensification for many reasons, including the need to reduce GHG emissions and to create well-functioning urban environments.

Large lots and standard residential are known for creating the opposite: high car-dependency and significantly more GHG emissions per capita than higher density development.

Taking this into consideration, the ratio of “favourable intensification” proposed through the FDS is even smaller than published. The figure stated in the FDS is misleading.

10. House price assumptions

20 p.15 and 16,
Understanding the impacts
of releasing greenfield sites
for development,
Report to TDC,
Sense Partners,
1 April 2020

Sense Partners’ report suggests an elevated price-cost ratio in Tasman is indicates that “*land is playing a substantial role in driving up house prices and reducing housing affordability*”. To counter this trend, their report recommends “*relaxing land use regulations*”.²⁰

These statements show that Sense Partners really only considered stand-alone house typologies in their workings, where the land value indeed forms a significant proportion of the overall property price.

However, the very point of intensification is for our urban areas to become more efficient in their land use. If we build up (more levels) on smaller plots of land, then of course the proportion of land value on the overall property price reduces. For multi-storey apartment typologies the land price becomes almost irrelevant per apartment.

Planning rules can be relaxed not only by releasing more land, as recommended by Sense Partners, but they should also be relaxed by permitting greater density in appropriate locations. “Building up” can provide capacity in the same way as “building out” can to balance demand with supply to improve housing affordability.

In addition, this strategy of “building up” is key to delivering the objective of creating “a variety of housing options, including more affordable options”.

21 p.11, Nelson City’s and
Tasman District’s Housing
and Business Capacity
Assessment for the Ministry
for the Environment,
Principal Economics,
December 2021

This observation was also made by Principal Economics’ review of NCC’s and TDC’s HBA: “There are a few details that could be considered further in the analysis of capacity. These include disaggregation of the capacity analysis by type, size and price.”²¹

Enabling “building up” sufficiently and appropriately for the purpose of this FDS, does, however, also require revisiting NCC’s and TDC’s intensification design

strategies, including their “Intensification Action Plans” and the proposed type of infill intensification promoted through the FDS.

11. Creation of back sections vs. quality intensification

22 figure 4, p.29, FDS

The FDS proposes incremental intensification through subdivision and the creation of more housing on back sections.²² While this currently appears to be the predominant approach to intensification in New Zealand, it often creates undesirable urban environments. This type of intensification usually leads to inappropriate daylight conditions, poor outlook and lack of street interface with no amenities.

To make matters worse, this development generates unfavourable economic conditions for more desirable comprehensive intensification: it increases the capitalisation (including on back sections), when development triggers for comprehensive redevelopment would require low capitalisation to make such projects economically feasible.

Quality intensification balances increased density and building height with amenities, such as open space and outlook, contributing to safety and liveability.

To achieve this, as a general rule, incremental intensification should only be allowed within a development window along street fronts, utilising streets as outlook space and facilitating the creation of private or shared green yards. Even if subdivision has already occurred, this approach would still maintain more favourable conditions for comprehensive redevelopment to take place.

The ultimate outcome of this development approach would be perimeter blocks, an urban form that is known to deliver anything from quality townhouse environments up to some of the highest apartment and mixed use densities while also providing very desirable living conditions.

We propose that the type of intensification that TDC and NCC would like to achieve through the FDS is revised and redefined. This may also require TDC’s and NCC’s *Intensification Action Plans* to be changed and updated.

12. Misconceptions about how to provide a range of housing choices

The FDS seeks to enable all housing choices, from smaller and affordable apartment typologies, terrace and townhouses through to standard stand-alone

houses and rural residential. There appears to be a particular focus on the provision of stand-alone houses, as this typology has been identified by the HBA as currently being popular among our population.

This seems to be based on the misconception that the provision of more land for stand-alone houses is necessary to meet the demand for this typology.

As identified in point 7 above, constraining the supply of greenfield land is likely to change the relative demand projection in favour of demand for more space-efficient forms of housing. These would be much more aligned with the outcomes sought through the FDS (e.g. they are proven to create less GHG emissions over their lifetime, are less infrastructure-hungry, more affordable etc), a development that should be supported and facilitated by our Councils.

Most importantly, as pointed out in the HBA, all urban areas within the Nelson Tasman region are very spread out with an almost complete reliance on stand-alone housing and a significant lack of smaller typologies.

“*Outcome 4*” of the FDS aspires to enable a more diverse range of housing overall. To achieve the appropriate mix, it is paramount that land that is currently occupied by stand-alone houses is redeveloped to provide more intense and space-efficient development for smaller and more affordable housing typologies. It is highly unlikely that within the next 30 years all of our stand-alone houses would disappear as a result - this FDS only expects a meagre 15% of sites being intensified. Consequently, existing stand-alone houses will continue to form part of the overall housing mix. However, their dominance would decline, facilitating the desired diverse range of housing options.

For the avoidance of doubt, providing more greenfield land for stand-alone houses or rural residential concurrently with the attempt of facilitating intensification, will most likely only perpetuate the imbalance in housing options and remove demand for intensification.

13. Miscalculation regarding infrastructure, rates and housing affordability

It is well known that the initial provision and long-term maintenance of spatially dispersed infrastructure, as required for the many low-density residential developments proposed through the FDS, is less efficient and therefore more expensive than consolidated infrastructure in higher density environments.

It appears that TDC and NCC are omitting the long term maintenance and replacement costs to ratepayers, while focussing their attention only on recouping the initial infrastructure provision costs through development contributions. This approach will only worsen housing affordability and our Councils' finances in the long term.

23 joint Council meeting, NCC and TDC, 8 March

E.g.: In a joint Council meeting,²³ Council officers stated that the Council infrastructure needed to unlock new development areas such as Tasman (and Hira) would be in the order of \$100 million but that the cost would be fully recovered through development contributions - no mention of the fact that operating, maintaining and ultimately replacing this infrastructure would cost a multiple of that and would need to be funded by our Councils in the future.

This seems to show an unjustified bias for greenfield development, based on the false expectation that infrastructure costs for such development would be cheaper or preferable to the costs associated with intensification.

It also ignores the fact that high infrastructure costs, even if "*recovered through development contributions*", will worsen housing affordability: high development contributions only push sale prices higher.

14. Dubious methodology for assessing feasibility of brownfield sites

24 p.29, FDS

TDC's methodology for assessing the feasibility or likelihood of intensification taking place, and therefore accurately determining future capacity through intensification. seems dubious and appears to grossly underestimate capacity uptake at only 15% over 30 years.²⁴

25 p.15, Nelson City's and Tasman District's Housing and Business Capacity Assessment for the Ministry for the Environment, Principal Economics, December 2021

This observation was also made by Principal Economics' review of NCC's and TDC's HBAs: "*The HBA use subjective evaluation by council to determine the realisable development of feasible capacity by area.*"²⁵

Various scenarios that do or would inevitably increase the likelihood of more efficient, denser development to occur have not been taken into account. E.g.

- macroeconomic effects, such as rising energy prices (in particular petrol and diesel)
- carbon tax
- planning tools that can be applied by Councils to incentivise intensification, such as

- constraining of greenfield land provision
- establishing rural-urban boundaries
- removing restrictive planning rules from urban areas
- simplifying and de-costing approval process for desirable developments
- other incentives Councils could provide, such as
 - switching the rating system from a capital value to a land value base
 - adjusting development contributions
 - providing appropriate infrastructure
 - assembling land parcels for comprehensive redevelopment and/or completing showcase developments

See point 17 below for more details.

15. Unsuitable Multi-Criteria Analysis (MCA) methodology

An MCA was used to “assist in the selection of areas”. Section 6.2 of the Technical Report provided some background and a colour-coded summary outcome in attachment 4. In addition, we received and analysed the underlying MCA spreadsheet.

We believe that the use of an MCA in general, and how it was used for the purpose of this FDS in particular, is questionable. When many criteria are used, as is the case for the FDS, changes in weightings (making some criteria relatively less or more important) make little difference. Our comparison between the weighted and unweighted FDS scores confirmed this. Furthermore:

- there is little difference between the average weighted scores for greenfield sites (72) and intensification sites (76).
- the average score for “*human health effects*” is almost equal, even though research indicates that well connected, well designed, higher density urban areas with good walking and cycling opportunities are much more favourable for human health (incl. mental health).
- the average score for “*landscape values*” has the same equal value for both greenfield and intensification sites. This is surprising, given that

greenfield developments essentially transform characterful productive and natural landscapes into concrete and tarmac covered monotony.

- very few of the 22 criteria in the MCA actually represent the NPS UD's 16 objectives and sub-points
- considerations of carbon emissions are only represented in 20% of the total score in the framework. Given that reducing GHG emissions is actually a minimum requirement under Policy 1(e) of the NPS UD and stated as "*Outcome 1*" (p.9 and p.25 FDS), this important objective is not sufficiently enforced through the MCA.

In other words, growth areas identified through this MCA may very well not meet the most important objectives of the NPS UD and still make it into the FDS.

The integrity of the MCA methodology appears even more compromised, seeing that e.g. as an alternative to "*accessibility by active and public transport*" (*Outcome 1*), "*accessibility by private vehicle*" (*Outcome 2*) can also add MCA score for a site.

26 Section 6.2.3,
Technical Report

It is good to see that 'no-go constraint' (pass/fail) apply to four of the criteria: highly productive land, Te Mana o te Wai, natural hazards (such as sea inundation) and cultural significance.²⁶ We recommend that this should be extended to include criteria relating to crucial objectives, such as "*GHG reductions*" and the "*creation of well-functioning urban environments*".

This analysis, together with previously mentioned failure of the FDS to meet its desired "*outcomes*", discredits the integrity and reliability of this MCA. We strongly suggest that this is rejected as a method or peer-reviewed by a mutually agreed independent expert who is qualified in this matter.

A better way to facilitate quality intensification

16. Spatial strategy

27 p.3, 16 and 29, FDS

The various proposed mainly greenfield developments along "the spine of State Highway 6 (SH6)" are falsely portrayed as positive, using words such as "*consolidated growth*", which "*will better support GHG emission reduction*".²⁷

SH6 is a highway with minimal public transport provision to date. Consequently, most future residents will use cars to get to work, services and schools. The increased use of cars will add to traffic congestion and very likely lead to expensive improvements to the roading network.

The proposed public transport provision is very 'optional', would be inefficient (given the proposed densities), and provides no certainty that (if provided) many people would use it.

We therefore strongly agree that future growth should be concentrated in existing centres in close proximity to employment, services and public transport, such as Nelson, Stoke and Richmond. We would also include Motueka, Tākaka and Murchison in this list.

With the exception of the proposed Motueka-South area, we oppose any greenfield expansion in this FDS, including in Tasman's rural towns. Instead, all rural towns should be allowed some balanced growth through quality intensification: residential population must be balanced with local employment. In towns and settlements with an employment shortage, future development must be limited to development that increases local employment.

Our rural towns built taller buildings and denser settlements 100 years ago than planning restrictions allow them to do today. This must change.

Following from our point 11 (above), regarding quality intensification, we suggest relaxing height, height to boundary, side yard and number of dwelling rules in all existing urban areas where growth is desirable, with the aim to intensify and focus development along street fronts to avoid poor quality backyard developments.

As a general note, planning regulations should focus on ensuring high levels of amenity and the contributions of any developments to the wider urban form. This will ultimately achieve a higher yield and better urban design outcomes than the type of intensification envisaged in the FDS for "*Residential Infill Areas*".

We strongly oppose significant greenfield expansion or provisions for more rural residential housing - particularly if this is far from employment opportunities, services and public transport, such as the proposed "*Tasman Village*" and growth proposed for Hira, Lower Moutere, Māpua, Wakefield and Brightwater.

The Tasman district already has significant areas of rural residential "lifestyle developments". The need for additional development in this space is not documented and its negative cumulative effects would likely outweigh any benefits regardless. In addition to all the negative effects already listed in our concerns related to greenfield developments, rural residential "lifestyle developments" significantly fragment and alter the character and productivity of our productive landscape.

We are aware that other local authorities (e.g. Waipa District Council) have already put strategies in place to stop and reverse this trend.

17. The FDS should include a delivery strategy

Our Councils appear to rely entirely on the market forces to provide housing. In order to support the delivery of desirable outcomes through private enterprise, Councils should apply planning tools that incentivise intensification, such as

- restricting greenfield land provision - and/or applying a cap-and-release method for available land. This could be a wider use of the 'deferred' zoning as now only applied to manage infrastructure constraints
- establishing rural-urban boundaries
- removing restrictive planning rules from urban areas
- simplifying and de-costing approval process for desirable developments
- initiating urgent re-zoning plan changes to intensify existing residential areas without having to wait for the full review of the *Resource Management Plans*

The FDS is not limited to focus on identifying potential new future areas for growth and resource management alone. Where the market fails to deliver a desirable variety of housing typologies and urban form, the FDS should also identify and commit to other strategies under the LGA to improve delivery or uptake. These could include:

- clearly expressing the Councils' priority for the common good and for meeting legal obligations before private interests
- amending the rating system to incentivise smaller/denser housing options (e.g. accounting for size, bedrooms, proximity to work/services, etc) or switching from a capital value to a land value base
- reducing development contributions for desirable developments (e.g. size/type based)
- providing appropriate infrastructure for desirable developments
- the creation of a "*Nelson Tasman Urban Regeneration Agency*", similar to *Eke Panuku* in Auckland. This agency would be a council controlled organisation (CCO) that would partner with central government/ businesses/housing trusts/private organisations etc to facilitate

comprehensive intensification within our urban areas, while ensuring that it provides a range of housing types, affordable options, positive urban design outcomes etc. Similar to *Eke Panuku* this agency would not strictly deliver the projects but would play a key role in overseeing the development of the city, including undertaking master-planning and strategic purchases to promote/initiate desirable housing outcomes. These can be:

- to assemble land to enable better designed comprehensive developments; or
 - to buy properties to sell these conditionally to achieve these outcomes; or
 - to initiate development by Council after which the product is sold on.
- supporting affordable / small / social housing initiatives. E.g.
 - housing trusts, community-led housing developments, papakainga, co-housing, etc.
 - free planning advice and Council support to overcome unintended planning limitations
 - fast track consent processes

The FDS falls short in recognising that these types of initiatives are also available as part of the toolbox to deliver the desired “*outcomes*”. We recommend such options should be added to the list of things the FDS can do (p.4 and 52).

Commentary on selected areas

18. Nelson

We support the intensification approach taken in Nelson in principle. The more detailed planning work needs to be mindful of built heritage limitations to keep Nelson's unique character alive.

We oppose the assumptions made for “*Residential Infill Areas*” - please see more detail under point 11 “*Creation of back sections vs quality intensification*” above.

We oppose greenfield expansions at Maitai Valley. Opportunities for intensification of existing built areas should be exhausted before any more urban sprawl is allowed, especially given that the Maitai Valley is a significant ecological

asset in climate change mitigation, which should remain a priority in any strategy.

19. Richmond

There is no conceivable reason why Richmond's CBD along Queen Street should be excluded from intensification. It should be included for mixed use "*Intensification - Some 4 to 6 storey buildings*". This omission seems inconsistent with good urban design principles.

We are aware of anecdotal evidence that landowners on Queen St might currently be unwilling to pursue comprehensive redevelopment of this area. If this was to be the underlying reason for this omission, it remains unclear why the opinions of some land owners should have any bearing on the development that TDC should encourage in the most central and most connected part of the district - keeping in mind that this designation is with a 30-year time horizon.

We disagree with any significant greenfield development for residential or business purposes around Richmond - including Richmond South. It is important to retain these areas for their productive values and to unlock their unique landscape character for recreational use by residents in ultimately much denser urban environments nearby.

As an alternative, the existing urban area of Hope could be identified for revitalisation through quality intensification.

20. Motueka

We understand that there is a housing shortage in Motueka, specifically for low-income families. In addition, we note significant development constraints through inundation by sea-level rise and river flooding.

We support the FDS's rejection of any greenfield areas that are at risk of inundation. We believe that for existing areas, such as the centre of Motueka, a more measured approach is required.

We understand that a "*Climate Change Adaptation Strategy*" is still being developed. However, the FDS is largely silent on the significant issues that Motueka faces when it should provide direction to ensure that any new intensification or greenfield development is future-proof and aligned with

possible outcomes of the Adaptation Strategy. Such measures may include managed retreat from some high-risk areas.

With the centre of Motueka being on the edge of the 2m sea-level rise scenario, we expect that it will be very unlikely that it will be relocated within the timespan projected by the FDS. Therefore the FDS should ensure that the centre can meet future needs, is improved and more vibrant. Being an employment centre, Motueka needs more intensification and mixed use.

With the potential view of retreat strategies in other areas in the long term, we support the Motueka South greenfield expansion as long as this development connects well with the centre, provides much higher densities and housing types that match the needs of the population. Again the FDS does not provide any direction on these matters.

21. Māpua

28 p.27, FDS

There is a known shortage of employment in Māpua. We therefore strongly oppose this settlement's designation as a "core area for new growth".²⁸

Existing commuting patterns would be exacerbated: more cars on the road, travelling long journeys. Even the attempt to serve this community better with public transport would not change the requirement of inefficient long daily travel journeys (from an economic, resource, GHG emission, as well as a productivity perspective). Residential growth in this area is not supported by the FDS's desired "outcomes".

The fact that TDC has already invested in or budgeted for building water infrastructure that would support further residential growth in Mapua and Seaton Valley, does not change the fact that the settlement is the wrong area for growth when measured against the objectives of the FDS.

29 p.2, FDS

The infrastructure argument is "cart before the horse". Even the FDS highlights that "*The preferred spatial pattern of growth will determine future infrastructure funding*",²⁹ not that past infrastructure spending would determine the preferred spatial pattern. The financial loss of infrastructure mis-investment should be seen in the context of long term savings from not having to maintain an even more sprawling infrastructure network in the future and the overall productivity gains from a more consolidated spatial pattern.

As discussed in more detail under our point 7 “*greenfield development and growth projections*”, the very high growth and demand projections for Mapua are a result of significant greenfield expansion in the area over the last few years, which has been extrapolated into the future.

This approach is self-perpetuating and not economically sound for the purpose of defining a future growth strategy for our region. The focus needs to be on defining and facilitating desirable growth, based on the desired “*outcomes*” of the FDS, which immediately rules Mapua out as a “*core area for new growth*”.

It is important to note that there is already additional enabled residential capacity in Mapua through “deferred residential zoning”. This land should be used as efficiently as possible, keeping in mind that there appears to be a shortage of smaller housing options in the settlement.

22. Tasman Village

30 p.27, FDS

We strongly oppose the “*secondary proposal*” with provision for “*new communities*”³⁰ that would appear to be surplus to requirement and far from services and employment. This proposal seems to have resulted from TDC’s “willing landowner approach”, rather than the rigorous provision for all desired “*outcomes*”.

The proposed areas seem arbitrary, are poorly connected and are unlikely to develop into a compact village pattern. The proposed densities are very low (9 to 12 dw/ha), which does not meet the objectives of creating well-functioning urban environments, facilitating active transport or reducing GHG emissions.

Active transport uptake would be minimal, given the distance from any employment opportunities and it appears very doubtful that public transport could or would efficiently service this area. These new residential areas would further exacerbate existing commuting patterns in the area: resulting in more cars on the road, travelling long journeys.

Immediate and future infrastructure costs would be significantly higher than consolidating future growth in existing urban areas and would put further strain on TDC’s budget.

The proposed areas would add to land fragmentation and further compromise the productivity and character of our highly productive land.

Residential growth in this area is not supported by the desired “outcomes” of the FDS.

23. Hira

31 p.14, FDS

Hira is still identified for growth in the text version of the FDS.³¹ Any such reference should be removed.

Memorandum

To:	Timo Neubauer	From:	Fraser Colegrave
Date:	4/6/2022	Page:	2 (including this page)
Subject:	Peer Review of Submission on the Future Development Strategy		

Timo,

Thank you for your recent contact in relation to this matter. This brief memo summarises my high-level peer review of NelsonTasman2050's (NT2050's) submission on the Future Development Strategy 2022-2052 (FDS). First, however, I describe my relevant qualifications and experience for context.

My Qualifications and Experience

I have a first-class honours degree in economics from the University of Auckland, where I was the top economics graduate and received numerous prizes and scholarships. I am currently the managing director of Insight Economics, a consultancy based in Auckland. I have over 24 years' commercial experience, the last 21 of which I have worked as an economics consultant. During that time, I have successfully led and completed more than 550 consulting projects across a broad range of sectors.

My main fields of expertise are land-use and property development. I have worked extensively in these areas for dozens of the largest developers in New Zealand. In addition, I regularly advise Local and Central Government on a range of associated policy matters.

Since 2014, I have performed forensic reviews of the development strategies (and associated capacity assessments) for numerous high growth areas across New Zealand, and am therefore highly conversant with the concepts and terminologies used therein.

I have also provided expert economic evidence at more than 100 hearings before Councils, Boards of Inquiry, Independent Hearing Panels, the Land Valuation Tribunal, the EPA, the Environment Court, the Family Court, and the High Court of New Zealand.

My Understanding of the FDS

The FDS is a joint initiative between Tasman District Council (TDC) and Nelson City Council (NCC) to decide where housing and business growth is to be located, and in what form, and what infrastructure will be needed to support that growth over the next 30 years. Amongst other things, the FDS helps the two Councils to meet their obligations under the NPSUD, which requires Councils in high growth urban environments to explicitly plan for projected growth in residential and business activities over time.

Peer Review of the NT2050 Submission

I was approached by a Timo from NT2050 to peer review their submission on the FDS. I read an earlier version of the review and provided some initial commentary, virtually all of which has been crafted into a revised version, which I have also reviewed.

The main thrust of the NT2050 submission is that the FDS fails to adequately consider the overall costs and benefits of different options for accommodating growth and that it appears predisposed towards options that perpetuate historic sprawl patterns instead of favouring those that promote a more compact, quality urban environment to be enabled over time. In addition, NT2050 consider that the evidential basis underpinning the FDS is deficient, including reliance on counter-intuitive assertions (by consultants) that greater greenfield land supply will facilitate intensification.

Given time and budget constraints, I have been unable to fully review the FDS, but have skimmed relevant sections to cross-check the comments made by NT2050. **Overall, I strongly support and agree with the numerous concerns raised by NT2050.** I agree that the strategy's underlying evidential basis is weak, and that the assertion of greater greenfield land supply potentially encouraging intensification of the existing urban area is fatally flawed.

As anyone familiar with the economics of property development will attest, greater greenfield land supply will reduce the value of land across the wider urban area. As land values fall (relative to the status quo or some other credible counterfactual), there is less incentive to use land more intensely. Consequently, greater greenfield land supply will discourage intensification, not the opposite, as incorrectly asserted in a consultant report.

More generally, I agree with NT2050 that the process appears rushed, and that more time should be taken to develop a comprehensive and evidence-based FDS that not only discharges statutory obligations (such as the NPSUD), but which also better reflects the community's aspirations for a more sustainable and compact urban form to gradually develop over time.

Sincerely,

A black rectangular redaction box covering the signature of Fraser Colegrave.

Fraser Colegrave

Memorandum

To:	Timo Neubauer	From:	Fraser Colegrave
Date:	4/6/2022	Page:	2 (including this page)
Subject:	Peer Review of Submission on the Future Development Strategy		

Timo,

Thank you for your recent contact in relation to this matter. This brief memo summarises my high-level peer review of NelsonTasman2050's (NT2050's) submission on the Future Development Strategy 2022-2052 (FDS). First, however, I describe my relevant qualifications and experience for context.

My Qualifications and Experience

I have a first-class honours degree in economics from the University of Auckland, where I was the top economics graduate and received numerous prizes and scholarships. I am currently the managing director of Insight Economics, a consultancy based in Auckland. I have over 24 years' commercial experience, the last 21 of which I have worked as an economics consultant. During that time, I have successfully led and completed more than 550 consulting projects across a broad range of sectors.

My main fields of expertise are land-use and property development. I have worked extensively in these areas for dozens of the largest developers in New Zealand. In addition, I regularly advise Local and Central Government on a range of associated policy matters.

Since 2014, I have performed forensic reviews of the development strategies (and associated capacity assessments) for numerous high growth areas across New Zealand, and am therefore highly conversant with the concepts and terminologies used therein.

I have also provided expert economic evidence at more than 100 hearings before Councils, Boards of Inquiry, Independent Hearing Panels, the Land Valuation Tribunal, the EPA, the Environment Court, the Family Court, and the High Court of New Zealand.

My Understanding of the FDS

The FDS is a joint initiative between Tasman District Council (TDC) and Nelson City Council (NCC) to decide where housing and business growth is to be located, and in what form, and what infrastructure will be needed to support that growth over the next 30 years. Amongst other things, the FDS helps the two Councils to meet their obligations under the NPSUD, which requires Councils in high growth urban environments to explicitly plan for projected growth in residential and business activities over time.

Peer Review of the NT2050 Submission

I was approached by a Timo from NT2050 to peer review their submission on the FDS. I read an earlier version of the review and provided some initial commentary, virtually all of which has been crafted into a revised version, which I have also reviewed.

The main thrust of the NT2050 submission is that the FDS fails to adequately consider the overall costs and benefits of different options for accommodating growth and that it appears predisposed towards options that perpetuate historic sprawl patterns instead of favouring those that promote a more compact, quality urban environment to be enabled over time. In addition, NT2050 consider that the evidential basis underpinning the FDS is deficient, including reliance on counter-intuitive assertions (by consultants) that greater greenfield land supply will facilitate intensification.

Given time and budget constraints, I have been unable to fully review the FDS, but have skimmed relevant sections to cross-check the comments made by NT2050. **Overall, I strongly support and agree with the numerous concerns raised by NT2050.** I agree that the strategy's underlying evidential basis is weak, and that the assertion of greater greenfield land supply potentially encouraging intensification of the existing urban area is fatally flawed.

As anyone familiar with the economics of property development will attest, greater greenfield land supply will reduce the value of land across the wider urban area. As land values fall (relative to the status quo or some other credible counterfactual), there is less incentive to use land more intensely. Consequently, greater greenfield land supply will discourage intensification, not the opposite, as incorrectly asserted in a consultant report.

More generally, I agree with NT2050 that the process appears rushed, and that more time should be taken to develop a comprehensive and evidence-based FDS that not only discharges statutory obligations (such as the NPSUD), but which also better reflects the community's aspirations for a more sustainable and compact urban form to gradually develop over time.

Sincerely,

A black rectangular redaction box covering the signature of Fraser Colegrave.

Fraser Colegrave

Submission Summary

Nelson Tasman Future Development Strategy – Submission #31566

Mr Timo Neubauer

Speaker? True

Department	Subject	Opinion	Summary
TDC - Environment and Planning	01 Please indicate whether you support or do not support Outcome 1: Urban form supports reductions in GHG emissions by integrating land use transport. Please explain your choice:	Strongly agree	We need to take climate action urgently. However, I'm not sure that this strategy really reflects this urgency. The proposal appears to include a lot of greenfield developments for stand-alone houses far away from anywhere to work. I expect that this will make us drive our cars more - not less. It also means that people who could be living more centrally, with a comparatively small carbon footprint, may now buy a house on the edge of town instead to live a more carbon intensive commuting lifestyle. Stand-alone houses do not support reductions in GHG emissions. More multi-unit compact and low carbon residential developments should be prioritised.
TDC - Environment and Planning	02 Please indicate whether you support or do not support Outcome 2: Existing main centres including Nelson City Centre and Richmond Town Centre are consolidated and intensified, and these main centres are supported by a	Strongly agree	If more people live in our centres, then these will become more vibrant and interesting. It also means that people can actually walk and cycle to work instead of adding more cars to our traffic jams. However, I'm not sure that the proposed strategy is really going to achieve this. There are so many new greenfield sites in this strategy, that many people, who would otherwise buy in the centres, are likely to instead just buy a house in the suburbs.

	network of smaller settlements. Please explain your choice:		
TDC - Environment and Planning	03 Please indicate whether you support or do not support Outcome 3: New housing is focussed in areas where people have good access to jobs, services and amenities by public and active transport, and in locations where people want to live. Please explain your choice:	Strongly agree	Absolutely! That would immediately cut down how much time we spend in our cars. There are so many better things I can think of for spending my time, than sitting in a traffic jam. Also, with the price of petrol today, not everybody can afford commuting long distances anymore. However, I'm not sure that the proposed strategy is really going to achieve this. Many of the greenfield developments proposed in the strategy are actually located far away from any jobs and will only lead to more cars on the road, not less.
TDC - Environment and Planning	04 Please indicate whether you support or do not support Outcome 4: A range of housing choices are provided that meet different needs of the community, including papakāinga and affordable options. Please explain your choice:	Strongly agree	This is so important! I know so many people, who simply can't afford a standard house in the suburbs, but there are hardly any other options! However, I'm not sure that the proposed strategy is really going to achieve much more diversity of housing options or support community-led housing initiatives and social housing. Building a lot of housing development on the edge of towns is nothing new. So why should we expect lots of housing choices all of a sudden? I think we will only get more developer-led large stand-alone houses if we follow this strategy. How does the FDS ensure that more community-led initiatives are supported? In its current form, the strategy supports more of the same developer-led housing.
TDC - Environment and Planning	05 Please indicate whether you support or do not support Outcome 5: Sufficient residential and business land capacity is provided to meet demand. Please explain your choice:	Strongly disagree	I'm not sure about that. We seem to predominantly provide for large stand-alone houses, but there is a lot of demand in our community for smaller, more affordable, and other housing options. It seems like we are selling out the character and productivity of our beautiful landscape to accommodate everybody who wants to buy a house here. Maybe we should protect what makes our region so special and focus more on providing cheaper housing options in our towns and centres, that our community so clearly needs.
TDC -	06 Please	Agree	Yes, this is important, but we need to make sure

Environment and Planning	indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded and delivered to integrate with growth and existing infrastructure is used efficiently to support growth. Please explain your choice:		that we focus is on infrastructure that we can afford in the long term. Our rates keep going up because maintaining the spread out infrastructure in our sprawling suburbs costs so much. It would be better to pay a little bit more up front to have a more efficient system that enables intensification and is also cheaper to maintain in the long term - infrastructure that supports healthier and less carbon-intensive modes of transportation, prioritising walking, cycling, as well as efficient and convenient public transport.
TDC - Environment and Planning	07 Please indicate whether you support or do not support Outcome 7: Impacts on the natural environment are minimised and opportunities for restoration are realised. Please explain your choice:	Strongly agree	We need to protect and restore our natural environment. However, I can't see where and how the proposed strategy is really going to achieve this. The best strategy would be to confine development to our existing urban areas. Turning more of our beautiful countryside into concrete and tarmac monotony will only put further strain on our natural environment.
TDC - Environment and Planning	08 Please indicate whether you support or do not support Outcome 8: Nelson Tasman is resilient to and can adapt to the likely future effects of climate change. Please explain your choice:	Agree	Yes, sadly we have to plan for the effects of climate change. Shouldn't we therefore protect our rural and natural land as areas to mitigate future flood risks, fire risks, provide security of local food production, etc.? It seems that the proposed strategy is reducing these areas even more. Wouldn't that do the opposite and increase the overall risk to our assets and population?
TDC - Environment and Planning	09 Please indicate whether you support or do not support Outcome 9: Nelson Tasman is resilient to the risk of natural hazards. Please explain your choice:	Strongly agree	I have noticed that most proposed new greenfield areas have stayed away from areas at risk of flooding (including inundation due to sea level rise), fault lines and slip prone areas. However I'm missing a strategy for how our future urban areas will be resilient and future proof.
TDC - Environment and Planning	10 Please indicate whether you support or do not support	Strongly agree	For me this question goes beyond productivity. Of course we need our land for food production, but it also needs protecting to preserve the wonderful

	<p>Outcome 10: Nelson Tasman's highly productive land is prioritised for primary production. Please explain your choice:</p>		<p>landscape character that makes our region so special. However, I'm not sure that the proposed strategy is really going to achieve this. The strategy proposes many greenfield expansions that eat into our productive countryside. Shouldn't we better limit development to our existing urban areas?</p>
TDC - Environment and Planning	<p>11 Please indicate whether you support or do not support Outcome 11: All change helps to revive and enhance the mauri of Te Taiao. Please explain your choice:</p>	Strongly agree	<p>Tangata Whenua Te Pae Tawhiti (Vision) and Te Kaupapa (mission), especially with regard to the protection and revival of Te Taiao / the natural world is not clearly reflected in the proposal.</p> <p>The mauri of Te Taiao can only be regenerated with the help and knowledge of Tangata Whenua. I don't see in the current strategy enough holistic partnership with iwi to ensure this outcome.</p> <p>The Tasman Village proposal in particular seems to be at odds with this and doesn't appear to have iwi support.</p>
TDC - Environment and Planning	<p>12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?</p>		<p>I wonder if calling the objectives "outcomes" is actually misleading, given that the strategy does very little to achieve these. It seems like we are selling out the character and productivity of our beautiful landscape to accommodate everybody who wants to buy a house here. Maybe we should protect what makes our region so special and focus more on providing more variety in housing choices, which will also provide for cheaper options in our towns and centres, helping our resident population.</p> <p>TDC said that the projected very high growth (compared to Nelson) is due to being able to offer stand-alone houses on the edge of town. TDC also says that we need greenfield development to accommodate all that growth and that we cannot do that in our existing towns and centres. Here's an idea: why don't we stop offering houses in greenfield developments and focus instead on what we really need? This will help deter people looking for houses from outside the region. Wouldn't that immediately make it much easier for us to cope with a more manageable growth rate?</p> <p>The FDS seems to provide capacity for houses that are known to sell well rather than considering first what our community really needs.</p> <p>It looks to me that 99% of our existing housing stock consists of large stand-alone houses. There is a lot of unmet demand</p>

			<p>for smaller houses and units</p> <p>though. Some people are worried that intensification would make us all live in apartments. I think that our councils need to communicate a bit clearer that by redeveloping house sites to accommodate more smaller units, we would actually get closer to a housing mix that is better aligned with our real demand. There would still be plenty of traditional houses left for people who prefer them - even without building any new ones. The FDS, or better TDC and NCC, are relying on the market to provide for all housing needs. This hasn't worked thus far and I can't see how this will work in the future with just an 'enabling' and 'leave it to the market' strategy. The current toolbox hasn't worked. The FDS needs to identify better delivery mechanisms to achieve what we need. Why do we have such strict zoning rules in our centres that hardly let us build up or house more residents on our land and then argue that we need greenfield expansion to cope with growth? Wouldn't it make more sense to allow people to build up and provide more and smaller units (e.g. divide their large house into a number of independent flats) in our existing centres?</p>
TDC - Environment and Planning	13 Do you support the proposal for consolidated growth along SH6 between Atawhai and Wakefield but also including Māpua and Motueka and meeting needs of Tasman rural towns? This is a mix of intensification, greenfield expansion and rural residential housing. Please explain why?	Strongly disagree	<p>There is too much greenfield expansion - the same mistakes we have made in the past. Instead the FDS should concentrate development on existing centres in close proximity to employment, services and public transport. Neither greenfield land expansion nor more rural residential housing actually deliver the outcomes claimed in the FDS.</p> <p>All Tasman's rural towns should be allowed to grow through quality intensification, as long as there are enough local jobs. Where there is an employment shortage, future development must be limited to development that increases the number of jobs locally.</p> <p>We need to protect our natural and productive landscape better from development, as this is what makes our region so special after all. Let's not kill the golden goose!</p> <p>The 'along SH6' jargon as a selling point is disingenuous. It's a highway that will need to cater for many more cars and probably</p>

			<p>need to be upgraded when the proposed developments go ahead. More kilometers driven, more greenhouse gases, and higher rates. I cannot see how this proposal meets the objectives. I think that the proposed strategy needs to be reconsidered to better reflect the Council's objectives.</p>
TDC - Environment and Planning	<p>14 Where would you like to see growth happening over the next 30 years? Please list as many of the following options that you agree with: (a) Largely along the SH6 corridor as proposed (b) Intensification within existing town centres (c) Expansion into greenfield areas close to the existing urban areas (d) Creating new towns away from existing centre (please tell us where) (e) In coastal Tasman areas, between Mapua and Motueka (f) In Tasman's existing rural towns (g) Everywhere (h) Don't know</p>		<p>(b) Intensification within existing town centres and (f) In Tasman's existing rural towns</p> <p>Growth should only be enabled through intensification and in both existing town centres and existing rural towns, but it needs to balance residential with jobs. If there are no local jobs then there should be no new houses, but business opportunities instead - otherwise people will only have to commute long distances.</p>
TDC - Environment and Planning	<p>15 Do you agree with prioritising intensification within Nelson? This level of intensification is likely to happen very slowly over time. Do you have any comments?</p>	Agree	<p>Great plan, but can we make sure that intensification is balanced with better living conditions? E.g. residential infill intensification just seems to pack more people into back sections instead of making sure that there are enough parks and open spaces, playgrounds or attractive streets.</p> <p>With all this intensification we need to be careful for Nelson not to lose its wonderful character with historic buildings and leafy streets.</p> <p>Also, I think we would get more people to live centrally a lot quicker if we didn't provide all these other new alternatives on the edge of town and started to see</p>

			<p>some really positive examples of higher density urban living.</p> <p>I think that the FDS is an opportunity to redefine intensification and ensure higher, smarter densities in the city centre. Leaving it to landowners to develop their back section is not enough.</p>
TDC - Environment and Planning	16 Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?	Agree	<p>Great plan, but can we make sure that intensification is balanced with better living conditions? E.g. residential infill intensification just seems to pack more people into back sections instead of making sure that there are enough parks and open spaces, playgrounds or attractive streets.</p> <p>Also, I think we would get more people to live centrally a lot quicker if we didn't provide all these other new alternatives on the edge of town and started to see some really positive examples of higher density urban living.</p> <p>I would also like to see more mixed use in and near the centre of Stoke as well as a priority for comprehensive housing developments.</p>
TDC - Environment and Planning	17 Do you agree with the level of intensification proposed in Richmond, right around the town centre and along McGlashen Avenue and Salisbury Road? Any comments?	Strongly disagree	<p>We need more intensification here. Why is the area along Queen Street only identified for "residential infill"? Shouldn't we allow for the highest intensity here? I would like to see comprehensive mixed use redevelopment along Queen Street.</p> <p>Also, can we make sure that intensification is balanced with better living conditions? E.g. residential infill intensification just seems to pack more people into back sections instead of making sure that there are enough parks and open spaces, playgrounds or attractive streets.</p> <p>I think we would get more people to live centrally a lot quicker if we didn't provide all these other new alternatives on the edge of town and started to see some really positive examples of higher density urban living.</p>
TDC - Environment and Planning	18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?	Disagree	<p>I'm not sure if there is enough employment in Brightwater to grow the population. Otherwise it only becomes a commuter suburb.</p> <p>I think there might be a need for smaller housing options though, which can be achieved by intensification in and near the village center.</p>

TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?	Disagree	<p>I'm not sure if there is enough employment in Wakefield to grow the population. Otherwise it only becomes a commuter suburb.</p> <p>I think there might be a need for smaller housing options though, which can be achieved by intensification in and near the village center.</p>
TDC - Environment and Planning	20 Do you agree with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?	Neutral	<p>Motueka has a housing shortage and is an employment centre. There should be more intensification here.</p> <p>The greenfield land of Motueka-South should be used much more efficiently to provide an alternative to areas of the town that may flood in the future. Any development here needs to be really well connected to the existing town centre. It needs some serious planning before developers should be allowed to blitz this area (in the traditional way). I think TDC needs to be more proactive in the development of this area with the community and creative thinkers and not leave it entirely to private developers.</p>
TDC - Environment and Planning	21 Do you agree with the level of intensification proposed in Māpua (intensifying rural residential area to residential density)? Any comments?	Strongly disagree	<p>Māpua does not have enough jobs. Residents are already commuting long distances to work. Why should we make a bad situation worse? Māpua does not need any more new residents until there is enough employment for everybody.</p> <p>The type of intensification proposed here is largely converting rural residential into standard low-density housing. Even calling this "intensification" is ludicrous. We don't need any more sprawling suburbs.</p> <p>What is missing for Māpua (and many other rural towns) are smaller housing options to cater for local needs. Currently members of the local community that want or need to downscale are forced out of their local community. There is already greenfield capacity available in Māpua and the rules for these areas should be changed so that a variety of housing requires a significant percentage of smaller housing options. The same applied for existing residential areas in and near the town centre.</p>
TDC - Environment and Planning	22 Do you agree with the location and scale of the proposed greenfield housing areas in Nelson? Please	Strongly disagree	<p>For all the reasons pointed out above, we don't need to turn any more of our landscape into concrete and tarmac covered monotony.</p>

	explain why.		
TDC - Environment and Planning	23 Do you agree with the location and scale of proposed greenfield housing areas in Stoke? Please explain why.	Strongly disagree	For all the reasons pointed out above, we don't need to turn any more of our landscape into concrete and tarmac covered monotony.
TDC - Environment and Planning	24 Do you agree with the location and scale of proposed greenfield housing areas in Richmond? Please explain why.	Strongly disagree	For all the reasons pointed out above, we don't need to turn any more of our landscape into concrete and tarmac covered monotony.
TDC - Environment and Planning	25 Do you agree with the location and scale of proposed greenfield housing areas in Brightwater? Please explain why.	Strongly disagree	For all the reasons pointed out above, we don't need to turn any more of our landscape into concrete and tarmac covered monotony.
TDC - Environment and Planning	26 Do you agree with the location and scale of proposed greenfield housing areas in Wakefield? Please explain why.	Strongly disagree	For all the reasons pointed out above, we don't need to turn any more of our landscape into concrete and tarmac covered monotony.
TDC - Environment and Planning	27 Do you agree with the location and scale of proposed greenfield housing areas in Motueka? Please explain why.	Disagree	<p>For all the reasons pointed out above, we don't need to turn any more of our landscape into concrete and tarmac covered monotony.</p> <p>I accept, however, that Motueka-South may have to be developed wisely to offer an alternative for areas of town that are at risk from sea level rise.</p> <p>The proposed rural residential developments only fragment our landscape and compromise rural productivity. There is no justification to provide for more of this.</p>
TDC - Environment and Planning	28 Do you agree with the location and scale of proposed greenfield housing areas in	Strongly disagree	For all the reasons pointed out above, we don't need to turn any more of our landscape into concrete and tarmac covered monotony.

	Māpua? Please explain why.		
TDC - Environment and Planning	29 Do you think we have got the balance right in our core proposal between intensification and greenfield development? (Approximately half intensification, half greenfield for the combined Nelson Tasman region.)?	Strongly disagree	
TDC - Environment and Planning	30 If you don't think we have the balance right, let us know what you would propose. Tick all that apply.	More intensification	
TDC - Environment and Planning	31 Do you support the secondary part of the proposal for a potential new community near Tasman Village and Lower Moutere (Braeburn Road)? Please explain why.	No	<p>For all the reasons pointed out above, we don't need to turn any more of our landscape into concrete and tarmac covered monotony.</p> <p>This area is far away from jobs, it covers highly productive land, public transport will never work, the proposed densities will create more sprawl, not a compact village.</p> <p>This housing is not needed to meet Tasman's anticipated housing needs over the next 30 years.</p> <p>It is also not supported by iwi.</p>
TDC - Environment and Planning	32 Do you agree with the locations shown for business growth (both commercial and light industrial)? Please explain why.	Strongly disagree	<p>We should be providing more opportunities for businesses in areas, including rural towns, that have a known employment shortage - not just roll out more light industrial along SH6 in Hope.</p> <p>A more nuanced approach is needed to preserve the character of our landscape. The current proposal fills in any rural landscape that's left between Hope and Richmond. We need to protect this productive landscape and strengthen Hope as a village (separate from Richmond). Otherwise Hope will just feel like a bad suburb of Richmond, surrounded by car yards.</p>
TDC -	33 Let us know if		As per Q32, we should be providing more

Environment and Planning	there are any additional areas that should be included for business growth or if there are any proposed areas that you consider are more or less suitable.		opportunities for businesses in areas, including rural towns, that have a known employment shortage
TDC - Environment and Planning	34 Do you agree with the proposed residential and business growth sites in Tākaka?	Disagree	
TDC - Environment and Planning	35 Do you agree with the proposed residential and business growth sites in Murchison?	Strongly disagree	
TDC - Environment and Planning	36 Do you agree with the proposed residential and business growth sites in Collingwood?	Strongly disagree	
TDC - Environment and Planning	37 Do you agree with the proposed residential and business growth sites in Tapawera?	Strongly disagree	
TDC - Environment and Planning	38 Do you agree with the proposed residential and business growth sites in St Arnaud?	Strongly disagree	
TDC - Environment and Planning	39 Let us know which sites you think are more appropriate for growth or not in each rural town. Any other comments on the growth needs for these towns?		<p>Generally, growth should only be enabled through intensification and in both existing town centres and existing rural towns, but it needs to balance housing with jobs. If there are no local jobs then there should be no new houses, but business opportunities instead - otherwise people will only end up having to commute long distances.</p> <p>We also need to recognise the needs of other members of our communities</p>

			such as retired people that are looking to downscale. So some intensification targeted at those needs would be acceptable.
TDC - Environment and Planning	40 Is there anything else you think is important to include to guide growth in Nelson and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?		<p>We need to fundamentally change the way we approach growth. Instead of focussing on short term budgets we need to take a longer view - isn't that exactly what a 30 year strategy should be doing? Then why do we still promote sprawling suburbs, when we already know that energy will only become more expensive, resources sparser and when we already know that we will have to live a lot more efficiently?</p> <p>We need to think about how much growth we really need. Rather than just seeing growth as a numbers game, we should be thinking about the quality of our environments both our urban spaces, but also our rural and natural landscapes.</p> <p>We need to stop "business as usual" and start taking climate action seriously. We need to reduce our carbon footprint. We need a strategy that also provides direction and actions on how to deliver on the need for climate friendly, well-functioning towns and villages. This strategy, as proposed at the moment, does the opposite.</p>

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31541

David & Vicki James

Speaker? True

Department	Subject	Opinion	Summary
TDC - Environment and Planning	40 Is there anything else you think is important to include to guide growth in Nelson and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?		<p>Please see attached - text copied below:</p> <p>To whom it may concern</p> <p>We would like to put our submission against the proposed zone changes in the Tahunanui area.</p> <p>Some of our concerns are parking, traffic, infrastructure, height of buildings</p> <p>We wish to be heard at the hearing</p> <p>The online submission form was unusable</p> <p>Cheers</p> <p>David James -- D & V James</p>

David & Vicki James - 31541 - 1

From: David & Vicki James [REDACTED]
Sent: Wednesday, 13 April 2022 8:52 AM
To: Customer Service <customer.service@ncc.govt.nz>
Subject: FDS

CAUTION: External email.

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

To whom it may concern

We would like to put our submission against the proposed zone changes in the Tahunanui area.

Some of our concerns are parking, traffic, infrastructure, height of buildings

We wish to be heard at the hearing

The online submission form was unusable

Cheers

David James

--

D & V James

R [REDACTED] 7182

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31542

Mrs Melanie Drewery

Speaker? True

Department	Subject	Opinion	Summary
TDC - Environment and Planning	01 Please indicate whether you support or do not support Outcome 1: Urban form supports reductions in GHG emissions by integrating land use transport. Please explain your choice:	Neutral	
TDC - Environment and Planning	02 Please indicate whether you support or do not support Outcome 2: Existing main centres including Nelson City Centre and Richmond Town Centre are consolidated and intensified, and these main centres are supported by a network of smaller settlements.	Agree	I agree that these should be the main centres but I also believe that the smaller settlements need to be well-thought out and should plan now for commercial areas in order to meet outcomes 1 &3.

	Please explain your choice:		
TDC - Environment and Planning	03 Please indicate whether you support or do not support Outcome 3: New housing is focussed in areas where people have good access to jobs, services and amenities by public and active transport, and in locations where people want to live. Please explain your choice:	Strongly agree	Tasman's roading network is becoming increasingly congested and substandard as a result of traffic exceeding the capacities it was built for. It would be better for people to travel less by private vehicles for employment and services and even better if these services were in walking distance. This would have a positive environmental outcome in the long term but also in the immediate future- especially when you consider wear and tear on roading and impacts on the surrounds of transit areas.
TDC - Environment and Planning	04 Please indicate whether you support or do not support Outcome 4: A range of housing choices are provided that meet different needs of the community, including papakāinga and affordable options. Please explain your choice:	Strongly agree	The gaps in affordability of housing are growing markedly in the Tasman district, with soaring property prices. I would prefer to live in a balanced community with people from all socio economic backgrounds rather than see rich and poor neighbourhoods develop.
TDC - Environment and Planning	05 Please indicate whether you support or do not support Outcome 5: Sufficient residential and business land capacity is provided to meet demand. Please explain your choice:	Strongly agree	As I said in question 2, unless there is sufficient business land attached to the big residential developments being planned for small/ medium urban areas the increased traffic will have major consequences.
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Strongly agree	Overloaded infrastructure does not present a healthy option for either people or the environment.

	and delivered to integrate with growth and existing infrastructure is used efficiently to support growth. Please explain your choice:		
TDC - Environment and Planning	07 Please indicate whether you support or do not support Outcome 7: Impacts on the natural environment are minimised and opportunities for restoration are realised. Please explain your choice:	Strongly agree	I really appreciate the parks and natural spaces in my community. Well planned developments should be working to keep as much of the natural beauty of the areas the are growing as possible.
TDC - Environment and Planning	08 Please indicate whether you support or do not support Outcome 8: Nelson Tasman is resilient to and can adapt to the likely future effects of climate change. Please explain your choice:	Agree	The future effects of climate change are speculative. While we can do our best to prepare, nature can and will continue to take us all by surprise from time to time.
TDC - Environment and Planning	09 Please indicate whether you support or do not support Outcome 9: Nelson Tasman is resilient to the risk of natural hazards. Please explain your choice:	Agree	As above
TDC - Environment and Planning	10 Please indicate whether you support or do not support Outcome 10: Nelson Tasman's highly productive land is prioritised for primary	Strongly agree	It is really concerning to see good fertile land becoming small (ineffective) blocks. We need farmland to produce local food. Farmers also need to be able to carry out their jobs in an appropriate environment and reverse sensitivity is a real issue in Tasman.

	production. Please explain your choice:		
TDC - Environment and Planning	11 Please indicate whether you support or do not support Outcome 11: All change helps to revive and enhance the mauri of Te Taiao. Please explain your choice:	Strongly agree	A lot has been compromised in past developments. Te Taiao calls for a balance between land, air, water, and all living beings (not just humans). The rapid residential development is heavily weighted towards human outcomes, let's see a bit more thought go into developing communities with good spaces for the other aspects of nature and less traffic/ road pressure roaring through their surrounds. The self sustaining community model, where people take care of and draw from their shared environment and can find the majority of their work and services locally seems to be disappearing.
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		I am concerned that you have not allowed for business growth to support the boom in residential development areas- saying that there is enough room in the main centres. This does not fit within the preferred outcomes of National policies which aim to reduce travel. I also think you are underestimating the population growth in some areas.
TDC - Environment and Planning	13 Do you support the proposal for consolidated growth along SH6 between Atawhai and Wakefield but also including Māpua and Motueka and meeting needs of Tasman rural towns? This is a mix of intensification, greenfield expansion and rural residential housing. Please explain why?	Neutral	
TDC - Environment and Planning	15 Do you agree with prioritising intensification within Nelson? This level of intensification is likely to happen very slowly over time. Do you have any comments?	Agree	
TDC - Environment	16 Do you agree with the level of	Agree	

and Planning	intensification proposed right around the centre of Stoke? Any comments?		
TDC - Environment and Planning	17 Do you agree with the level of intensification proposed in Richmond, right around the town centre and along McGlashen Avenue and Salisbury Road? Any comments?	Agree	
TDC - Environment and Planning	18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?	Agree	
TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?	Agree	
TDC - Environment and Planning	20 Do you agree with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?	Agree	
TDC - Environment and Planning	21 Do you agree with the level of intensification proposed in Māpua (intensifying rural residential area to residential density)? Any comments?	Agree	But not with a dead zone on my land! New development should not be allowed to seriously disadvantage current residents. Also I do not agree to increasing Māpua's residential capacity without increased business/ commercial area to provide for residents. And improved infrastructure to cater for the increased pressure on a system which is not quite up to scratch already. SEE ATTACHE. SEE ATTACHED – Summarised: support for T125 to be included in FDS (landowner) and questions why Tasman Village has been progressed and not their land.
TDC - Environment and Planning	22 Do you agree with the location and scale of the proposed greenfield	Don't know	

	housing areas in Nelson? Please explain why.		
TDC - Environment and Planning	23 Do you agree with the location and scale of proposed greenfield housing areas in Stoke? Please explain why.	Don't know	
TDC - Environment and Planning	25 Do you agree with the location and scale of proposed greenfield housing areas in Brightwater? Please explain why.	Disagree	Creeping into very productive land.
TDC - Environment and Planning	26 Do you agree with the location and scale of proposed greenfield housing areas in Wakefield? Please explain why.	Don't know	
TDC - Environment and Planning	27 Do you agree with the location and scale of proposed greenfield housing areas in Motueka? Please explain why.	Don't know	
TDC - Environment and Planning	28 Do you agree with the location and scale of proposed greenfield housing areas in Māpua? Please explain why.	Neutral	Personally I am very sad to see so much change but I also know that it is necessary.
TDC - Environment and Planning	29 Do you think we have got the balance right in our core proposal between intensification and greenfield development? (Approximately half	Agree	

	intensification, half greenfield for the combined Nelson Tasman region.)?		
TDC - Environment and Planning	31 Do you support the secondary part of the proposal for a potential new community near Tasman Village and Lower Moutere (Braeburn Road)? Please explain why.	No	That is pushing in to productive land areas. Te Atiawa have expressed strong concern about cultural heritage sites. Water is seriously lacking in this area and would need to be piped in at great expense and against iwi wishes. It is currently a pleasant rural environment with perfectly accessible urban areas close by- Māpua and Motueka would be better suited to intensification and commercial development than Tasman.
TDC - Environment and Planning	32 Do you agree with the locations shown for business growth (both commercial and light industrial)? Please explain why.	Disagree	Nothing allowed for in Māpua.
TDC - Environment and Planning	33 Let us know if there are any additional areas that should be included for business growth or if there are any proposed areas that you consider are more or less suitable.		Seaton Valley corner, along Māpua Drive and around the corner along the first part of Stafford Drive. (T125 in the technical document)
TDC - Environment and Planning	34 Do you agree with the proposed residential and business growth sites in Tākaka?	Don't know	
TDC - Environment and Planning	35 Do you agree with the proposed residential and business growth sites in Murchison?	Don't know	
TDC - Environment and Planning	36 Do you agree with the proposed residential and business growth sites in	Don't know	

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

Tēnā koutou, tēnā koutou, tēnā koutou katoa.

Ko kei nei ra.

Again, thank you for your consideration.

I have a vested interest in the future plans for Māpua as I have been a land owner of a property on the n Draft Nelson Tasman Future Development Strategy, 2022-2052, Technical Report, March 2022 (FDS tech)). I loved this place when it was a rural village. I've enjoyed the beautiful beach, the view of the valley, making my livelihood and raising my tamariki here. But I'm a rural person and it has become less and less possible to enjoy a quiet lifestyle here. The residential developments that have already progressed have had a significant effect on our lives. I can see the inevitability of the next band of residential developments unfolding. My partner and I are both unwell and we need to settle somewhere quiet and uncomplicated.

This large flat property offers 7.2ha right in the centre of fast growing Māpua and Ruby Bay. There's very little flat land left, especially of this size and, combined with my neighbours, it makes the ideal new town centre. My property is a corner site, with extensive road frontage, and it obviously lends itself to future commercial development. There's ample room for several businesses and the parking to service them. As Māpua continues to expand to the North and intensify to the South, the need for increased services can only grow. As the FDS tech report says, "An increased residential population will generate increased requirements for business land to provide employment opportunities and access to services to support a growing population." (p.56) There are good possibilities for these combined sites to allow both a business area to meet these changing needs and a large, culturally sensitive, reserve/natural area to open up more space for the community to enjoy. Developing this area will also take pressure off the current centre of Māpua, with its narrow roads and quiet atmosphere and allow it to stay a village.

My land (and my neighbours') was initially put forward as a potential business area when the Nelson Tasman Future Development Strategy July 2019 (FDS '19) suggested that Māpua Drive/ Seaton Valley intersection be zoned commercial with 45 x 2,000 sqm lots. (p.22). As I'm sure you are aware this land will soon be surrounded by intense residential development. The FDS '19 says that, "additional business areas are identified in Richmond, Māpua, and Murchison." (p.5) but, after the initial consultation process, there are no longer any business areas allowed for in Māpua and I think that excluding this land from consideration was a mistake and goes against National policy.

The TDC has defined all land within Māpua as an urban environment for the purpose of its future planning (FDS tech, p.7). In order to meet the conditions imposed by the National Policy Statement on Urban Development 2020 (NSPUD 20), the FDS '19 needs to show how the local authority intends to "achieve well-functioning urban environments in its existing and future urban areas" (FDS tech,p.6) The definition of this, 'well-functioning urban environment' includes (but is not limited to) the need to:

"have or enable a variety of sites that are suitable for different business sectors in terms of location and size...

have good accessibility for all people between housing, jobs, community services, natural spaces and open spaces by way of public or active transport... (my emphasis)

support, and limit as much as possible adverse impacts on, the competitive operation of land and development markets...

support reductions in greenhouse gas emissions...” (FDS tech, p.6 &7)

This central land, on the Seaton Valley flats, has the potential to tick a lot of these boxes. Or does the defined urban area of Māpua end at the Aranui Rd corner? And if it does what about all of the current urban development uphill on Māpua Drive and through Ruby Bay? And the future residential development all to the North of this intersection?

Demand for services and businesses has already begun to grow with the current population’s recent increases. If the predicted residential developments over the next few years occur as expected, demands for increased services and businesses will also grow exponentially. Allowing businesses to pop up here and there in any gap they can find will not end up with a cohesive and well-planned village. I believe that it would be much more appropriate to allow for a proper business area in the FDS ‘19 for Māpua, to cater for these bigger businesses in a well thought out and carefully landscaped development.

TDC has left my land, and that of my neighbours without a zoning change in the FDS ‘19. Does this mean that the land will remain Rural 1. Can you see how ridiculous that is? How can it be right for proposed developments to surround small pockets of rural land with no consideration of the impact on current residents or allowance for zoning changes to make the new neighbourhoods cohesive? Leaving rezoning of small areas until a later date will increase the likelihood of reverse sensitivity issues, and make farming the blocks untenable. By ignoring this area now, TDC are also making it much more difficult for any future adjustments, as the new residents of the developments will also feel a sense of ownership over their rural outlook and be sure to oppose changes when the increased need for business/services becomes unavoidable.

In the FDS tech report it states that T125 Māpua Drive/ Seaton Valley Rd intersection (Business) was excluded because of being a, “Low lying site subject to coastal inundation and stormwater challenges. Mitigation could potentially exist but iwi raised strong concerns over cultural heritage significance in this location due to a long history of occupation and inaccurate location of archaeological sites on the NZAA database.” (p.81) It is good to see that TDC have accepted that the low-lying nature can be mitigated with contouring and fill and I acknowledge the iwi concerns. It should be noted however that, “Concern (was) expressed about the timeframes for the FDS and the ability for iwi and hapū to provide feedback given already stretched resources.” (FDS tech, p.33) and that, “In the absence of satisfactory information, it was agreed that a precautionary approach should be taken in the scoring of development sites.” (FDS tech, p.34)

I understand that local iwi have been approached for consultation within a very tight timeframe and that this has not allowed for a full assessment of cultural heritage and wāhi tapu sites in this area. I acknowledge that there was a large Māori presence in Māpua and there is every chance that old archaeological records have not recorded all sites of cultural significance and this is why iwi have taken a precautionary approach. I do not in any way attempt to undermine these concerns here. I do ask for dialogue and inquiry to be opened back up though, instead of being included in a blanket approach and for this area to be permanently shelved.

I am already in the process of consulting with Wakatū Incorporation about cultural landscape and acknowledging wāhi tapu and wāhi taonga, if any, on this land. I have also invited them to carry out any cultural activities they wish to perform on the land. It should not be ignored that, “Iwi and hapū stressed that the whole of Nelson and Tasman is a cultural landscape and should be assessed as such in future development strategies.” (FDS tech, p.35) It is also my understanding that areas with

potential cultural sensitivity ie. most developments around Māpua should only proceed with accidental discovery protocols (ADPs), cultural monitors and test pits. Has this been the case to date? Will it be the case in the future residential developments being pushed through? And if so, what is the difference?

I am aware that Tasman Village, and the proposed new centre of development there, attracted much more concern from local iwi. Could I ask why my property at Māpua has been dropped on the basis of iwi concerns but TDC has continued to push the Tasman development as an option; when in fact there were greater concerns expressed over Tasman Village, and actual confirmed cultural heritage sites (rather than speculative ones)? The FDS tech document states, "Te Ātiawa raised further concern about the Tasman Village sites being progressed for development due to concerns relating to culturally significant areas. Te Ātiawa and Ngāti Tama recommended that these not be progressed for development of the intensity proposed as part of the FDS.The Project team recommended that these discussions be raised to the governance level at both Te Ātiawa and Council for further kōrero." (p.35) Why not further discussions for TDC on Māpua too?

Any new zoning could set aside a natural landscape reserve that returns at least part of the area to its original state. The front part of this land is a gravel ridge, while the back part was flax swamp. This property (and my neighbours') will be in the centre of so much development they have the potential to really have a positive effect on te Taiao and the community as a whole will benefit from careful thought about what will meet the different needs and bring them together. This would be in line with meeting iwi concerns. There are good possibilities for a sensitive development allowing a business area at the front on the higher ground/gravel ridge, to meet the growing needs of a much bigger community. And for a reserve/ natural park corridor linking Aranui Park (making it a proper pathway) right through and up to Seaton Valley once my neighbours are included.

Acknowledging the nature of the flats is important and I am well aware of the current community's desire for a wetland and more walkways through these properties. However, there must be a balance sought between reserve land and meeting the modern day needs of urban development. I also am now in a position where I must fight to protect my own future as the changing uses planned have a serious effect, not only on my home and lifestyle but also on my most valuable asset.

In the FDS tech document it is acknowledged that, "There are some limitations with an MCA analysis which mean it should not be used as the sole determinant of which sites are included/ excluded from the FDS. These include:

They capture information at a point in time and some relevant factors about options and available information can change significantly over the short, medium and long-term;

They help to compare alternatives relative to one another rather than creating a simple pass-fail framework; and

The results of an MCA may fail to cohere in a rational and integrated strategic approach to growth and environmental aspirations." (p.47)

Please listen to your own cautions and reconsider this decision, allowing space to work through any issues that have been raised by iwi and providing for a more rational approach to the future of the Māpua community and landscape.

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31543

Marianne Palmer

Speaker? False

Department	Subject	Opinion	Summary
TDC - Environment and Planning	40 Is there anything else you think is important to include to guide growth in Nelson and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?		<p>Please see attached - text copied below: Dear Councillors I wish to submit AGAINST this proposal. I've been out of town and have only just found out about this today so don't have time (I'm flat out working in a busy Medical Centre & vaccinating) to put together a comprehensive email to you but I wish my objection to be noted and registered. I am against this for a number of reasons including, but not limited to:</p> <ol style="list-style-type: none"> 1. Both 3 and 6 story building will look totally out of place and ruin the character of The Wood. Already we have the Cawthron Institute sticking out like a sore thumb. 2. The shade that these tall buildings will cast over existing buildings will reduce/ruin the level of sunlight and sunshine coming into existing homes. This will lead to higher power bills for existing residents and living in a dimmer house which is likely to increase the level of SAD (a recognised medical condition) in the community. 3. The enjoyment of ones home will be reduce with less light and less sunshine. People often choose a property based on where the sun falls and how long it lasts. 4. Privacy will be significantly reduced with 3 and 6 storey buildings, especially when these buildings can be built up to just 1m from existing boundaries. Once again, this will reduce the enjoyment of ones property and it simply isn't morally right of fair to current property owners. 5. If developers aren't required to provide garages or off street parking where are cars supposed to

		<p>go? Tasman Street, Grove Street and Halifax Street East are already full of cars on both sides of the road from 8am to 6pm Mon to Fri as workers in the city leave there cars there all day which leaves no on street car parking for existing property owners and makes the street narrow and busy. This is particularly the case around Learning Land and Bobby Franks Café (both excellent amenities in the community). Are the developers even going to provide proper sheds and parking for bicycle and mobility scooters?</p> <p>6. There are no empty sections in the areas of proposed 3 and 6 storey developments so does this mean existing house are going to be knocked down or removed on purpose thereby reducing the character of the areas in question? I certainly hope not. The ONLY suitable height is 2 storeys or less.</p> <p>This is not an exhaustive list but it's all I have time for before 14.4.22. I want my email to be registered as an objection and I want someone to reply to this email.</p>
--	--	--

Marianne Palmer - 31543 - 1

From: Marianne Palmer [REDACTED]
Sent: Wednesday, 13 April 2022 1:58 pm
To: Councillors <councillors@ncc.govt.nz>
Cc: [REDACTED]

Subject: Submission AGAINST the proposal to allow 6 storey high rise apartments & 3 x 3 story townhouses in Nelson, especially in The Wood area.

CAUTION: External email.

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

Dear Councillors

I wish to submit AGAINST this proposal. I've been out of town and have only just found out about this today so don't have time (I'm flat out working in a busy Medical Centre & vaccinating) to put together a comprehensive email to you but I wish my objection to be noted and registered.

I am against this for a number of reasons including, but not limited to:

1. Both 3 and 6 story building will look totally out of place and ruin the character of The Wood. Already we have the Cawthron Institute sticking out like a sore thumb.
2. The shade that these tall buildings will cast over existing buildings will reduce/ruin the level of sunlight and sunshine coming into existing homes. This will lead to higher power bills for existing residents and living in a dimmer house which is likely to increase the level of SAD (a recognised medical condition) in the community.
3. The enjoyment of ones home will be reduce with less light and less sunshine. People often choose a property based on where the sun falls and how long it lasts.
4. Privacy will be significantly reduced with 3 and 6 storey buildings, especially when these buildings can be built up to just 1m from existing boundaries. Once again, this will reduce the enjoyment of ones property and it simply isn't morally right of fair to current property owners.
5. If developers aren't required to provide garages or off street parking where are cars supposed to go? Tasman Street, Grove Street and Halifax Street East are already full of cars on both sides of the road from 8am to 6pm Mon to Fri as workers in the city leave there cars there all day which leaves no on street car parking for existing property owners and makes the street narrow and busy. This is particularly the case around Learning Land and Bobby Franks Café (both excellent amenities in the community). Are the developers even going to provide proper sheds and parking for bicycle and mobility scooters?
6. There are no empty sections in the areas of proposed 3 and 6 storey developments so does this mean existing house are going to be knocked down or removed on purpose thereby reducing the character of the areas in question? I certainly hope not. The ONLY suitable height is 2 storeys or less.

This is not an exhaustive list but it's all I have time for before 14.4.22. I want my email to be registered as an objection and I want someone to reply to his email to assure me that this has been done.

Yours sincerely, Marianne Palmer, [REDACTED] Nelson 7010. Ph [REDACTED]

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31544

Debra & Jonathan Leonard

Speaker? False

Department	Subject	Opinion	Summary
TDC - Environment and Planning	40 Is there anything else you think is important to include to guide growth in Nelson and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?		<p>T-163 42 Keoghan Road (as referenced in Draft Future Development Strategy) Lot 2 Deposited Plan 20066 RT NL13B/671 26.0600 hectares The Leonard's own the above land holdings in Keoghan Road, referenced as T-163 in the Draft Future Development Strategy (FDS). See attachment - summarised below: ATTACHMENT 1 - The Leonards support the inclusion of T-163 within the FDS with a yield of approximately 50 residential units. However, they seek an amendment to a G6 Typology with an average lot size of 2,500m². ATTACHMENT 2: See attached feasibility report for on-site wastewater disposal and potential for subdivision (supporting inclusion of T163 at G6 density).</p>

Debra & Jonathan Leonard - Sub # 31544 - 1

**SUBMISSION ON DRAFT FUTURE DEVELOPMENT STRATEGY
In relation to T-163 42 Keoghan Road**

Submitter:	Debra and Jonathan Leonard
Address:	[REDACTED]
Email:	[REDACTED]
Location / Legal Description:	T-163 42 Keoghan Road (as referenced in Draft Future Development Strategy) Lot 2 Deposited Plan 20066 RT NL13B/671 26.0600 hectares
Submission Summary:	The Leonard's own the above land holdings in Keoghan Road, referenced as T-163 in the Draft Future Development Strategy (FDS). The Leonards support the inclusion of T-163 within the FDS with a yield of approximately 50 residential units. However, they seek an amendment to a G ₆ Typology with an average lot size of 2,500m ² .
Wish to Speak:	No

Dated this 13th day of April 2022

[REDACTED]

.....
(Signed by the Applicant's authorised agent)

Address for Service:
Staig & Smith Ltd

[REDACTED]

1.0 INTRODUCTION

- 1.1 The Leonard's own a 26.0600ha title at 42 Keoghan Road, Rangihaeata. The land is referenced as T-163 in the Draft FDS.
- 1.2 The proposed contains a dwelling, and is used for grazing.
- 1.3 T-163 is currently zoned Rural-Residential Closed Zone – Rangihaeata, and part of the site is within the Coastal Environmental Area.



- 1.4 The Council have modelled low lying land and how coastal hazards may be affected by a range of sea level elevations. T-163 is part of this model. The map shows a range of sea level rise scenarios in 0.5m increments up to 2m, and also shows the impacts of higher tides caused by storms.



2.0 SUBMISSION ON T-163 42 KEOGHAN ROAD

- 2.1 The Submitter supports the inclusion of T-163 42 Keoghan Road within the FDS.
- 2.2 The Council have identified that on T-163, the Typology should be G₅ – Large lots (serviced) with an average lot size 1500m² and a density of 5 residential units per hectare, and about 25% of gross area being used for roads. The approximately yield being 50 residential units.
- 2.3 T-163 is currently zoned Rural-Residential Closed – Rangihaeata. Currently, under Rule 16.3.8.7, subdivisions within the Rural-Residential Closed Zone are a *prohibited activity for which no resource consent will be granted*, however Cooperative Living is a discretionary activity.
- 2.4 As part of Plan Change 8 to the Tasman Resource Management Plan (TRMP), which created the Rural-Residential Closed Zone at Rangihaeata, Policy 6.11.3.2(a) notes that the TRMP is to:
 - (a) ***provide for denser residential development at Rangihaeata, subject to appropriate wastewater management, management of airfield cross-boundary effects, and an assessment of coastal landscape and natural heritage values, and protection of them from inappropriate subdivision and residential development, and the effects on State Highway 60;***
- 2.5 From this Policy, the Submitter understands that Council expected that the zoning be reviewed and amended, particularly around the Submitters 26ha title, once technical advice had been received on noise standards and soil capacity for wastewater disposal.
- 2.6 The Submitter notes that noise management within Building Design is able to address any noise issues with the Takaka Aerodrome. The Submitter acknowledges that any development will require strong input in regards to coastal landscape and natural heritage values.
- 2.7 In discussions with Council's Policy Planner for the Aorere ki uta Aorere ki tai / Tasman Environment Plan process, the Council requested a report on the wastewater potential for consideration of re-zoning the land.
- 2.8 Attached is a Wastewater Scoping Report undertaken by Tasman Consulting Engineers Limited for the site in question. This report considers the site conditions, and includes the most stringent assessment of Coastal Hazard in response to Climate Change and includes a further 20m offset from the hazard. Tasman Consulting Engineers Limited then considered four development scenarios.
- 2.9 Tasman Consulting Engineers Limited conclude that that at 42 Keoghan Road, it is feasible to design on-site wastewater disposal systems for the intended subdivision and subsequent housing development that will meet the permitted standards as set out in Rule 36.1.2.4 of the TRMP. Based on their assumptions, they concluded that 42 Keoghan Road could be developed into between 29 and 50 residential units.

- 2.10 The Submitter therefore considers that soil capacity and wastewater management is not the limiting factor for the re-zoning of the site to an open Rural-Residential Zone.
- 2.11 Under the Draft FDS, Council identified an approximately yield of 50 residential units.
- 2.12 Within the Wastewater Scoping Report, Tasman Consulting Engineers Limited consider that the coastal hazard area and a 20m offset, leaves a possible subdividable area of 18.2ha. Of this, 30% may be set aside for roading, services and open areas, this leaves a developable area of ~12.7ha. A yield of 50 residential units on T-163 has individual treatment systems with section sizes with an average of 2,500m², resulting in a density of 4 residential units per hectare.
- 2.13 This does not fit in with Typology G₅.
- 2.14 Rather, the conclusion of the Wastewater Scoping Report is more consistent with Typology G₆, being Rural residential (unserviced), albeit with an average lot size 2,500m².
- 2.15 The Submitter therefore concludes that the support the inclusion of T-163 within the FDS, with an approximate yield of 50 residential units.
- 2.16 However, the Submitter respectively requests to change the typology to an amended G₆, being Rural residential (unserviced) with an average lot size 2,500m².

Debra & Jonathan Leonard - Sub # 31544 - 2

26 January 2022

The Consents Officer
Tasman District Council
Private Bag 4
Richmond
NELSON 7050

Dear Sir / Madam,

FEASIBILITY REPORT FOR ON-SITE WASTEWATER DISPOSAL & POTENTIAL FOR SUBDIVISION – LEONARD - 42 KEOGHAN ROAD, RANGIHAEATA (LOT 2, DP 20066)

Tasman Consulting Engineers Limited (TCEL) was engaged by Jonno and Debs Leonard to assess the potential for on-site disposal of domestic wastewater at 42 Keoghan Road, Rangihaeata, Takaka 7182. The legal description of the site is Lot 2 DP 20066.

It our understanding that Tasman District Council are reviewing the zoning and require information to substantiate the zoning review. The assessment is intended to support the rezoning of the Lot from Rural Residential Closed to Rural Residential Open.

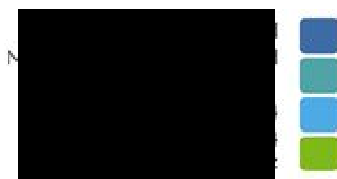
It is noted that the Tasman District Council's Resource Management Plan '*Tasman Resource Management Plan (TRMP)*' Rule 16 advises that the significant factors prohibiting subdivision in Rangihaeata are:-

- Marginal land soakage
- Proximity of the aerodrome
- Coastal erosion.

This feasibility report will assess the marginal land soakage issue and the provision for suitable on-site wastewater treatment and disposal services for dwellings likely to be constructed because of a possible subdivision in the future. The report will also consider compliance with all clauses of (TRMP) Rule 36 – Rules for Contaminant Discharges.

This is a feasibility report only and detailed design of the wastewater systems for individual dwellings will be required during the Building Consent phase and to be supplied by the relevant Manufacturer.

Oliver Greeff BE (Civil) CMEngNZ CPEng IntPE
David King ME (Civil) CMEngNZ CPEng IntPE



The location of 42 Keoghan Rd (LOT 2, DP 20066) is shown below:



42 Keoghan Rd shown bordered in yellow

Regulatory Requirements

The Lot is zoned as Rural Residential Closed as indicated in the Figure 1 below. At Rangihaeata, the significant factors listed as reasons for prohibiting subdivision are:-

- marginal land soakage
- proximity of the aerodrome
- coastal erosion.



Figure 1: 42 Keoghan zoned as Rural Residential Closed

This assessment also considers special Wastewater Management Areas and Coastal Hazards including coastal erosion and accretion, Mean Highwater Springs (MHWS) elevation and sea level elevations (Present Day; 0.5m Sea Level Rise Scenario; 1.0m SLR scenario; 1.5m SLR scenario; 2.0m SLR scenario). The Coastal Hazards are indicated in the Figure 2 below:

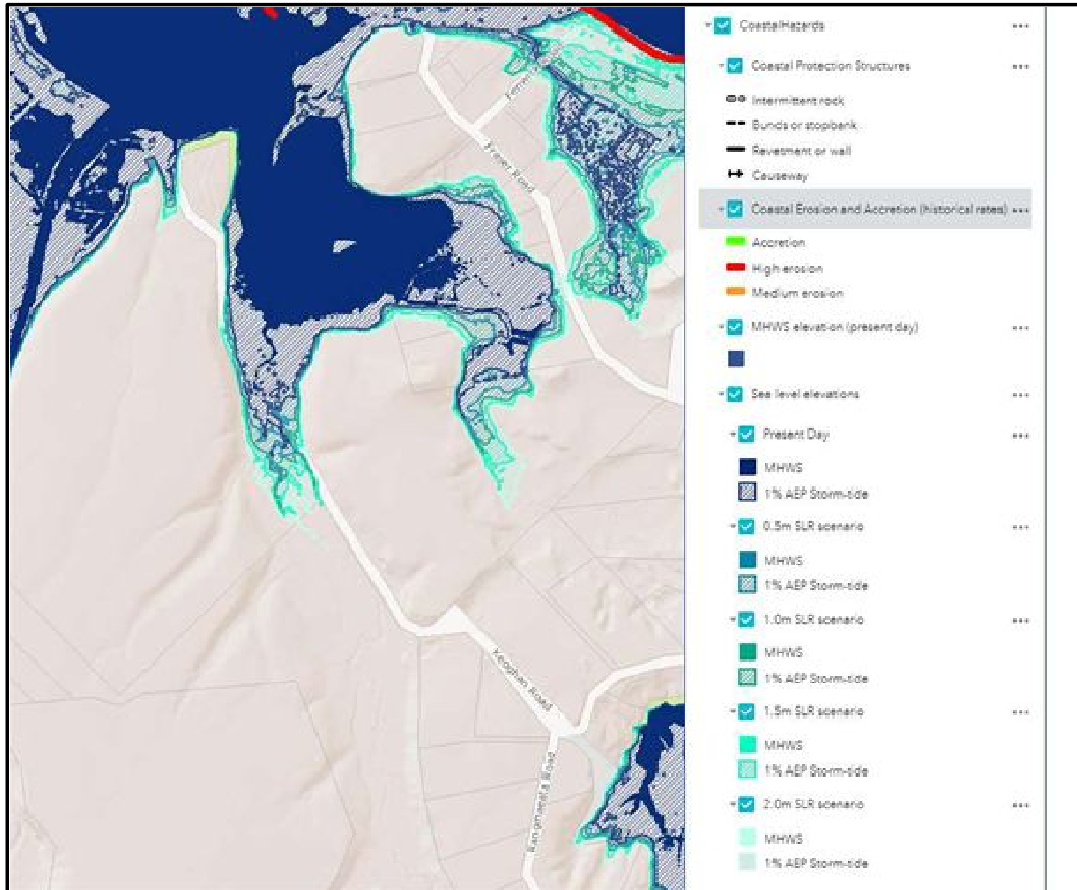


Figure 2: 42 Keoghan – Coastal Hazards (2.0m SLR scenario)

The Subdivision wastewater disposal is also assessed against TRMP Rule 36.1.2.4 Discharge of Domestic Wastewater. Compliance to these rules are included in the attached *Detailed Design Report – Wastewater*.

Site Investigation

TCEL carried out a site assessment in terms of NZS/AS 1547:2012 (*Onsite Domestic Wastewater Management*) on 8th of November 2021. The work included:-

- Excavation of 11 test pits within the Lot at locations likely to be considered for wastewater disposal areas to assess the soil profile and soil characteristics.
- A walkover of the site to assess site aspect, distances from boundaries and water bodies, ground cover and sun & wind exposure.
- Identification of site specific risks and information appropriate for system design including treatment and land application

In addition, an office based assessment of the site considered the following:-

- Soil and geological mapping
- Clay content and soil category for samples of soil taken from test pit excavations
- Nominal design of wastewater system to confirm suitability of on-site wastewater disposal

Figure 3 below shows where the test pits were excavated and where investigations were conducted. It also gives an indication of the Coastal Hazard Zones (2.0m SLR scenario) with a 20m offset:



Figure 3: 42 Keoghan – Test Pits 1-11 & Coastal Hazards with a 20m off-set

Wastewater

Site Areas available for Wastewater Disposal

To assess the site’s suitability for wastewater disposal, TCEL firstly considered and eliminated areas that were *clearly* unsuitable for wastewater disposal. This included areas containing slopes steeper than 30% and areas containing features such as wetlands, ephemeral water drains, ponds/dams, streams, rivers, stormwater drains, Hazard Zones and Special Regulatory Zones etc.

Table 1 below gives a summary of the different areas/zones within the Lot in terms of hazards, wastewater disposal and potentially unsuitable zones.

Zone	Area (ha)
Coastal Hazard Zone	5.46 ha
Coastal Hazard Zone 20m Off-set	2.39 ha
WW Disposal Zone - 0-10% Slope	7.96 ha
WW Disposal Zone - 10-20% Slope	3.11 ha
WW Disposal Zone - 20-30% Slope	1.42 ha
Potential Unsuitable Areas	5.73 ha
Total Lot Area	26.06 ha
Total Land Area available for Development based on Wastewater Disposal (Slope Areas)	12.48 ha

Table 1: Areas for hazard zones, wastewater disposal and potentially unsuitable zones.

The areas/zones are further depicted in Figure 4 below and the attached Drawing “Wastewater Disposal Zones – Sheet 3 of 4”

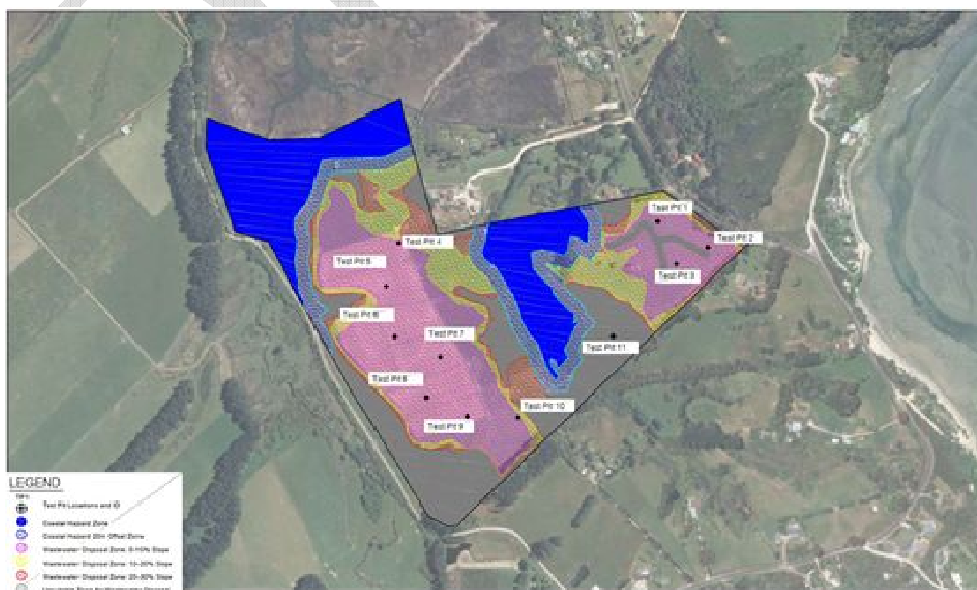


Figure 4: Wastewater Disposal Zones

Site & Soil Assessment

TCEL undertook a site & soil assessment in terms of NZS1547:2012 *On-site Domestic Wastewater Management*).

11 Test pits and relevant soil samples were evaluated and classified against the various soil profiles and features within the Lot.

A detailed breakdown of all results is attached in the *Detailed Design Report – Wastewater*. TCEL can confirm that certain soils within the site are appropriate for disposal of domestic wastewater. From onsite investigations and testing, the Soil Category varies between Cat 3 (Loams) and Cat 6 (Heavy Clays with moderately to poor structure). The investigation identified disposal areas which are well drained, linear divergent, and exposed to sun and wind.

The Lot is not located within a Wastewater Management Area. It is however affected by Coastal Hazards. A slope Design Irrigation Rate (DIR) reduction factor of 20% (slope multiplier of 1.25) was applied to the disposal rates. The design DIR obtained for each test pit and a summary of the Soil Category Determination is given in Table 2 below:

Test Pit	Category for Design	Daily Design Irrigation Rate (DIR) (mm/m ² /day)
Test Pit 1	CAT 3	4.00
Test Pit 2	CAT 3	4.00
Test Pit 3	CAT 4	3.57
Test Pit 4	CAT 6	2.14
Test Pit 5	CAT 4	3.57
Test Pit 6	CAT 3	4.00
Test Pit 7	CAT 3	4.00
Test Pit 8	CAT 6	2.14
Test Pit 9	CAT 4	3.57
Test Pit 10	CAT 3	4.00
Test Pit 11	CAT 5	2.86

Table 2: Daily Design Irrigation rate for each test pit area

The feasibility assessment is based on calculations for a four-bedroom house with an occupancy of 6 people and a wastewater production of 180 litres per day (rain-water tank supply) per person, giving a total of 1080 litres per day for each dwelling. A summary of the wastewater calculation parameters is shown in Table 3 below.

Number of bedrooms	4
Total Persons per House	6
Water Supply:	Roof water tank supply @ 180 l/person/day
Total Daily Flow	1080 l/day
Slope Multiplier *TCEL also considered a weighted average for reductions in DIR according to slope. This resulted in a DIR reduction of 11.3%. In the assessment a more conservative allowance of 20% reduction was assumed.	1.25 (20% Reduction in DIR)

Table 3: Summary of Wastewater calculation parameters

DRAFT

Concept Design

The disposal characteristics of the various sites range from moderately well drained to poorly drained.

The poorly drained sites (Cat 5 & Cat 6) would be *required* to use Secondary Treatment wastewater systems, while the better drained (Cat 3) sites could in theory use a septic tank (Primary treatment system). It is our opinion that the high annual rainfall and high winter soil moisture content at this site are risk factors that would be better mitigated by the use of Secondary treatment systems.

We therefore *recommend* Secondary treatment units be installed for all dwellings and that disposal of the treated wastewater is by way of shallow-buried drip-line irrigation.

The required effluent irrigation area per dwelling based on the test pit analysis is shown in Table 4 below:

<u>Test Pit Zone (Soil Category) & Irrigation Rate:</u>	<u>Effluent Irrigation Area Required: (Design Irrigation Area + Reserve Irrigation Area)</u>
Test Pit 1 (Category 3) @ 4.00mm/m ² /day	338m ² + 338m ² = 676m²
Test Pit 2 (Category 3) @ 4.00mm/m ² /day	338m ² + 338m ² = 676m²
Test Pit 3 (Category 4) @ 3.57mm/m ² /day	378m ² + 378m ² = 756m²
Test Pit 4 (Category 6) @ 2.14mm/m ² /day	631m ² + 631m ² = 1,267m²
Test Pit 5 (Category 4) @ 3.57mm/m ² /day	378m ² + 378m ² = 756m²
Test Pit 6 (Category 3) @ 4.00mm/m ² /day	338m ² + 338m ² = 676m²
Test Pit 7 (Category 3) @ 4.00mm/m ² /day	338m ² + 338m ² = 676m²
Test Pit 8 (Category 6) @ 2.14mm/m ² /day	631m ² + 631m ² = 1,267m²
Test Pit 9 (Category 4) @ 3.57mm/m ² /day	378m ² + 378m ² = 756m²
Test Pit 10 (Category 3) @ 4.00mm/m ² /day	338m ² + 338m ² = 676m²
Test Pit 11 (Category 5) @ 2.87mm/m ² /day	472m ² + 472m ² = 944m²

Table 4: Required effluent irrigation areas per dwelling based on test pit analysis

Figure 5 below gives an indicative overview of where these zones are located:

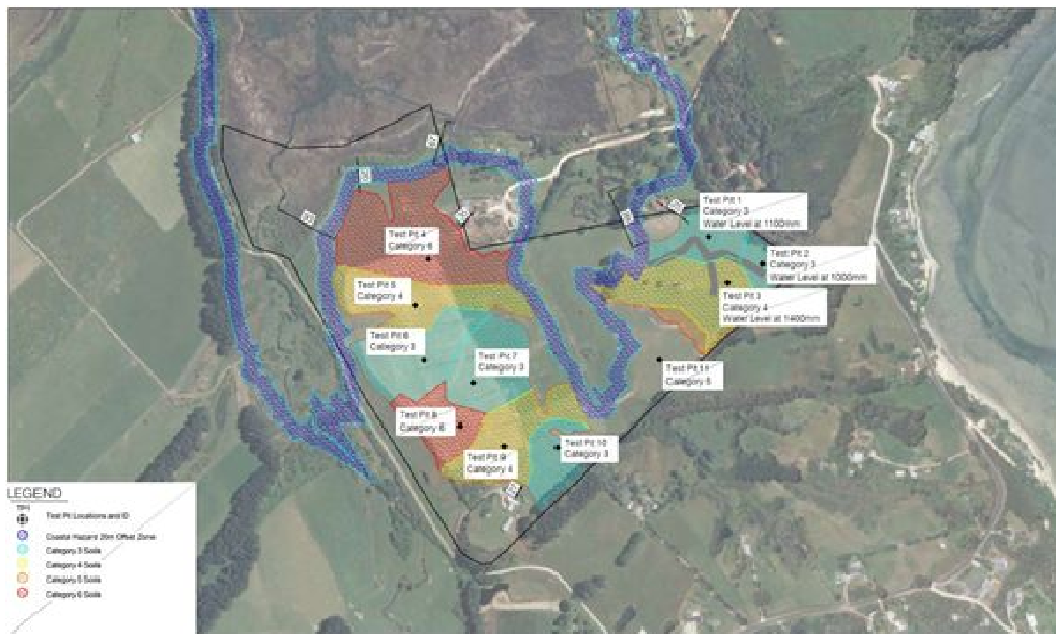


Figure 5: Wastewater Soil Categories based on Test Pits

Development Capacity based on Wastewater Disposal Analysis

TCEL has analysed the potential development capacity of the Lot based on the wastewater disposal analysis.

4 Scenarios were assessed:

Scenario 1:

- Area for housing development is 50% of the Total Developable Area i.e. 50% land allocated for road reserves, services, open areas etc.
- Housing Development area assessed against the determined Soil Categories.
- Area for Building Location Area and liveable space: 900m².

Scenario 2:

- Area for housing development is 70% of the Total Developable Area i.e. 30% land allocated for road reserves, services, open areas etc.
- Housing Development area assessed against the determined Soil Categories.
- Area for Building Location Area and liveable space: 900m².

Scenario 3:

- Area for housing development is 50% of the Total Developable Area i.e. 50% land allocated for road reserves, services, open areas etc.
- Housing Development area assessed against the worst case Soil Category 6.
- Area for Building Location Area and liveable space: 900m².

Scenario 4:

- Area for housing development is 70% of the Total Developable Area i.e. 30% land allocated for road reserves, services, open areas etc.
- Housing Development area assessed against the worst-case Soil Category 6.
- Area for Building Location Area and liveable space: 900m².

The results are summarised in the Table below:

DRAFT

Scenario 1						
Testpit	Total Area (ha) available to Development (Based on Wastewater Disposal)	Area available for Housing Development (50% of Total)	Soil Category for Wastewater Disposal	Area Required per 4 Bedroom House for wastewater disposal including 100% Reserve Area (m ²)	Allowance for House + Liveable space Area (900m ²)	Number of properties
TP1	0.673	0.336502891	3	676	900	2.14
TP2	0.409	0.204568449	3	676	900	1.30
TP3	1.526	0.762887117	4	756	900	4.61
TP4	2.510	1.25483041	6	1262	900	5.80
TP5	1.482	0.741118199	4	756	900	4.48
TP6	1.469	0.734321417	3	676	900	4.66
TP7	1.298	0.648912215	3	676	900	4.12
TP8	0.833	0.416431237	6	1262	900	1.93
TP9	1.379	0.689417222	4	756	900	4.16
TP10	0.707	0.353520065	3	676	900	2.24
TP11	0.200	0.099814634	5	944	900	0.54
	12.485	6.242				36
Scenario 2						
Testpit	Total Area (ha) available to Development (Based on Wastewater Disposal)	Area available for Housing Development (70% of Total)	Soil Category for Wastewater Disposal	Area Required per 4 Bedroom House for wastewater disposal including 100% Reserve Area (m ²)	Allowance for House + Liveable space Area (900m ²)	Number of properties
TP1	0.673	0.471104048	3	676	900	2.99
TP2	0.409	0.286395829	3	676	900	1.82
TP3	1.526	1.068041964	4	756	900	6.45
TP4	2.510	1.756762574	6	1262	900	8.13
TP5	1.482	1.037565479	4	756	900	6.27
TP6	1.469	1.028049984	3	676	900	6.52
TP7	1.298	0.908477101	3	676	900	5.76
TP8	0.833	0.583003732	6	1262	900	2.70
TP9	1.379	0.96518411	4	756	900	5.83
TP10	0.707	0.494928091	3	676	900	3.14
TP11	0.200	0.139740487	5	944	900	0.76
	12.485	8.739				50
Scenario 3						
Testpit	Total Area (ha) available to Development (Based on Wastewater Disposal)	Area available for Housing Development (50% of Total)	Soil Category for Wastewater Disposal	Area Required per 4 Bedroom House for wastewater disposal including 100% Reserve Area (m ²)	Allowance for House + Liveable space Area (900m ²)	Number of properties
TP1	0.673	0.337	6	1262	900	1.56
TP2	0.409	0.205	6	1262	900	0.95
TP3	1.526	0.763	6	1262	900	3.53
TP4	2.510	1.255	6	1262	900	5.80
TP5	1.482	0.741	6	1262	900	3.43
TP6	1.469	0.734	6	1262	900	3.40
TP7	1.298	0.649	6	1262	900	3.00
TP8	0.833	0.416	6	1262	900	1.93
TP9	1.379	0.689	6	1262	900	3.19
TP10	0.707	0.354	6	1262	900	1.64
TP11	0.200	0.100	6	1262	900	0.46
	12.485	6.242				29
Scenario 4						
Testpit	Total Area (ha) available to Development (Based on Wastewater Disposal)	Area available for Housing Development (70% of Total)	Soil Category for Wastewater Disposal	Area Required per 4 Bedroom House for wastewater disposal including 100% Reserve Area (m ²)	Allowance for House + Liveable space Area (900m ²)	Number of properties
TP1	0.673	0.471	6	1262	900	2.18
TP2	0.409	0.286	6	1262	900	1.32
TP3	1.526	1.068	6	1262	900	4.94
TP4	2.510	1.757	6	1262	900	8.13
TP5	1.482	1.038	6	1262	900	4.80
TP6	1.469	1.028	6	1262	900	4.76
TP7	1.298	0.908	6	1262	900	4.20
TP8	0.833	0.583	6	1262	900	2.70
TP9	1.379	0.965	6	1262	900	4.46
TP10	0.707	0.495	6	1262	900	2.29
TP11	0.200	0.140	6	1262	900	0.85
	12.485	8.739				40

Table 5: Potential Development capacity of the Lot

Summary

Our assessment concludes that it is feasible to dispose wastewater on the lot at various locations. It is possible to design on-site wastewater disposal systems for the intended subdivision and subsequent housing development that will meet the permitted standards as set out in Rule 36.1.2.4 of the Tasman Resource Management Plan (Discharge of Domestic Wastewater). Each new dwelling should be subject to specific investigation and design for wastewater disposal.

The number of new residential lots feasible within the development areas will ultimately be determined when boundary and access constraints have been assessed together with the road reserves areas, areas for the location of services, open & public areas etc.

TCEL have provided an indication of the possible development capacity of the Lot based on hazard zones, wastewater disposal areas and unsuitable areas. This is based on the assumption that the Building Location Areas with liveable space for gardens, lawns and sheds etc. is 900m² per housing unit/property.

Four Scenarios were used to predict the possible development capacity (Housing Units) of the Lot based on wastewater treatment as the determining factor. The results are summarised below:

Scenario 1 (36 Housing Units):

It is assumed the developable area for housing is 50% of total developable area and that road reserves, services, open areas will make up the remaining 50% of the developable land. The housing development area is assessed against the wastewater disposal areas based on the determined Soil Categories within the Lot.

Scenario 2 (50 Housing Units):

It is assumed the developable area for housing is 70% of total developable area and that road reserves, services, open areas will make up the remaining 30% of the developable land. The housing development area is assessed against the wastewater disposal areas based on the determined Soil Categories within the Lot.

Scenario 3 (29 Housing Units):

It is assumed the developable area for housing is 50% of total developable area and that road reserves, services, open areas will make up the remaining 50% of the developable land. The housing development area is assessed against the wastewater disposal areas assuming the worst-case scenario – Soil Category 6 – across the whole Lot.

Scenario 4 (40 Housing Units):

It is assumed the developable area for housing is 70% of total developable area and that road reserves, services, open areas will make up the remaining 30% of the developable land. The housing development area is assessed against the wastewater disposal areas assuming the worst case scenario – Soil Category 6 – across the whole Lot.

Summary of Scenarios 1 to 4. Based on the assumptions outlined in the four scenarios above, the parent Lot can be subdivided into between 29 and 50 housing units/properties depending upon the ratio of housing area to service area, and upon the selection of the soil category for wastewater disposal.

The final development capacity of the Lot will depend on boundary and access constraints. It is our opinion based on the investigation described above that wastewater treatment is not the limiting factor of the development.

Limitations

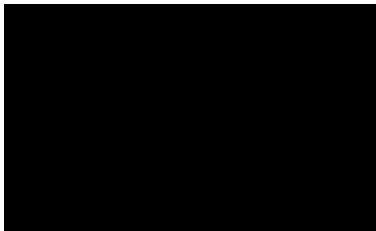
This report is provided exclusively to Jonno and Debbs Leonard and the Tasman District Council. It is an assessment intended to support Resource Consent for the subdivision of the Lot.

Yours faithfully

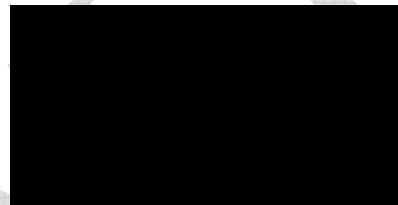
Tasman Consulting Engineers Limited

per:

Approved:



Mike Greeff
BEng (Civil), CMEngNZ CPEng
Civil Engineer



Ron O'Hara
BE(Civil) CMEngNZ
Senior Engineer

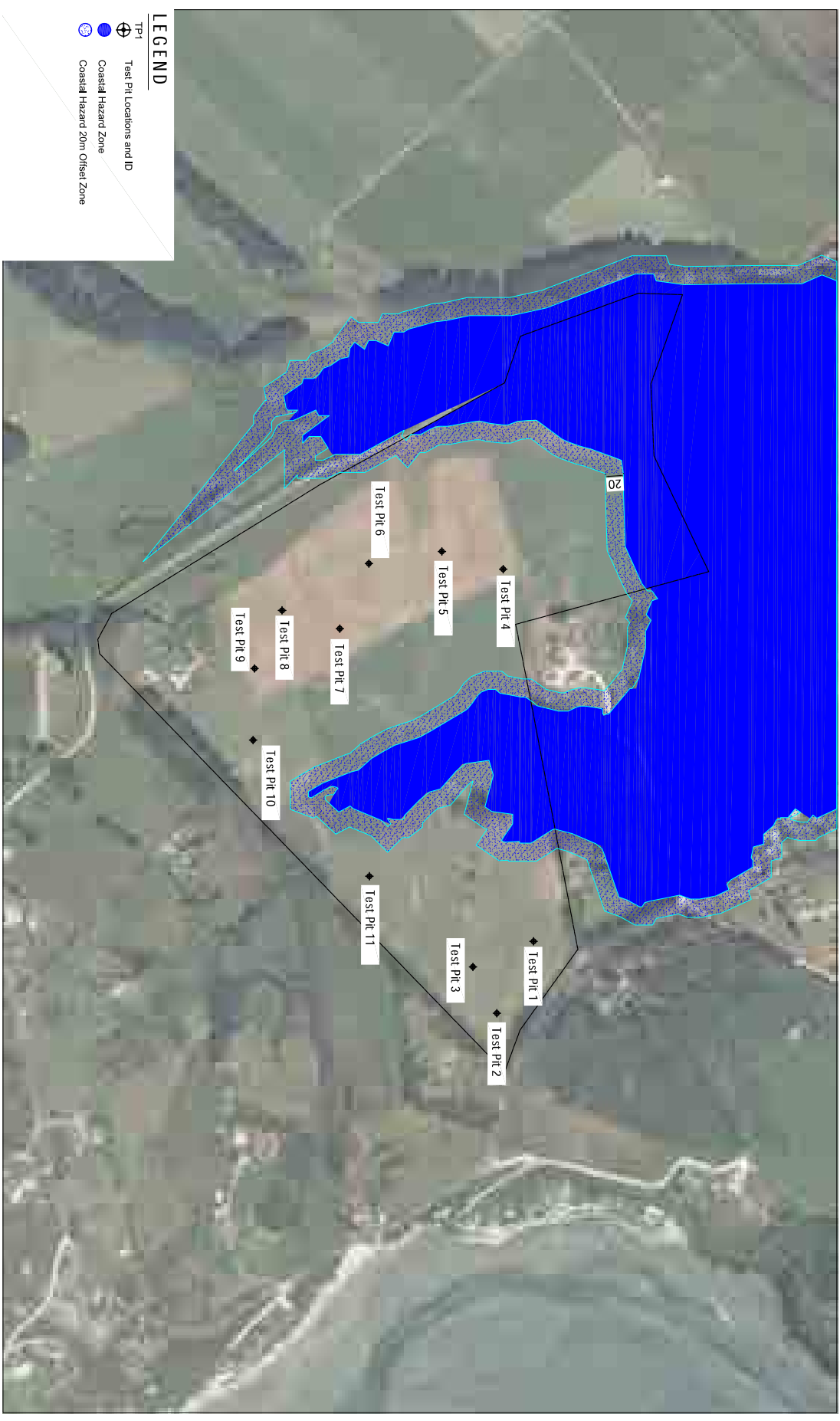
Attached:

1. Location Plan – 42 Keoghan – LOT 2 DP 20066 Sheet 1 of 4
2. Test Pits 1-11 and Coastal Hazard Overlay Sheet 2 of 4
3. Wastewater Disposal Zones Sheet 3 of 4
4. Wastewater Soil Categories based on Test Pits Sheet 4 of 4
5. Detailed Design Report – Wastewater



1 LOCATION PLAN
Scale 1:4000

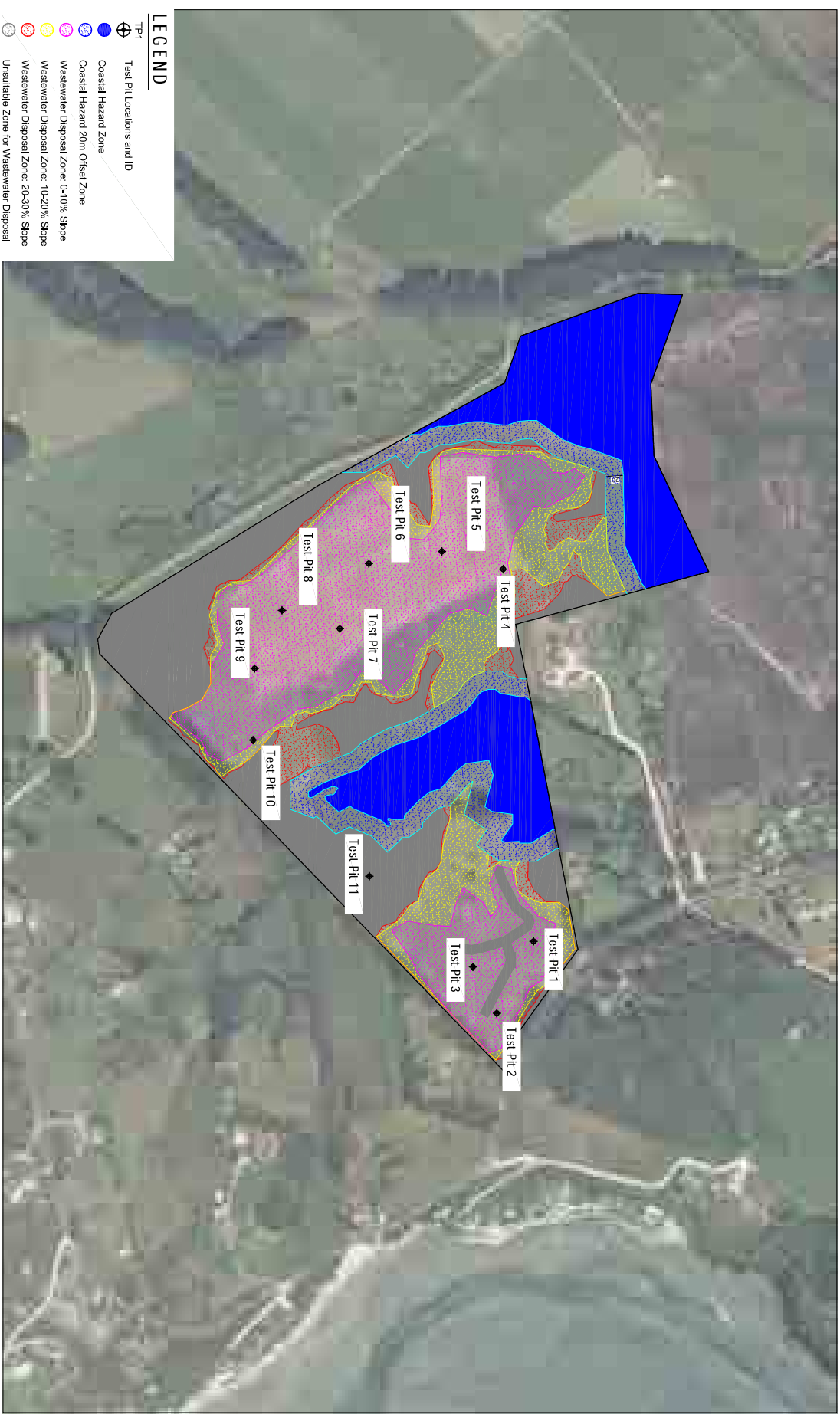
Revision History:	
LOCATION PLAN WASTEWATER DISPOSAL - SUBDIVISION LOT 2 DP 20066 42 KEOGHAN ROAD, LEONARD, RANGIHAEATA	
Scale	1:4000
Date	23-12-2021
Drawn	MIG
Sheet	S1
File	21303
Original size A3	of 4



This drawing is copyright to Tasman Consulting Engineers Ltd

1 TEST PITS 1-11 AND COASTAL HAZARD OVERLAY
Scale 1:4000

Revision History:		Scale	1:4000	Sheet
TEST PITS 1-11 AND COASTAL HAZARD OVERLAY		Date	Original size A3	S2 of 4
WASTEWATER DISPOSAL - SUBDIVISION LOT 2 DP 20066		23-12-2021		
42 KEOGHAN ROAD, LEONARD, RANGIHAEATA		Drawn	MG	File
				21303

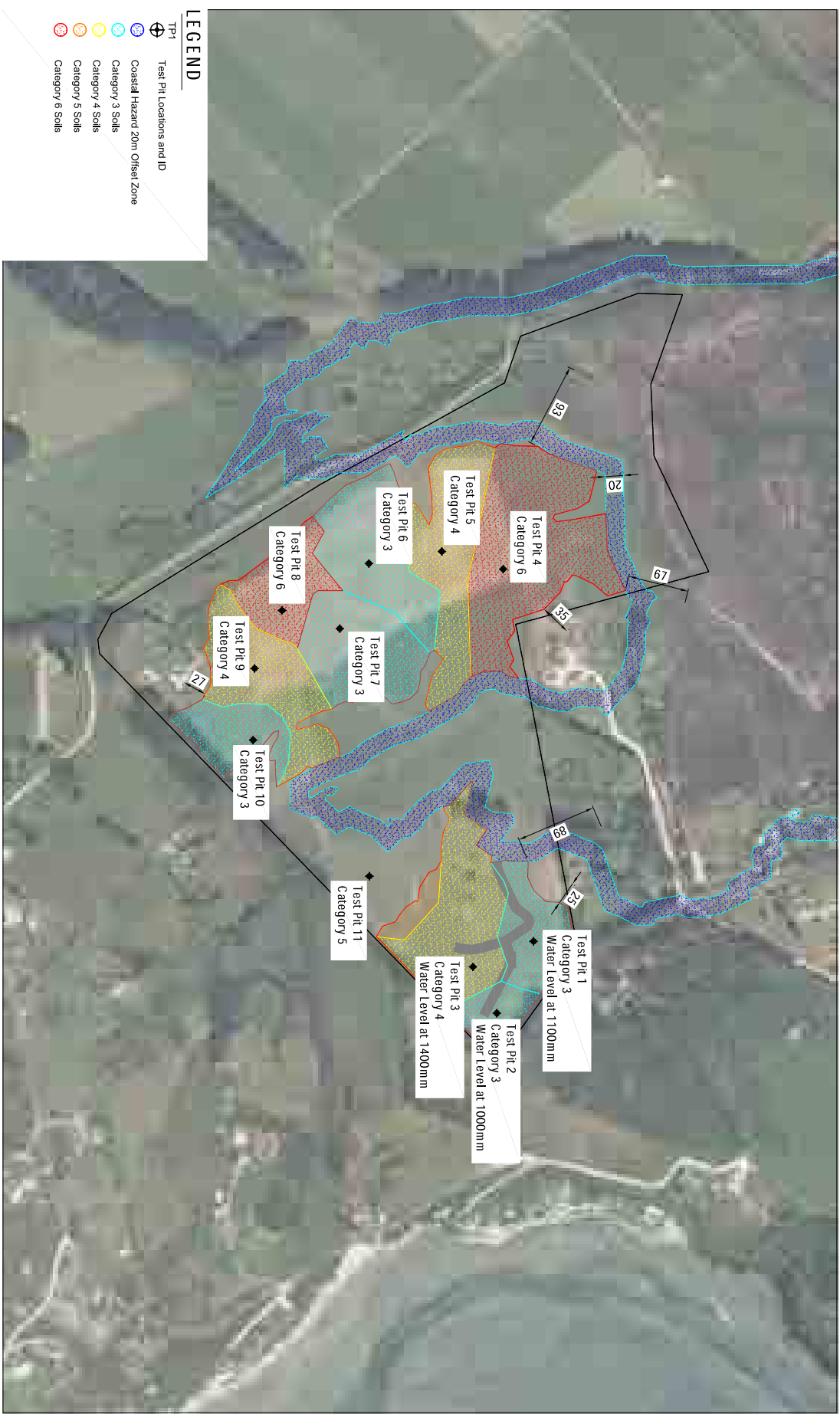


LEGEND

- TP1 Test Pit Locations and ID
- Coastal Hazard Zone
- Coastal Hazard 20m Offset Zone
- Wastewater Disposal Zone: 0-10% Slope
- Wastewater Disposal Zone: 10-20% Slope
- Wastewater Disposal Zone: 20-30% Slope
- Unsuitable Zones for Wastewater Disposal

1 WASTEWATER DISPOSAL ZONES
Scale 1:4000

Revision History:		Scale 1:4000 Original size A3	
WASTEWATER DISPOSAL ZONES WASTEWATER DISPOSAL - SUBDIVISION LOT 2 DP 20066 42 KEOGHAN ROAD, LEONARD, RANGIHAEATA		Date 23-12-2021	Sheet S3 of 4
		Drawn MG	File 21303



1 WASTEWATER DISPOSAL ZONES
Scale 1:4000

Revision History:

WASTEWATER SOIL CATEGORIES BASED ON TEST PITS WASTEWATER DISPOSAL - SUBDIVISION LOT 2 DP 20066 422 KEOGHAN ROAD, LEONARD, RANGIHAEATA		Scale 1:4000 Original size A3	Sheet S4 of 4
Date 23-12-2021	Drawn MG	File 21303	

DESIGN REPORT - WASTEWATER

Report Date: **21/Dec/2021**

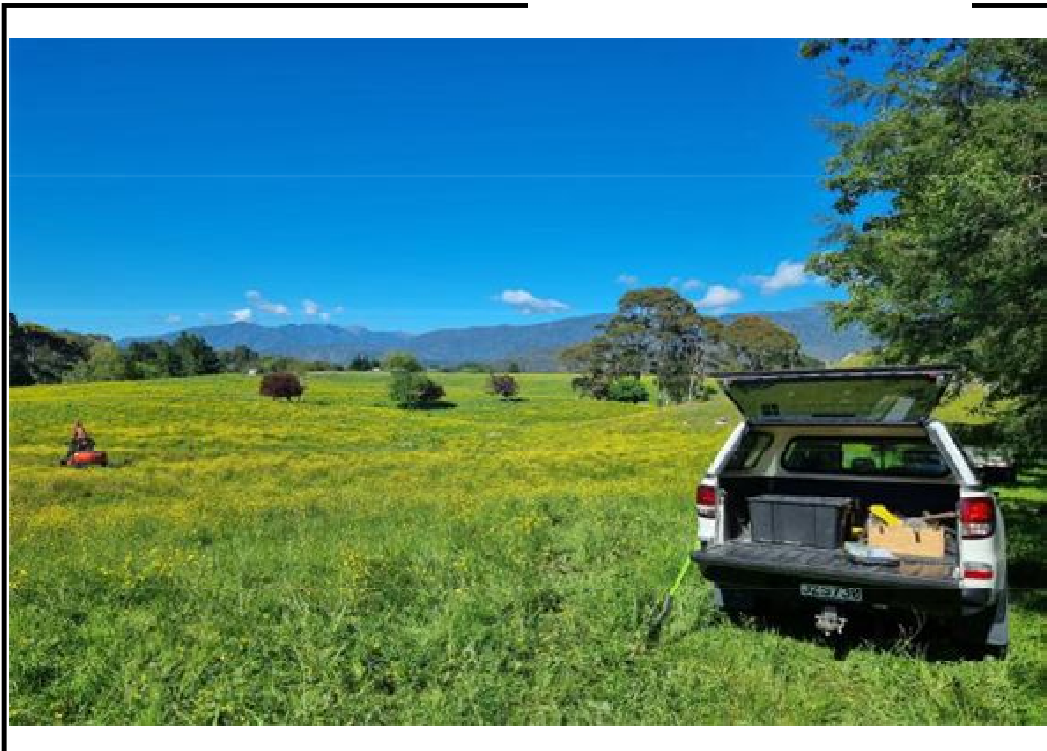
Local Authority: **TDC**
To: The Consents Officer
Tasman District Council
Private Bag 4
Richmond
NELSON 7050

Owner/Builder: **Jonno Leonard**

Site Address: **42 Keoghan Road**
Legal Descr: **LOT 2 DP 20066**

Zone: **Rural Residential Closed**
Wastewater Zone: **N/A**
Wastewater Rule: **36.1.2.4 - Discharge of Domestic Wastewater**

Site Investigation Date: **8/Nov/21**
Investigation and design: Mike Greeff (Design Engineer)
By: **Peer Review: Ron O'Hara (Senior Engineer)**
Company:



Site Photo - View to the West of the proposed subdivision

Site & Soil Assessment

Geology

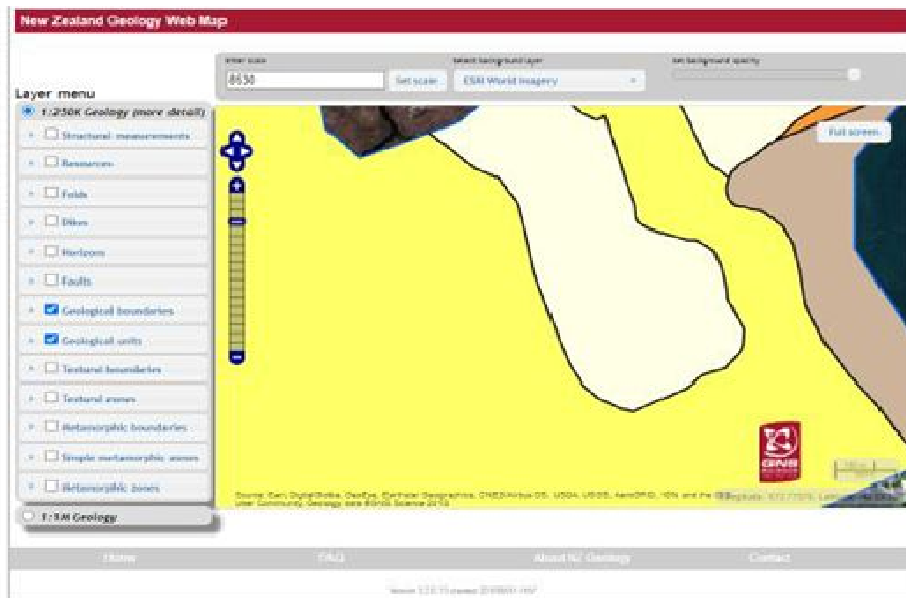
GNS Mapping Ref:	Q1.swp	Q6.alvgvl
Name:	Holocene Swamp Deposits OIS1 - Q1	Middle Pleistocene River Deposits OIS6 - Q6
Description:	Swamp deposits consisting of poorly consolidated sand mud and peat	Slightly weahtered gravel and minor fan deposits forming intermediate aggradation terraces
Geology confirmed?	Yes	Yes

Soil Mapping

Soil Mapping Ref:	Q1a	Q6a
Name:	Swamp Deposits - Peat	Gravel
Description:	Swamp Deposits consisting of poorly consolidated sand, mud, and peat.	Slightly weathered gravel and minor fan deposits forming intermediate aggradation terraces.
Soil Mapping confirmed?	Yes	Yes

Climate

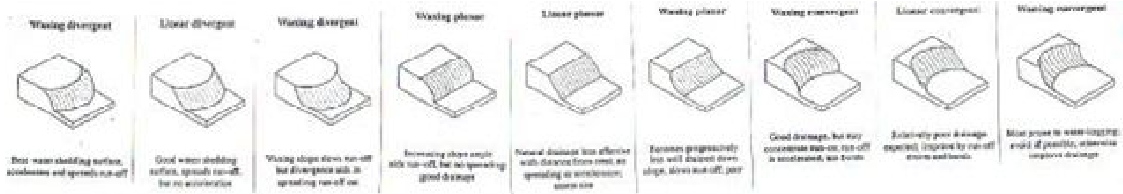
Average Rainfall:	2000 mm / year	2000 mm / year
Raised Pan Evaporation:	1250 mm / year	1250 mm / year
ET potential		
Conversion factor:	0.75	0.75
Assumed ET rate	938 mm / year	938 mm / year
Dominant Wind Direction	Predominant winds from North & South West	Predominant winds from North & South West



Site & Soil Assessment

Topography

Slope Configuration: **Linear Divergent**



Ave Slope Across Field: **5.7-11.3** Degrees **10-20** Percent

Aspect:

Wind Exposure: **Fully Exposed to wind from all directions**

Sun Exposure: **Well exposed throughout day**

Ground Cover: **Grass**

Topography Comments: **The disposal sites were identified on sloping banks varying from 0-30% or 0-16.7degrees.**

Separation Distances

To Ephemeral Water	67	m	Ephemeral stream within the northern boundary
To Pond/Dam	89	m	
To Stream/River	67	m	
To nearest House 1	25	m	
House 2	35	m	
House 3	27	m	
Min boundary Separation	5	m	

Other Comments: **The location of houses and the building platform/building location area (BLA) for the subdivision will determine the location of effluent fields.**

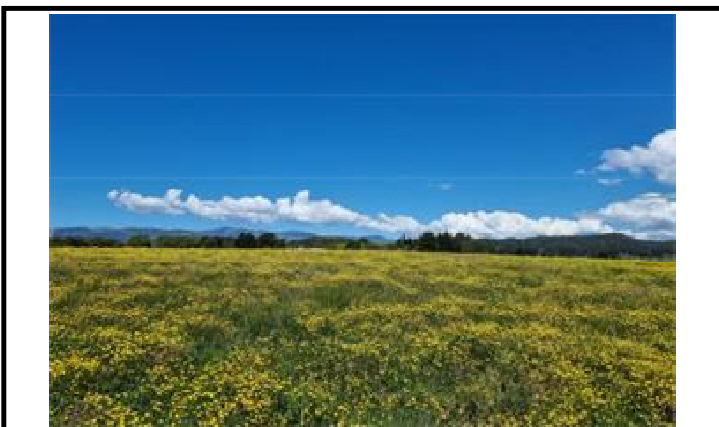
Site & Soil Assessment - Photos



North-East of the LOT looking in a south-east direction



West of the LOT looking in a northern direction



West of the LOT looking in a southern direction

Site & Soil Assessment - Photos



Test Pit 1



Test Pit 2



Test Pit 3

Site & Soil Assessment - Photos



Test Pit 4



Test Pit 5



Test Pit 6

Site & Soil Assessment - Photos



Test Pit 7



Test Pit 8



Test Pit 9

Site & Soil Assessment - Photos



Test Pit 10



Test Pit 11



Soil Sample 11 B

Site & Soil Assessment

Soil Investigation

Test Pit 1

	Layer 1	Layer 2	Layer 3	Layer 4
Depth (From - To) mm	0-300mm	300-700mm	700-1500mm	-
Horizon	A	B	C	-
Colour (moist)	Dark Grey / Black	Dark Brown	Light Brown	-
Moisture	Moist	Moist	Moist	-
Soil strength	Weak	Weak	Very Weak	-
Mottles	None	None	None	-
Coarse Fragments (mm)	None	Fine Gravel 2-6mm	Fine Gravel 2-6mm	-
Coarse Fragments (%)	Very few <2%	Few 2-10%	Common 10-20%	-
Field Texture (Descr)	SILT with some clay and fine-medium sand	Clayey SILT with some sand	SAND with gravels and cobbles	-
Structure	Weak	Weak	Single Grained	-
Gritiness	None	Slightly	Moderately	-
Stickiness	Slightly	None	None	-
Staining	Slightly	Slightly	Slightly	-
Plasticity	None	None	None	-
Ribbon 1 (mm)	20	30	2	-
Ribbon 2 (mm)	20	30	3	-
Ribbon 3 (mm)	30	30	2	-
Ribbon 4 (mm)	30	28	3	-
Ribbon 5 (mm)	30	30	1	-
Ribbon 6 (mm)	25	30	1	-
Ribbon 7 (mm)	25	25	2	-
Ribbon 8 (mm)	30	20	1	-
Ave Ribbon Length (mm)	26	28	2	-
Soil Category	3	3	2	-
Comments on Test Pit 1	Water Level observed at 1100mm			

Site & Soil Assessment

Soil Investigation

Test Pit 2

	Layer 1	Layer 2	Layer 3	Layer 4
Depth (From - To) mm	0-300mm	300-600mm	600-1300mm	1300-1500mm
Horizon	A	B	C	D
Colour (moist)	Dark Grey / Black	Dark Brown	Dark Brown	Light Brown
Moisture	Moist	Moist	Moist	Moist
Soil strength	Weak	Weak	Weak	Very Weak
Mottles	None	None	None	None
Coarse Fragments (mm)	None	Fine Gravel 2-6mm	Fine Gravel 2-6mm	Fine Gravel 2-6mm
Coarse Fragments (%)	Very few <2%	Few 2-10%	Common 10-20%	Common 10-20%
Field Texture (Descr)	SILT with some clay and fine-medium sand	Sandy SILT with some clay	Sandy SILT with some carbonaceous material	SAND with gravels and cobbles
Structure	Weak	Weak	Weak	Single Grained
Grittiness	None	Slightly	Slightly	Moderately
Stickiness	Slightly	None	None	None
Staining	Slightly	Slightly	Slightly	Slightly
Plasticity	None	None	None	None
Ribbon 1 (mm)	20	2	3	2
Ribbon 2 (mm)	20	3	4	3
Ribbon 3 (mm)	30	3	3	2
Ribbon 4 (mm)	30	2	2	3
Ribbon 5 (mm)	30	3	2	1
Ribbon 6 (mm)	25	2	1	1
Ribbon 7 (mm)	25	2	1	2
Ribbon 8 (mm)	30	1	1	1
Ave Ribbon Length (mm)	26	2	2	2
Soil Category	3	2	2	2
Comments on Test Pit 2	Water Level observed at 1000mm			

Site & Soil Assessment

Soil Investigation

Test Pit 3

	Layer 1	Layer 2	Layer 3	Layer 4
Depth (From - To) mm	0-300mm	300-800mm	800-1300mm	1300-1500mm
Horizon	A	B	C	D
Colour (moist)	Dark Grey / Black	Dark Brown	Dark Brown	Light Brown
Moisture	Moist	Very Moist	Moist	Moist
Soil strength	Weak	Firm	Weak	Very Weak
Mottles	None	None	None	None
Coarse Fragments (mm)	None	Fine Gravel 2-6mm	Fine Gravel 2-6mm	Fine Gravel 2-6mm
Coarse Fragments (%)	Very few <2%	Few 2-10%	Few 2-10%	Common 10-20%
Field Texture (Descr)	SILT with some clay and fine-medium sand	Silty SAND with some clay	SAND with some clay carbonaceous material and micaceous	SAND with gravels and cobbles
Structure	Weak	Weak	Weak	Single Grained
Gritiness	None	Moderately	Moderately	Moderately
Stickiness	Slightly	Slightly	Slightly	None
Staining	Slightly	Slightly	Slightly	Slightly
Plasticity	None	Moderately	Slightly	None
Ribbon 1 (mm)	20	35	45	2
Ribbon 2 (mm)	20	30	40	3
Ribbon 3 (mm)	30	35	40	2
Ribbon 4 (mm)	30	60	30	3
Ribbon 5 (mm)	30	55	40	1
Ribbon 6 (mm)	25	30	40	1
Ribbon 7 (mm)	25	55	30	2
Ribbon 8 (mm)	30	40	30	1
Ave Ribbon Length (mm)	26	43	37	2
Soil Category	3	4	3	2
Comments on Test Pit 3				

Site & Soil Assessment

Soil Investigation

Test Pit 4

	Layer 1	Layer 2	Layer 3	Layer 4
Depth (From - To) mm	0-200mm	200-500mm	500-1500mm	-
Horizon	A	B	C	-
Colour (moist)	Greyish dark brown	Orangey brown	Brownish white	-
Moisture	Moist	Moist	Moist	-
Soil strength	Weak	Weak	Firm	-
Mottles	None	Yes	Yes	-
Coarse Fragments (mm)	Fine Gravel 2-6mm	Fine Gravel 2-6mm	Fine Gravel 2-6mm	-
Coarse Fragments (%)	Few 2-10%	Few 2-10%	Very few <2%	-
Field Texture (Descr)	Sandy SILT	Clay with some sand	CLAY with traces of fine gravel	-
Structure	Weak	Moderate	Massive	-
Gritiness	Slightly	Slightly	None	-
Stickiness	Slightly	Moderately	Slightly	-
Staining	Slightly	Slightly	Slightly	-
Plasticity	Slightly	Moderately	Very	-
Ribbon 1 (mm)	40	40	85	-
Ribbon 2 (mm)	40	40	70	-
Ribbon 3 (mm)	35	45	75	-
Ribbon 4 (mm)	20	55	55	-
Ribbon 5 (mm)	30	48	60	-
Ribbon 6 (mm)	40	50	70	-
Ribbon 7 (mm)	35	40	80	-
Ribbon 8 (mm)	20	40	60	-
Ave Ribbon Length (mm)	33	45	69	-
Soil Category	4	4	6	-
Comments on Test Pit 4				

Site & Soil Assessment

Soil Investigation

Test Pit 5

	Layer 1	Layer 2	Layer 3	Layer 4
Depth (From - To) mm	0-400mm	400-1100mm	1100-1800mm	-
Horizon	A	B	C	-
Colour (moist)	Dark blackish grey	Orangey Brown	Light Orangey Brown	-
Moisture	Moist	Moist	Very Moist	-
Soil strength	Weak	Firm	Firm	-
Mottles	None	No	No	-
Coarse Fragments (mm)	Medium Gravel 6-20mm	Coarse Gravel 20-60mm	Coarse Gravel 20-60mm	-
Coarse Fragments (%)	Few 2-10%	Many 20-50%	Many 20-50%	-
Field Texture (Descr)	Fine Sandy SILT	Sandy CLAY	Sandy CLAY	-
Structure	Weak	Moderate	Moderate	-
Gritiness	None	Moderately	Moderately	-
Stickiness	Moderately	Moderately	Moderately	-
Staining	Moderately	Moderately	Moderately	-
Plasticity	Slightly	Moderately	Moderately	-
Ribbon 1 (mm)	30	40	40	-
Ribbon 2 (mm)	30	45	30	-
Ribbon 3 (mm)	30	35	35	-
Ribbon 4 (mm)	30	50	30	-
Ribbon 5 (mm)	35	20	35	-
Ribbon 6 (mm)	20	40	40	-
Ribbon 7 (mm)	35	25	30	-
Ribbon 8 (mm)	35	40	35	-
Ave Ribbon Length (mm)	31	37	34	-
Soil Category	3	4	4	-
Comments on Test Pit 5				

Site & Soil Assessment

Soil Investigation

Test Pit 6

	Layer 1	Layer 2	Layer 3	Layer 4
Depth (From - To) mm	0-300mm	300-900mm	900-1400mm	-
Horizon	A	B	C	-
Colour (moist)	Dark blackish grey	Dark Brown	Brown	-
Moisture	Moist	Moist	Moist	-
Soil strength	Weak	Firm	Firm	-
Mottles	None	None	None	-
Coarse Fragments (mm)	Medium Gravel 6-20mm	Coarse Gravel 20-60mm	Coarse Gravel 20-60mm	-
Coarse Fragments (%)	Few 2-10%	Many 20-50%	Abundant 50-90%	-
Field Texture (Descr)	Fine Sandy SILT	Sandy Gravel	Sandy Gravel	-
Structure	Weak	Weak	Single Grained	-
Grittiness	None	Moderately	Very	-
Stickiness	Moderately	Slightly	None	-
Staining	Moderately	Slightly	Slightly	-
Plasticity	Slightly	Slightly	None	-
Ribbon 1 (mm)	30	20	25	-
Ribbon 2 (mm)	30	25	15	-
Ribbon 3 (mm)	30	30	10	-
Ribbon 4 (mm)	30	35	15	-
Ribbon 5 (mm)	35	30	15	-
Ribbon 6 (mm)	20	35	10	-
Ribbon 7 (mm)	35	25	15	-
Ribbon 8 (mm)	35	20	15	-
Ave Ribbon Length (mm)	31	28	15	-
Soil Category	3	2	2	-
Comments on Test Pit 6				

Site & Soil Assessment

Soil Investigation

Test Pit 7

	Layer 1	Layer 2	Layer 3	Layer 4
Depth (From - To) mm	0-400mm	400-900mm	900-1500mm	-
Horizon	A	B	C	-
Colour (moist)	Dark blackish grey	Orangey Brown	Brown	-
Moisture	Moist	Moist	Moist	-
Soil strength	Weak	Very Firm	Very Firm	-
Mottles	None	None	None	-
Coarse Fragments (mm)	Medium Gravel 6-20mm	Coarse Gravel 20-60mm	Coarse Gravel 20-60mm	-
Coarse Fragments (%)	Few 2-10%	Abundant 50-90%	Abundant 50-90%	-
Field Texture (Descr)	Fine Sandy SILT	Sandy Gravel	Sandy Gravel	-
Structure	Weak	Weak	Weak	-
Gritiness	None	Very	Very	-
Stickiness	Moderately	None	None	-
Staining	Moderately	Slightly	Slightly	-
Plasticity	Slightly	None	None	-
Ribbon 1 (mm)	30	25	10	-
Ribbon 2 (mm)	30	20	20	-
Ribbon 3 (mm)	30	20	10	-
Ribbon 4 (mm)	30	20	10	-
Ribbon 5 (mm)	35	20	10	-
Ribbon 6 (mm)	20	10	10	-
Ribbon 7 (mm)	35	15	15	-
	35	20	15	-
Ave Ribbon Length (mm)	31	19	13	-
Soil Category	3	2	2	-
Comments on Test Pit 7				

Site & Soil Assessment

Soil Investigation

Test Pit 8

	Layer 1	Layer 2	Layer 3	Layer 4
Depth (From - To) mm	0-400mm	400-1200mm	1200-1500mm	-
Horizon	A	B	C	-
Colour (moist)	Dark blackish grey	Reddish Brown	Light Brown	-
Moisture	Moist	Moist	Mosit	-
Soil strength	Weak	Firm	Firm	-
Mottles	None	None	Yes	-
Coarse Fragments (mm)	Medium Gravel 6-20mm	Fine Gravel 2-6mm	Fine Gravel 2-6mm	-
Coarse Fragments (%)	Few 2-10%	Few 2-10%	Very Few <2%	-
Field Texture (Descr)	Fine Sandy SILT	Sandy Clay	Clay	-
Structure	Weak	Weak	Massive	-
Gritiness	None	Slightly	None	-
Stickiness	Moderately	Slightly	Very	-
Staining	Moderately	Moderately	Sligthly	-
Plasticity	Slightly	Very	Very	-
Ribbon 1 (mm)	30	60	65	-
Ribbon 2 (mm)	30	55	85	-
Ribbon 3 (mm)	30	40	65	-
Ribbon 4 (mm)	30	35	60	-
Ribbon 5 (mm)	35	55	60	-
Ribbon 6 (mm)	20	50	80	-
Ribbon 7 (mm)	35	50	50	-
Ribbon 8 (mm)	35	50	75	-
Ave Ribbon Length (mm)	31	49	68	-
Soil Category	3	5	6	-
Comments on Test Pit 8				

Site & Soil Assessment

Soil Investigation

Test Pit 9

	Layer 1	Layer 2	Layer 3	Layer 4
Depth (From - To) mm	0-300mm	300-800mm	800-1500mm	-
Horizon	A	B	C	-
Colour (moist)	Dark blackish grey	Red Brown	Pale Brown	-
Moisture	Moist	Moist	Moist	-
Soil strength	Weak	Firm	Firm	-
Mottles	None	Yes	Yes	-
Coarse Fragments (mm)	Medium Gravel 6-20mm	Fine Gravel 2-6mm	Medium Gravel 6-20mm	-
Coarse Fragments (%)	Few 2-10%	Common 10-20%	Many 20-50%	-
Field Texture (Descr)	Fine Sandy SILT	Gravelley Sand with some Clay	Sandy GRAVEL with some clay	-
Structure	Weak	Moderate	Moderate	-
Gritiness	None	Very	Very	-
Stickiness	Moderately	Moderately	Slightly	-
Staining	Moderately	Slightly	Slightly	-
Plasticity	Slightly	Slightly	Slightly	-
Ribbon 1 (mm)	30	30	40	-
Ribbon 2 (mm)	30	50	35	-
Ribbon 3 (mm)	30	35	35	-
Ribbon 4 (mm)	30	20	35	-
Ribbon 5 (mm)	35	40	35	-
Ribbon 6 (mm)	20	20	30	-
Ribbon 7 (mm)	35	30	30	-
Ribbon 8 (mm)	35	30	20	-
Ave Ribbon Length (mm)	31	32	33	-
Soil Category	3	4	4	-
Comments on Test Pit 9				

Site & Soil Assessment

Soil Investigation

Test Pit 10

	Layer 1	Layer 2	Layer 3	Layer 4
Depth (From - To) mm	0-400mm	400-1300mm	-	-
Horizon	A	B	-	-
Colour (moist)	Greyish Black	Brown	-	-
Moisture	Moist	Moist	-	-
Soil strength	Weak	Weak	-	-
Mottles	None	None	-	-
Coarse Fragments (mm)	None <2mm	Medium Gravel 6-20mm	-	-
Coarse Fragments (%)	Few 2-10%	Many 20-50%	-	-
Field Texture (Descr)	SILT	Sandy GRAVEL	-	-
Structure	Weak	Single Grained	-	-
Gritiness	None	Very	-	-
Stickiness	Moderately	Slightly	-	-
Staining	Very	Slightly	-	-
Plasticity	Slightly	None	-	-
Ribbon 1 (mm)	30	10	-	-
Ribbon 2 (mm)	45	10	-	-
Ribbon 3 (mm)	25	20	-	-
Ribbon 4 (mm)	30	10	-	-
Ribbon 5 (mm)	45	5	-	-
Ribbon 6 (mm)	40	5	-	-
Ribbon 7 (mm)	30	10	-	-
Ribbon 8 (mm)	40	5	-	-
Ave Ribbon Length (mm)	36	9	-	-
Soil Category	3	2	-	-
Comments on Test Pit 10				

Site & Soil Assessment

Soil Investigation

Test Pit 11

	Layer 1 (A)	Layer 1 (B)	Layer 2	Layer 3 (A)
Depth (From - To) mm	0-400mm	0-400mm	400-1300mm	1300-1500mm
Horizon	A (1)	A (2)	B	C (1)
Colour (moist)	Greyish Black	Pale Light Brown	Reddish Brown	White Orange Brown
Moisture	Moist	Moist	Moist	Moist
Soil strength	Weak	Weak	Weak	Weak
Mottles	None	None	None	Yes
Coarse Fragments (mm)	None	Fine Gravel	Fine Gravel	Fine Gravel
	<2mm	2-6mm	2-6mm	2-6mm
Coarse Fragments (%)	Very few	Few	Very few	Very few
	<2%	2-10%	<2%	<2%
Field Texture (Descr)	SILT	Sandy CLAY	Sandy CLAY	Sandy CLAY
Structure	Weak	Weak	Moderate	Weak
Grittiness	None	Very	Moderately	Very
Stickiness	Moderately	Slightly	Slightly	Slightly
Staining	Very	Slightly	Slightly	Slightly
Plasticity	Slightly	Moderately	Moderately	Very
Ribbon 1 (mm)	30	40	45	60
Ribbon 2 (mm)	30	45	45	55
Ribbon 3 (mm)	30	40	40	40
Ribbon 4 (mm)	30	40	40	65
Ribbon 5 (mm)	35	55	50	85
Ribbon 6 (mm)	20	50	40	60
Ribbon 7 (mm)	35	55	35	50
Ribbon 8 (mm)	35	55	50	60
Ave Ribbon Length (mm)	31	48	43	59
Soil Category	3	5	4	5
Comments on Test Pit 11				

Wastewater System Design - Secondary Treatment

Daily Wastewater Flow Allowance

Field 1 - Number of Houses 1

House 1 - Main Part of House

Number of Bedrooms	4	Bedrooms	
Person per Bedroom	1.5	persons / bedroom	
Water Supply	Rainwater		
Total Persons	6.0		
Daily Flow per Person	180	litres / person / day	Roof water tank supply
Total Daily Flow	1080	litres / day	

House 2

Number of Bedrooms		Bedrooms	
Person per Bedroom		persons / bedroom	
Water Supply			
Total Persons	0		
Daily Flow per Person		litres / person / day	
Total Daily Flow	0	litres / day	

SUMMARY OF DAILY FLOW

House 1	1080		
House 2	0		
Other - 1	0		
Other - 2	0		
Other - 3	0		
Total Daily Flow	1080	litres / day	

Wastewater System Design - Secondary Treatment

Treatment System

The choice of treatment system is governed by the expected usage of the system and the extent to which significant variations in daily flows are likely to occur.

It is recommended that the system to be used be certified in writing by the manufacturer to achieve the following standards in normal household usage (in compliance with the requirements for secondary treatment as specified in NZS/AS 1547:2012):-

- a. 5 day Biochemical Oxygen Demand (BOD₅) not exceeding 20g per m³
- b. Total Suspended Solids (SS) not exceeding 30g per m³
- c. Daily Flow for which the system will meet the above quality standards of 1000 litres per day.

Wastewater System Design - Secondary Treatment

Disposal Area Design

Field 1 - Number of Houses 1

Trenches / Beds

Daily Loading rate (DLR): **30.00** mm/sq.m/day
 Design Trench Base Area **36** Square Meters

Number of trenches	0		
Ave Length of each trench	20.0	m	
Width of each trench	0.45	m	
Design Trench Base Area	0		Square Meters

- OR -

Irrigation Field

Daily Irrigation Rate (DIR): **4.00** mm/sq.m/day
 Slope Multiplier **1.25** Slope multiplier=1.25, Refer to AS/NZS 1547:2012 Table M2 (20% reduction in DIR) as the overall slope across the site is assumed to be 10-20%
 Design Irrigation Area **338** Square Meters

Num of Lines	12		
Irrigation Line Spacing	1.00	m	
Ave line length	30.0	m	
Irrigated Area Area	360		Square Meters
Pipeline Length	360		Lineal Metres

Reserve Irrigation Field

Design Irrigation Area 338 Square Meters
107% of Primary Area

Comments

Wastewater System Design - Secondary Treatment

Daily Wastewater Flow Allowance

Field 2 - Number of Houses 1

House 1 - Main Part of House

Number of Bedrooms	4	Bedrooms	
Person per Bedroom	1.5	persons / bedroom	
Water Supply	Rainwater		
Total Persons	6.0		
Daily Flow per Person	180	litres / person / day	Roof water tank supply
Total Daily Flow	1080	litres / day	

House 2

Number of Bedrooms		Bedrooms	
Person per Bedroom		persons / bedroom	
Water Supply			
Total Persons	0		
Daily Flow per Person		litres / person / day	
Total Daily Flow	0	litres / day	

SUMMARY OF DAILY FLOW

House 1	1080		
House 2	0		
Other - 1	0		
Other - 2	0		
Other - 3	0		
Total Daily Flow	1080	litres / day	

Wastewater System Design - Secondary Treatment

Treatment System

The choice of treatment system is governed by the expected usage of the system and the extent to which significant variations in daily flows are likely to occur.

It is recommended that the system to be used be certified in writing by the manufacturer to achieve the following standards in normal household usage (in compliance with the requirements for secondary treatment as specified in NZS/AS 1547:2012):-

- a. 5 day Biochemical Oxygen Demand (BOD₅) not exceeding 20g per m³
- b. Total Suspended Solids (SS) not exceeding 30g per m³
- c. Daily Flow for which the system will meet the above quality standards of 1000 litres per day.

Wastewater System Design - Secondary Treatment

Disposal Area Design

Field 2 - Number of Houses 1

Trenches / Beds

Daily Loading rate (DLR): **50.00** mm/sq.m/day
 Design Trench Base Area **22** Square Meters

Number of trenches	0		
Ave Length of each trench	20.0	m	
Width of each trench	0.45	m	
Design Trench Base Area	0		Square Meters

- OR -

Irrigation Field

Daily Irrigation Rate (DIR): **4.00** mm/sq.m/day
 Slope Multiplier **1.25** Slope multiplier=1.25, Refer to AS/NZS 1547:2012 Table M2 (20% reduction in DIR) as the overall slope across the site is assumed to be 10-20%
 Design Irrigation Area **338** Square Meters

Num of Lines	12		
Irrigation Line Spacing	1.00	m	
Ave line length	30.0	m	
Irrigated Area Area	360		Square Meters
Pipeline Length	360		Lineal Metres

Reserve Irrigation Field

Design Irrigation Area 338 Square Meters
107% of Primary Area

Comments

7d

Wastewater System Design - Secondary Treatment

Daily Wastewater Flow Allowance

Field 3 - Number of Houses 1

House 1 - Main Part of House

Number of Bedrooms	4	Bedrooms	
Person per Bedroom	1.5	persons / bedroom	
Water Supply	Rainwater		
Total Persons	6.0		
Daily Flow per Person	180	litres / person / day	Roof water tank supply
Total Daily Flow	1080	litres / day	

House 2

Number of Bedrooms		Bedrooms	
Person per Bedroom		persons / bedroom	
Water Supply			
Total Persons	0		
Daily Flow per Person		litres / person / day	
Total Daily Flow	0	litres / day	

SUMMARY OF DAILY FLOW

House 1	1080		
House 2	0		
Other - 1	0		
Other - 2	0		
Other - 3	0		
Total Daily Flow	1080	litres / day	

Wastewater System Design - Secondary Treatment

Treatment System

The choice of treatment system is governed by the expected usage of the system and the extent to which significant variations in daily flows are likely to occur.

It is recommended that the system to be used be certified in writing by the manufacturer to achieve the following standards in normal household usage (in compliance with the requirements for secondary treatment as specified in NZS/AS 1547:2012):-

- a. 5 day Biochemical Oxygen Demand (BOD₅) not exceeding 20g per m³
- b. Total Suspended Solids (SS) not exceeding 30g per m³
- c. Daily Flow for which the system will meet the above quality standards of 1000 litres per day.

Wastewater System Design - Secondary Treatment

Disposal Area Design

Field 3 - Number of Houses 1

Trenches / Beds

Daily Loading rate (DLR): **10.00** mm/sq.m/day
 Design Trench Base Area **108** Square Meters

Number of trenches	0		
Ave Length of each trench	20.0	m	
Width of each trench	0.45	m	
Design Trench Base Area	0		Square Meters

- OR -

Irrigation Field

Daily Irrigation Rate (DIR): **3.57** mm/sq.m/day
 Slope Multiplier **1.25** Slope multiplier=1.25, Refer to AS/NZS 1547:2012 Table M2 (20% reduction in DIR) as the overall slope across the site is assumed to be 10-20%
 Design Irrigation Area **378** Square Meters

Num of Lines	13		
Irrigation Line Spacing	1.00	m	
Ave line length	30.0	m	
Irrigated Area Area	390		Square Meters
Pipeline Length	390		Lineal Metres

Reserve Irrigation Field

Design Irrigation Area 378 Square Meters
103% of Primary Area

Comments

Wastewater System Design - Secondary Treatment

Daily Wastewater Flow Allowance

Field 4 - Number of Houses 1

House 1 - Main Part of House

Number of Bedrooms	4	Bedrooms	
Person per Bedroom	1.5	persons / bedroom	
Water Supply	Rainwater		
Total Persons	6.0		
Daily Flow per Person	180	litres / person / day	Roof water tank supply
Total Daily Flow	1080	litres / day	

House 2

Number of Bedrooms		Bedrooms	
Person per Bedroom		persons / bedroom	
Water Supply			
Total Persons	0		
Daily Flow per Person		litres / person / day	
Total Daily Flow	0	litres / day	

SUMMARY OF DAILY FLOW

House 1	1080		
House 2	0		
Other - 1	0		
Other - 2	0		
Other - 3	0		
Total Daily Flow	1080	litres / day	

Wastewater System Design - Secondary Treatment

Treatment System

The choice of treatment system is governed by the expected usage of the system and the extent to which significant variations in daily flows are likely to occur.

It is recommended that the system to be used be certified in writing by the manufacturer to achieve the following standards in normal household usage (in compliance with the requirements for secondary treatment as specified in NZS/AS 1547:2012):-

- a. 5 day Biochemical Oxygen Demand (BOD₅) not exceeding 20g per m³
- b. Total Suspended Solids (SS) not exceeding 30g per m³
- c. Daily Flow for which the system will meet the above quality standards of 1000 litres per day.

Wastewater System Design - Secondary Treatment

Disposal Area Design

Field 4 - Number of Houses 1

Trenches / Beds

Daily Loading rate (DLR): NA mm/sq.m/day
 Design Trench Base Area NA Square Meters

Number of trenches	0	
Ave Length of each trench	20.0	m
Width of each trench	0.45	m
Design Trench Base Area	0	Square Meters

- OR -

Irrigation Field

Daily Irrigation Rate (DIR): 2.14 mm/sq.m/day
 Slope Multiplier 1.25 Slope multiplier=1.25, Refer to AS/NZS 1547:2012 Table M2 (20% reduction in DIR) as the overall slope across the site is assumed to be 10-20%
 Design Irrigation Area 631 Square Meters

Num of Lines	21	
Irrigation Line Spacing	1.00	m
Ave line length	30.0	m
Irrigated Area Area	630	Square Meters
Pipeline Length	630	Lineal Metres

Reserve Irrigation Field

Design Irrigation Area 631 Square Meters
100% of Primary Area

Comments

Wastewater System Design - Secondary Treatment

Daily Wastewater Flow Allowance

Field 5 - Number of Houses 1

House 1 - Main Part of House

Number of Bedrooms	4	Bedrooms	
Person per Bedroom	1.5	persons / bedroom	
Water Supply	Rainwater		
Total Persons	6.0		
Daily Flow per Person	180	litres / person / day	Roof water tank supply
Total Daily Flow	1080	litres / day	

House 2

Number of Bedrooms		Bedrooms	
Person per Bedroom		persons / bedroom	
Water Supply			
Total Persons	0		
Daily Flow per Person		litres / person / day	
Total Daily Flow	0	litres / day	

SUMMARY OF DAILY FLOW

House 1	1080		
House 2	0		
Other - 1	0		
Other - 2	0		
Other - 3	0		
Total Daily Flow	1080	litres / day	

Wastewater System Design - Secondary Treatment

Treatment System

The choice of treatment system is governed by the expected usage of the system and the extent to which significant variations in daily flows are likely to occur.

It is recommended that the system to be used be certified in writing by the manufacturer to achieve the following standards in normal household usage (in compliance with the requirements for secondary treatment as specified in NZS/AS 1547:2012):-

- a. 5 day Biochemical Oxygen Demand (BOD₅) not exceeding 20g per m³
- b. Total Suspended Solids (SS) not exceeding 30g per m³
- c. Daily Flow for which the system will meet the above quality standards of 1000 litres per day.

Wastewater System Design - Secondary Treatment

Disposal Area Design

Field 5 - Number of Houses 1

Trenches / Beds

Daily Loading rate (DLR): **20.00** mm/sq.m/day
 Design Trench Base Area **54** Square Meters

Number of trenches	0		
Ave Length of each trench	10.0	m	
Width of each trench	0.45	m	
Design Trench Base Area	0		Square Meters

- OR -

Irrigation Field

Daily Irrigation Rate (DIR): **3.57** mm/sq.m/day
 Slope Multiplier **1.25** Slope multiplier=1.25, Refer to AS/NZS 1547:2012 Table M2 (20% reduction in DIR) as the overall slope across the site is assumed to be 10-20%
 Design Irrigation Area **378** Square Meters

Num of Lines	13		
Irrigation Line Spacing	1.00	m	
Ave line length	30.0	m	
Irrigated Area Area	390		Square Meters
Pipeline Length	390		Lineal Metres

Reserve Irrigation Field

Design Irrigation Area 378 Square Meters
103% of Primary Area

Comments

Wastewater System Design - Secondary Treatment

Daily Wastewater Flow Allowance

Field 6 - Number of Houses 1

House 1 - Main Part of House

Number of Bedrooms	4	Bedrooms	
Person per Bedroom	1.5	persons / bedroom	
Water Supply	Rainwater		
Total Persons	6.0		
Daily Flow per Person	180	litres / person / day	Roof water tank supply
Total Daily Flow	1080	litres / day	

House 2

Number of Bedrooms		Bedrooms	
Person per Bedroom		persons / bedroom	
Water Supply			
Total Persons	0		
Daily Flow per Person		litres / person / day	
Total Daily Flow	0	litres / day	

SUMMARY OF DAILY FLOW

House 1	1080		
House 2	0		
Other - 1	0		
Other - 2	0		
Other - 3	0		
Total Daily Flow	1080	litres / day	

Wastewater System Design - Secondary Treatment

Treatment System

The choice of treatment system is governed by the expected usage of the system and the extent to which significant variations in daily flows are likely to occur.

It is recommended that the system to be used be certified in writing by the manufacturer to achieve the following standards in normal household usage (in compliance with the requirements for secondary treatment as specified in NZS/AS 1547:2012):-

- a. 5 day Biochemical Oxygen Demand (BOD₅) not exceeding 20g per m³
- b. Total Suspended Solids (SS) not exceeding 30g per m³
- c. Daily Flow for which the system will meet the above quality standards of 1000 litres per day.

Wastewater System Design - Secondary Treatment

Disposal Area Design

Field 6 - Number of Houses 1

Trenches / Beds

Daily Loading rate (DLR): **50.00** mm/sq.m/day
 Design Trench Base Area **22** Square Meters

Number of trenches	0	
Ave Length of each trench	20.0	m
Width of each trench	0.45	m
Design Trench Base Area	0	Square Meters

- OR -

Irrigation Field

Daily Irrigation Rate (DIR): **4.00** mm/sq.m/day
 Slope multiplier=1.25, Refer to AS/NZS 1547:2012 Table M2 (20% reduction in DIR) as the overall slope across the site is assumed to be 10-20%

Slope Multiplier **1.25**

Design Irrigation Area **338** Square Meters

Num of Lines	12	
Irrigation Line Spacing	1.00	m
Ave line length	30.0	m
Irrigated Area Area	360	Square Meters
Pipeline Length	360	Lineal Metres

Reserve Irrigation Field

Design Irrigation Area **338** Square Meters
107% of Primary Area

Comments

Wastewater System Design - Secondary Treatment

Daily Wastewater Flow Allowance

Field 7 - Number of Houses 1

House 1 - Main Part of House

Number of Bedrooms	4	Bedrooms	
Person per Bedroom	1.5	persons / bedroom	
Water Supply	Rainwater		
Total Persons	6.0		
Daily Flow per Person	180	litres / person / day	Roof water tank supply
Total Daily Flow	1080	litres / day	

House 2

Number of Bedrooms		Bedrooms	
Person per Bedroom		persons / bedroom	
Water Supply			
Total Persons	0		
Daily Flow per Person		litres / person / day	
Total Daily Flow	0	litres / day	

SUMMARY OF DAILY FLOW

House 1	1080		
House 2	0		
Other - 1	0		
Other - 2	0		
Other - 3	0		
Total Daily Flow	1080	litres / day	

Wastewater System Design - Secondary Treatment

Treatment System

The choice of treatment system is governed by the expected usage of the system and the extent to which significant variations in daily flows are likely to occur.

It is recommended that the system to be used be certified in writing by the manufacturer to achieve the following standards in normal household usage (in compliance with the requirements for secondary treatment as specified in NZS/AS 1547:2012):-

- a. 5 day Biochemical Oxygen Demand (BOD₅) not exceeding 20g per m³
- b. Total Suspended Solids (SS) not exceeding 30g per m³
- c. Daily Flow for which the system will meet the above quality standards of 1000 litres per day.

Wastewater System Design - Secondary Treatment

Disposal Area Design

Field 7 - Number of Houses 1

Trenches / Beds

Daily Loading rate (DLR): **50.00** mm/sq.m/day
 Design Trench Base Area **22** Square Meters

Number of trenches	0	
Ave Length of each trench	20.0	m
Width of each trench	0.45	m
Design Trench Base Area	0	Square Meters

- OR -

Irrigation Field

Daily Irrigation Rate (DIR): **4.00** mm/sq.m/day
 Slope Multiplier **1.25** Slope multiplier=1.25, Refer to AS/NZS 1547:2012 Table M2 (20% reduction in DIR) as the overall slope across the site is assumed to be 10-20%
 Design Irrigation Area **338** Square Meters

Num of Lines	12	
Irrigation Line Spacing	1.00	m
Ave line length	30.0	m
Irrigated Area Area	360	Square Meters
Pipeline Length	360	Lineal Metres

Reserve Irrigation Field

Design Irrigation Area 338 Square Meters
107% of Primary Area

Comments

Wastewater System Design - Secondary Treatment

Daily Wastewater Flow Allowance

Field 8 - Number of Houses 1

House 1 - Main Part of House

Number of Bedrooms	4	Bedrooms	
Person per Bedroom	1.5	persons / bedroom	
Water Supply	Rainwater		
Total Persons	6.0		
Daily Flow per Person	180	litres / person / day	Roof water tank supply
Total Daily Flow	1080	litres / day	

House 2

Number of Bedrooms		Bedrooms	
Person per Bedroom		persons / bedroom	
Water Supply			
Total Persons	0		
Daily Flow per Person		litres / person / day	
Total Daily Flow	0	litres / day	

SUMMARY OF DAILY FLOW

House 1	1080		
House 2	0		
Other - 1	0		
Other - 2	0		
Other - 3	0		
Total Daily Flow	1080	litres / day	

Wastewater System Design - Secondary Treatment

Treatment System

The choice of treatment system is governed by the expected usage of the system and the extent to which significant variations in daily flows are likely to occur.

It is recommended that the system to be used be certified in writing by the manufacturer to achieve the following standards in normal household usage (in compliance with the requirements for secondary treatment as specified in NZS/AS 1547:2012):-

- a. 5 day Biochemical Oxygen Demand (BOD₅) not exceeding 20g per m³
- b. Total Suspended Solids (SS) not exceeding 30g per m³
- c. Daily Flow for which the system will meet the above quality standards of 1000 litres per day.

Wastewater System Design - Secondary Treatment

Disposal Area Design

Field 8 - Number of Houses 1

Trenches / Beds

Daily Loading rate (DLR): **8.00** mm/sq.m/day
 Design Trench Base Area **135** Square Meters

Number of trenches	0	
Ave Length of each trench	20.0	m
Width of each trench	0.45	m
Design Trench Base Area	0	Square Meters

- OR -

Irrigation Field

Daily Irrigation Rate (DIR): **2.14** mm/sq.m/day
 Slope multiplier=1.25, Refer to AS/NZS 1547:2012 Table M2 (20% reduction in DIR) as the overall slope across the site is assumed to be 10-20%

Slope Multiplier **1.25**

Design Irrigation Area **631** Square Meters

Num of Lines	21	
Irrigation Line Spacing	1.00	m
Ave line length	30.0	m
Irrigated Area Area	630	Square Meters
Pipeline Length	630	Lineal Metres

Reserve Irrigation Field

Design Irrigation Area **631** Square Meters
100% of Primary Area

Comments

Wastewater System Design - Secondary Treatment

Daily Wastewater Flow Allowance

Field 9 - Number of Houses 1

House 1 - Main Part of House

Number of Bedrooms	4	Bedrooms	
Person per Bedroom	1.5	persons / bedroom	
Water Supply	Rainwater		
Total Persons	6.0		
Daily Flow per Person	180	litres / person / day	Roof water tank supply
Total Daily Flow	1080	litres / day	

House 2

Number of Bedrooms		Bedrooms	
Person per Bedroom		persons / bedroom	
Water Supply			
Total Persons	0		
Daily Flow per Person		litres / person / day	
Total Daily Flow	0	litres / day	

SUMMARY OF DAILY FLOW

House 1	1080		
House 2	0		
Other - 1	0		
Other - 2	0		
Other - 3	0		
Total Daily Flow	1080	litres / day	

Wastewater System Design - Secondary Treatment

Treatment System

The choice of treatment system is governed by the expected usage of the system and the extent to which significant variations in daily flows are likely to occur.

It is recommended that the system to be used be certified in writing by the manufacturer to achieve the following standards in normal household usage (in compliance with the requirements for secondary treatment as specified in NZS/AS 1547:2012):-

- a. 5 day Biochemical Oxygen Demand (BOD₅) not exceeding 20g per m³
- b. Total Suspended Solids (SS) not exceeding 30g per m³
- c. Daily Flow for which the system will meet the above quality standards of 1000 litres per day.

Wastewater System Design - Secondary Treatment

Disposal Area Design

Field 9 - Number of Houses 1

Trenches / Beds

Daily Loading rate (DLR): **20.00** mm/sq.m/day
 Design Trench Base Area **54** Square Meters

Number of trenches	0		
Ave Length of each trench	20.0	m	
Width of each trench	0.45	m	
Design Trench Base Area	0		Square Meters

- OR -

Irrigation Field

Daily Irrigation Rate (DIR): **3.57** mm/sq.m/day
 Slope Multiplier **1.25** Slope multiplier=1.25, Refer to AS/NZS 1547:2012 Table M2 (20% reduction in DIR) as the overall slope across the site is assumed to be 10-20%
 Design Irrigation Area **378** Square Meters

Num of Lines	13		
Irrigation Line Spacing	1.00	m	
Ave line length	30.0	m	
Irrigated Area Area	390		Square Meters
Pipeline Length	390		Lineal Metres

Reserve Irrigation Field

Design Irrigation Area 378 Square Meters
103% of Primary Area

Comments

Wastewater System Design - Secondary Treatment

Daily Wastewater Flow Allowance

Field 10 - Number of Houses 1

House 1 - Main Part of House

Number of Bedrooms	4	Bedrooms	
Person per Bedroom	1.5	persons / bedroom	
Water Supply	Rainwater		
Total Persons	6.0		
Daily Flow per Person	180	litres / person / day	Roof water tank supply
Total Daily Flow	1080	litres / day	

House 2

Number of Bedrooms		Bedrooms	
Person per Bedroom		persons / bedroom	
Water Supply			
Total Persons	0		
Daily Flow per Person		litres / person / day	
Total Daily Flow	0	litres / day	

SUMMARY OF DAILY FLOW

House 1	1080		
House 2	0		
Other - 1	0		
Other - 2	0		
Other - 3	0		
Total Daily Flow	1080	litres / day	

Wastewater System Design - Secondary Treatment

Treatment System

The choice of treatment system is governed by the expected usage of the system and the extent to which significant variations in daily flows are likely to occur.

It is recommended that the system to be used be certified in writing by the manufacturer to achieve the following standards in normal household usage (in compliance with the requirements for secondary treatment as specified in NZS/AS 1547:2012):-

- a. 5 day Biochemical Oxygen Demand (BOD₅) not exceeding 20g per m³
- b. Total Suspended Solids (SS) not exceeding 30g per m³
- c. Daily Flow for which the system will meet the above quality standards of 1000 litres per day.

Wastewater System Design - Secondary Treatment

Disposal Area Design

Field 10 - Number of Houses 1

Trenches / Beds

Daily Loading rate (DLR): **50.00** mm/sq.m/day
 Design Trench Base Area **22** Square Meters

Number of trenches	0	
Ave Length of each trench	20.0	m
Width of each trench	0.45	m
Design Trench Base Area	0	Square Meters

- OR -

Irrigation Field

Daily Irrigation Rate (DIR): **4.00** mm/sq.m/day
 Slope Multiplier **1.25** Slope multiplier=1.25, Refer to AS/NZS 1547:2012 Table M2 (20% reduction in DIR) as the overall slope across the site is assumed to be 10-20%
 Design Irrigation Area **338** Square Meters

Num of Lines	12	
Irrigation Line Spacing	1.00	m
Ave line length	30.0	m
Irrigated Area Area	360	Square Meters
Pipeline Length	360	Lineal Metres

Reserve Irrigation Field

Design Irrigation Area **338** Square Meters
107% of Primary Area

Comments

Wastewater System Design - Secondary Treatment

Daily Wastewater Flow Allowance

Field 11 - Number of Houses 1

House 1 - Main Part of House

Number of Bedrooms	4	Bedrooms	
Person per Bedroom	1.5	persons / bedroom	
Water Supply	Rainwater		
Total Persons	6.0		
Daily Flow per Person	180	litres / person / day	Roof water tank supply
Total Daily Flow	1080	litres / day	

House 2

Number of Bedrooms		Bedrooms	
Person per Bedroom		persons / bedroom	
Water Supply			
Total Persons	0		
Daily Flow per Person		litres / person / day	
Total Daily Flow	0	litres / day	

SUMMARY OF DAILY FLOW

House 1	1080		
House 2	0		
Other - 1	0		
Other - 2	0		
Other - 3	0		
Total Daily Flow	1080	litres / day	

Wastewater System Design - Secondary Treatment

Treatment System

The choice of treatment system is governed by the expected usage of the system and the extent to which significant variations in daily flows are likely to occur.

It is recommended that the system to be used be certified in writing by the manufacturer to achieve the following standards in normal household usage (in compliance with the requirements for secondary treatment as specified in NZS/AS 1547:2012):-

- a. 5 day Biochemical Oxygen Demand (BOD₅) not exceeding 20g per m³
- b. Total Suspended Solids (SS) not exceeding 30g per m³
- c. Daily Flow for which the system will meet the above quality standards of 1000 litres per day.

Wastewater System Design - Secondary Treatment

Disposal Area Design

Field 11 - Number of Houses 1

Trenches / Beds

Daily Loading rate (DLR): **20.00** mm/sq.m/day
 Design Trench Base Area **54** Square Meters

Number of trenches	0		
Ave Length of each trench	20.0	m	
Width of each trench	0.45	m	
Design Trench Base Area	0		Square Meters

- OR -

Irrigation Field

Daily Irrigation Rate (DIR): **2.86** mm/sq.m/day
 Slope Multiplier **1.25** Slope multiplier=1.25, Refer to AS/NZS 1547:2012 Table M2 (20% reduction in DIR) as the overall slope across the site is assumed to be 10-20%
 Design Irrigation Area **472** Square Meters

Num of Lines	16		
Irrigation Line Spacing	1.00	m	
Ave line length	30.0	m	
Irrigated Area Area	480		Square Meters
Pipeline Length	480		Lineal Metres

Reserve Irrigation Field

Design Irrigation Area **472** Square Meters
102% of Primary Area

Comments

TDC Rule 36.1.2.4 Compliance

The discharge of domestic wastewater into land from an on-site wastewater treatment disposal field is a permitted activity that may be undertaken without a resource consent if it complies with the following conditions:

-
- A. *Any new discharge first commencing after 19 September 1998 is not in any Special Domestic Wastewater Disposal Area.*

The lot is not within any Special Domestic Wastewater Disposal Area. (Complies)

-
- B. *Any discharge first commencing after 20 December 2003 is not within the Wastewater Management Area.*

The lot is not within the Wastewater Management Area. (Complies)

-
- C. *The volume of effluent discharged is not more than a weekly averaged flow of 2000 litres per day*

The design daily wastewater flow per housing unit is 1080 litres (Complies)

-
- D. *There is no discharge or run-off of effluent into surface water.*

Careful design of the disposal field will ensure that no surface ponding or direct run-off will occur. (Complies)

-
- E. *The disposal field is located not less than:*
(i) 20 metres away from any surface water body, or the coastal marine area;
(ii) 20 metres from any bore for domestic water supply;
(iii) 1.5 metres from any adjoining property.

The disposal field can comply with all separation distances listed above.

-
- F. *The design and operation of the system must result in the depth of unsaturated soil between the effluent disposal field and the average winter level of groundwater or of the basement rock being no less than 500 millimetres or sufficient to ensure that the discharge does not result in any bacterial contamination of groundwater beyond the property boundary.*

Ground water was observed in Test Pit 1 & 2. at \pm 1000mm. The unsaturated soil between the effluent disposal field and the average winter level of ground water can be designed to be more than 500mm.

8a

-
- G. *There is no discharge of effluent from the disposal field to the ground surface.*

A design for secondary treatment should be applied. The system tank and disposal field are designed for discharge into the applicable category soil via sub-surface pressure compensated drip lines. (Complies)

-
- H. *The septic tank must be regularly desludged so that the liquid volume (excluding sludge and scum) is maintained at not less than one-third of the tank volume.*

The proposed Secondary Treatment system tank will require routine maintenance and servicing to check system operation. Removing accumulated sludge will be carried out in the course of maintenance. (Complies)

-
- I. *The discharge does not create an offensive or objectionable odour discernible beyond the property boundary.*

The system tank and disposal field are designed for discharge into the applicable category soil via sub-surface pressure compensated drip lines. It is not expected that there will be any risk of wastewater emitting at ground surface level. Complies

-
- J. *An access point to allow sampling of the effluent being discharged to the disposal field must be provided with any on-site wastewater disposal system installed after 19 September 1998.*

The quality of effluent from the system may be checked at the sampling point immediately outside the pump chamber. (Complies)

8b

-
- K.** *The quality of the effluent being discharged into or onto land meets the following standards.*
- a) 5 day Biochemical Oxygen Demand (BOD5) not exceeding 150 mg per litre*
 - b) Total Suspended Solids (SS) not exceeding 150 mg per litre*

The wastewater treatment system proposed for individual buildings within the the subdivision is a Secondary Treatment System such as Hynds Lifestyle Advanced such as Oasis Clearwater 2000 and will meet the requirements for secondary treatment as provided in NZS 1547:2012. The manufacturer suggests that the achievable performance of the systems is as follows:-

- 5 day Biochemical Oxygen Demand (BOD5) = 20 mg per litre**
- Total Suspended Solids (SS) = 30 mg per litre.**

(complies)

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31545

Mr Bruce Bosselmann

Speaker? False

Department	Subject	Opinion	Summary
TDC - Environment and Planning	40 Is there anything else you think is important to include to guide growth in Nelson and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?		<p>Please see attached - text copied below:</p> <p>This proposal is absolutely alarming, even a 2 storey apartments next to your house has major sunlight and visual effects, your "Future development Strategy" needs to very carefully look at what you allow and where</p> <p>The Wood area is a wonderful, lovely place to live now, would any of you want a 6 story apartment next to you? I don't think so, and I do not want one next door either</p>

Bruce Bosselmann - 31545 - 1

From: Bruce Bosselmann [REDACTED]
Date: Wednesday, 13 April 2022 at 2:01 PM
To: Councillors <councillors@ncc.govt.nz>
Subject: 3 x 3 Story Town Houses in the Wood

CAUTION: External email.

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

This proposal is absolutely alarming, even a 2 storey apartments next to your house has major sunlight and visual effects, your "Future development Strategy" needs to very carefully look at what you allow and where

The Wood area is a wonderful, lovely place to live now, would any of you want a 6 story apartment next to you? I don't think so, and I do not want one next door either

Bruce Bosselmann

T: [REDACTED]
M: [REDACTED]
E: [REDACTED]
W: www.wealthpointnelson.co.nz
A: [REDACTED], Nelson, 7040

Unauthorised Use: the contents of this email (including any attachments) may be subject to copyright, legally privileged and confidential. Any unauthorised use, distribution or copying of the contents is expressly prohibited. If you have received this email in error, please advise us by return email or telephone and then delete this email together with all attachments. Thank you.

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31546

Anna & Liviu Friedman

Speaker? False

Department	Subject	Opinion	Summary
TDC - Environment and Planning	40 Is there anything else you think is important to include to guide growth in Nelson and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?		<p>See attachment. T-168 303 Aporo Road (as referenced in Draft Future Development Strategy) Lot 1 DP 328328, Lot 1 DP 19518 and Lot 3 DP 304381 RT 606765 16.3311 hectares Lot 2 Deposited Plan 461365 RT 606764 18.3607 hectares The Fridman's own the above land holdings in Aporo Road, referenced as T-168 in the Draft Future Development Strategy (FDS). The Fridmans support the inclusion of the New Community near Tasman Village (being T-136, T-166, T-167 and T-168) within the FDS. In particular with T 168 having a Typology of G2. Alternatively, if Council do not consider the inclusion of the New Community near Tasman Village as being appropriate at this time, the Fridmans submit that T-168 independently be included in the FDS with a Typology of G6, being non-serviced 5,000m2. Summary of attachment: infrastructure funded through joint venture, will endeavour to work with Te Atiawa</p>

Anna & Liviu Friedman - Sub # 31546 - 1

**SUBMISSION ON DRAFT FUTURE DEVELOPMENT STRATEGY
In relation to
NEW COMMUNITY NEAR TASMAN VILLAGE / T-168**

Submitter:	Anna and Liviu Fridman
Address:	[REDACTED]
Email:	[REDACTED]
Location / Legal Description:	<p>T-168 303 Aporo Road (as referenced in Draft Future Development Strategy)</p> <p>Lot 1 DP 328328, Lot 1 DP 19518 and Lot 3 DP 304381 RT 606765 16.3311 hectares</p> <p>Lot 2 Deposited Plan 461365 RT 606764 18.3607 hectares</p>
Submission Summary:	<p>The Fridman's own the above land holdings in Aporo Road, referenced as T-168 in the Draft Future Development Strategy (FDS).</p> <p>The Fridmans support the inclusion of the New Community near Tasman Village (being T-136, T-166, T-167 and T-168) within the FDS. In particular with T-168 having a Typology of G₂.</p> <p>Alternatively, if Council do not consider the inclusion of the New Community near Tasman Village as being appropriate at this time, the Fridmans submit that T-168 independently be included in the FDS with a Typology of G₆, being non-serviced 5,000m².</p>
Wish to Speak:	No

Dated this 14th day of April 2022

[REDACTED]

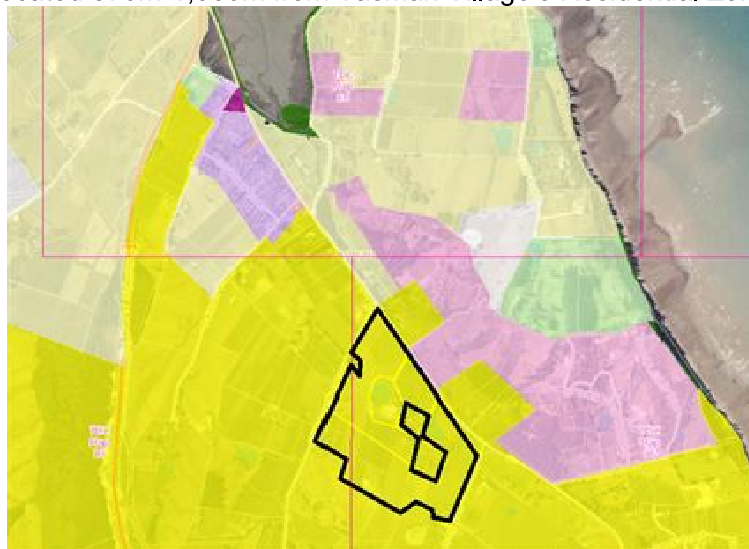
.....
(Signed by the Applicant's authorised agent)

Address for Service:
Staig & Smith Ltd

[REDACTED]

1.0 INTRODUCTION

- 1.1 The Fridman's own two titles at 277 and 303 Aporo Road, Tasman. The land is collectively referenced as T-168 in the Draft FDS.
- 1.2 The Submitter's dwelling is located at 277 Aporo Road. This title contains one parcel which borders both Aporo Road and Horton Road, and along the rear runs west to Williams Road. The title contains an area of 18.3607 hectares.
- 1.3 They also own 303 Aporo Road on which is a packing shed, workers accommodation, an authorised camping ground and a communal wastewater system. This title contains three parcels and has a combined area of 16.3311 hectares. The title is bordered by Aporo Road and Williams Road.
- 1.4 The Submitter grazes the front portion of the site. On the rear, slightly elevated land, they have an old apple orchard. The trees within this orchard are at the end of their productive life and production is slowing down. The Submitter is at the stage that they need to consider how they develop the site.
- 1.5 There are four areas of smaller rural-lifestyle sections which the Submitters land wraps around, and T-168 does not include these parcels. Those parcels range from 3,716m² to 2.0233ha.
- 1.6 On the opposite side of Williams Road, also within Rural 3, is the Tasman Bay Christian School. Adjacent to which is the Tasman Bible Church. The church hall gets used by the public for various meetings.
- 1.7 T-168 is currently zoned Rural 3. The surrounding land has a mixture of zones including: Rural-Residential Zoning, with Permin Road (1ha), Permin Road Spot Zone (5,000m²), Kina (2ha), as well as Rural 1, Rural 2 and Recreational.
- 1.8 T-168 is located 570m-1,360m from Tasman Village's Residential Zone.



2.0 SUBMISSION ON NEW COMMUNITY NEAR TASMAN VILLAGE

2.1 The Submitter supports the inclusion of the New Community near Tasman Village (being T-136, T-166, T-167 and T-168) within the FDS.

2.2 Collectively, the four areas may contribute up to an additional 3,200 housing units, consisting of:

T-136 Tasman View Road and Braeburn Road Block	D	1,000
T-166 Tasman Bay Village	D	1,200
T-167 Tāhimana, Stagecoach Road, Māpua	D	600
T-168 303 Aporo Road, Tasman	G2	<u>400</u>
		3,200

2.3 The Submitter acknowledges that such a New Community near Tasman Village has the potential to provide a significant number of houses and supporting community services and employment opportunities.

2.4 The Submitter also considers that locating the New Community off the State Highway network is important, as it frees up the network for better traffic flow. This may be an issue for Option 6 where the Council's recommendation to the FDS will result in increased development along the highway from Wakefield to Nelson.

2.5 Within the transportation needs for the New Community, the Submitter notes that an increased level of development will future benefit from Council's proposed public transport route connecting Motueka and Nelson, which they mentioned on the Zoom meeting for Tasman.

2.6 The Council raised concerns that development of a new community will be expensive to service with infrastructure. The Submitter accepts that the New Community development will likely need to be a joint venture in order to ensure servicing within the New Community is able to be met, including wastewater. However the Submitter notes that they already have some wastewater capacity within their site.

2.7 Te Ātiawa has raised significant concerns over three sites that would make up this new community near Tasman Village. The Submitter acknowledges Te Ātiawa's long history of spiritual/cultural issues associated with an area of battle and it being a very sensitive area, and would endeavour to work with Te Ātiawa in relation to development of the site.

Conclusion

2.8 The Submitter seeks through the FDS process, that the New Community near Tasman Village (being T-136, T-166, T-167 and T-168) be included within the FDS.

3.0 SUBMISSION ON T-168

- 3.1 Alternatively, if Council do not consider the inclusion of the New Community near Tasman Village as being appropriate at this time for inclusion within the FDS, the Submitter seeks that T-168 be independently included in the FDS as a Greenfields site with a Typology of G₆, being non-serviced 5,000m².
- 3.2 T-168 is located opposite Tasman Bay Christian School, which is a state-integrated school for students that are beginning their school learning journey through to Year 8, at 6 Williams Road. T-168 is between 970m and 1760m from Tasman School.
- 3.3 The G₆ Typology sections are what is proposed to be included for Greenfield Development at Mapua. These sites are a similar distance away from Māpua School and commercial area.
- 3.4 Based on the G₆ Typology, which the Council have identified as having 5% green areas and 5,000m² sections, T-168 could generate 65 housing units, which are self sufficient for services.
- 3.5 As with their submission under the New Community, the Submitter acknowledges Te Ātiawa's long history of spiritual/cultural issues associated with an area of battle and it being a very sensitive area, and would endeavour to work with Te Ātiawa in relation to development of the site.

Conclusion

- 3.6 If the Council does not accept the New Community near Tasman Village (being T-136, T-166, T-167 and T-168) to be included within the FDS, the Submitter seeks that T-168 is included within the FDS as a Greenfields G₆ Typology, using 5% green areas and 5,000m² sections, in accordance with the parameters set aside at Mapua.

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31547

Raine Oakland Estates

)

Speaker? True

Department	Subject	Opinion	Summary
TDC - Environment and Planning	40 Is there anything else you think is important to include to guide growth in Nelson and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?		Please see attached for further detail. Summarised below: Owns property at 467 Suffolk Road, Nelson (contain sites N11 and N112) and strongly supports their inclusion in the FDS with changes in extent to the boundaries and typologies. Detailed plans for residential and business park growth.

Raine Oakland Estates - 31547 - 1

SUBMISSION FORM

DRAFT NELSON TASMAN FUTURE DEVELOPMENT STRATEGY 2022–2052

Name: Raine Estate Oaklands Ltd

Organisation represented (if applicable):

Address:

Email: jane@planscapes.co.nz

Phone number: 027 233 0280; 03 539 0281

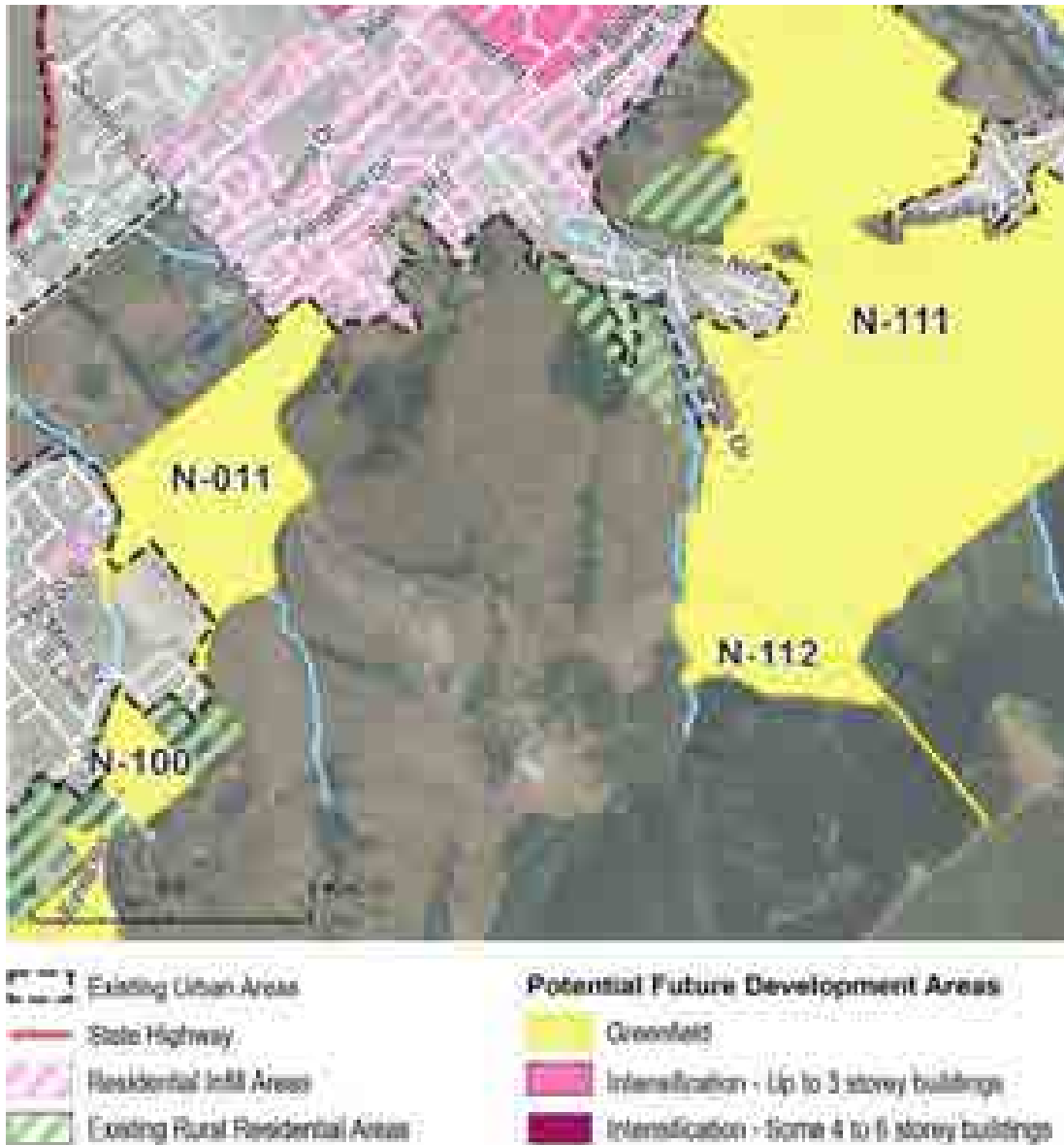
Do you wish to speak at a hearing? Yes

While we support Council initiatives for urban intensification and managed growth of the region generally, our submission to the Draft Nelson Tasman Future Development Strategy 2022-2052 (NTFDS) is limited to the future growth of Nelson in the Saxton and Orphanage Creek/Ngawhatu areas on the southern side of the city.



We own the property at 467 Suffolk Road, Nelson, known as Oaklands Farm (see above). The front and back of the property contain Site N-011 (Saxton) and Site N-112 (Orphanage West). The Draft NTFDS identifies these as suitable sites for greenfield residential development:

- N-011 Saxton: "Mix of standard detached and some attached typologies (eg terraces and duplexes). Average lot size 275m². Potential dwelling yield 910.
- N-112 Orphanage West: "Detached residential. Average lot size 800m². Potential dwelling yield 150."



We strongly support these areas being identified in the Draft NTFDS as future growth areas (refer Q.25 of the on-line submission form), but not entirely in the form or to the spatial extent proposed.

Our submission includes photographs of the land in Oakland Flats (the front or Saxton side of the farm) and the rear of the farm, and suggested amendments to N-011 and N-112/N-111.

We met with Council Officers in January and March 2022 with presentations for future use of land in both of these areas, and were encouraged to submit on the Draft NTFDS to make our high-level aspirations for development known to the wider Council body.

Oakland Flats (N-011 Saxton)

This land has previously been recognised as a Development Area in the Draft Whakamahere Whakatū Nelson Plan.

Raine Estate Oaklands Ltd supports the inclusion of this part of our property within the Draft NTFDS but proposes that part of the land is earmarked for business park development. Attached to our submission is a plan showing the location of the business park, and an information memorandum on the development concept for this land.

Our inquiry of other light industrial or business park developments around Richmond and Stoke has determined that either the land is fully or close to fully developed, or uptake of newly created sections such as in Lower Queen Street is at a level that demand will in the foreseeable future far exceed the opportunities on offer.

Table 13 in the Draft NTFDS Technical Document identifies business sites recommended for inclusion. None of these are in Nelson City and, of the four in or close to Richmond, the only two sizeable areas are in Richmond South and Hope. A business park on Oakland Flats, within the Nelson City boundary, has more people living within a 10km radius than any of these other locations.

We see this part of our property as a greenfield location for service and light industry, and commercial activities related to this, Saxton Reserve and even use of Oakland homestead grounds as an event venue. Business opportunities, centred on plant and infrastructure already in place for our dairy bottling business and farm, will provide services and employment for the local residential community and has synergies for use of Saxton Reserve. This accords with the objectives of the NPS-UD 2020.

For Raine Estate Oaklands Ltd it is imperative that the family can retain an income stream from land that is not sold for residential development, while also protecting the heritage values, trees etc that are linked to their long ownership of the property. This includes continued operation of the dairy bottling business, and a direct interest in developing and then leasing buildings, plant and land within the business park. This offers an alternative model to traditional subdivision and sale of land, and allows us to maintain control over how the business park is developed, its integration of environmentally sustainable infrastructure and amenity, and the quality of tenants.

Council staff have previously turned their mind to road and walkway connections, protection of heritage values, integration of greenspace and stormwater management etc for the Saxton Development Area through work on the Draft Whakamahere Whakatū Nelson Plan. In relation to the current proposal, it has been agreed in principle to set up a working group to develop and test this concept further. An initial meeting of the group has since occurred, and with that we are considering a Private Plan Change for this area. We believe that there is a strong basis for our land to be used for both residential and business park growth, sharing in roading and infrastructure, utilising topography, open space and natural drainage to delineate use and ensure compatibility between activities, and any Plan Change would explore the integration of these and other values in planning for a high-quality urban environment.

We have also highlighted on the attached plans two additional areas which we would like Council to consider as part of N-011. These north-trending spurs and their sea-ward facing slopes would also be suitable for greenfield residential development. They will consolidate the urban boundary on land of similar physical characteristics to that already developed for urban use along the Stoke and Richmond foothills, and they relate well to and can be easily accessed and serviced from land within N-011.

In relation to the outcomes identified on Council's online submission form, Site N-011 is suitable for urban growth:

- Demand for residential land: the nature and rate of growth in Richmond East and the Suffolk/Saxton area has confirmed that this is a community where people want to live,

and the adjoining land has or is being developed for residential purposes (including Somerset Richmond Range).

- Reduction in greenhouse gas emissions: the site is well linked to Richmond and Stoke/Nelson via the existing road network (which can be extended and connected through the site), to State Highway 6 via Saxton Road for the business park, and is within easy walking/cycling distance of Main Road Stoke, the N-Bus service (Saxton Rd/ Suffolk Rd Route 7c) and the Railway Reserve Cycle Trail.
- Access to jobs, services and amenities: the business park will enhance the opportunities for employment and services available to the local resident community; the site is close to schools, supermarkets and other commercial services; the site adjoins Saxton Reserve both as a recreational and open space amenity for residents and with possibilities that business activities, parking etc may support community use of its regional sporting and events facilities; and there is ability to integrate (and enhance) existing trees/plantings as amenity features.
- Range of housing choices: the site is large enough and with land that can be easily developed (but with a range of topography, including N-112 and the back of farm discussed below) such that it can support housing choice and affordability.
- Services are available or planned to support urban growth: the site has access to wastewater and water reticulation (subject to further upgrades) and stormwater can be managed within the site.
- Resilience to climate change and the risk of natural hazards: the site is well removed from the coast, the Saxton Creek upgrade has allowed for urban development of this land, any localised risk of flooding and stormwater can be effectively managed within its existing drainage network, and the land is not subject to any known fault risk or widespread land instability.
- Highly productive land: We support the district's highly productive land being prioritised for primary production. However we have recently been required to remove an irrigation dam on the property so horticultural or arable cropping on what little flat land there is in the property is not viable. Oaklands Farm is largely less productive hill country, suitable for pastoral or forestry use, and our farming operations are being impacted by proximity to encroaching urban development. Our existing dairy bottling business however supports primary production off-site and the business park will enable that to continue.

Back of Farm (N112/N111)

N-112 relates to land at the back of the farm that we investigated and advised Council of its development potential in 2016, and we are pleased to see that it has been identified as a greenfield residential growth area in the Draft NTFDS.

Attached to our submission is a plan showing ~40ha of land in several north-trending spurs above and adjoining the existing urban area and development occurring in Ngawhatu Valley, and adjoining N-112 and N-111. Development will need to rely on use of existing external roading connection, but overall this land is best suited to a mix of more intensive housing across the broad spurs and lifestyle blocks (~1ha, with on-site servicing). The development opportunities are to the rear and clear of the ETLs and therefore on land that is not on the skyline or highly visible from Stoke/Richmond, and gullies can be used in stormwater management and as biodiversity corridors. Photographs and further information on this area is contained in the attachments to our submission.

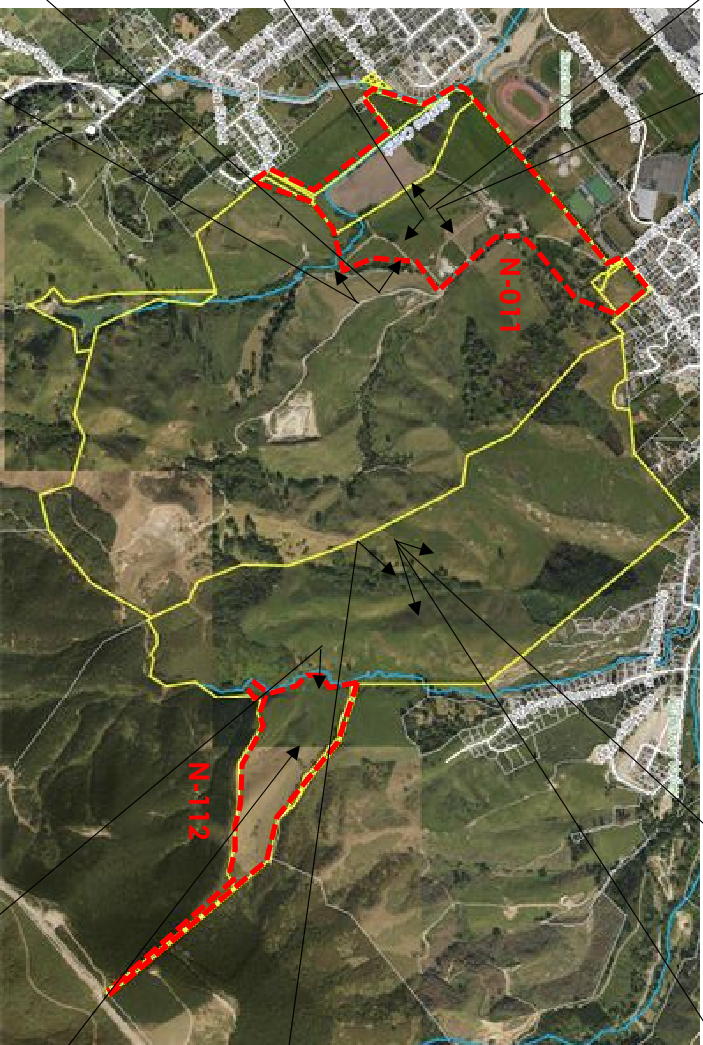
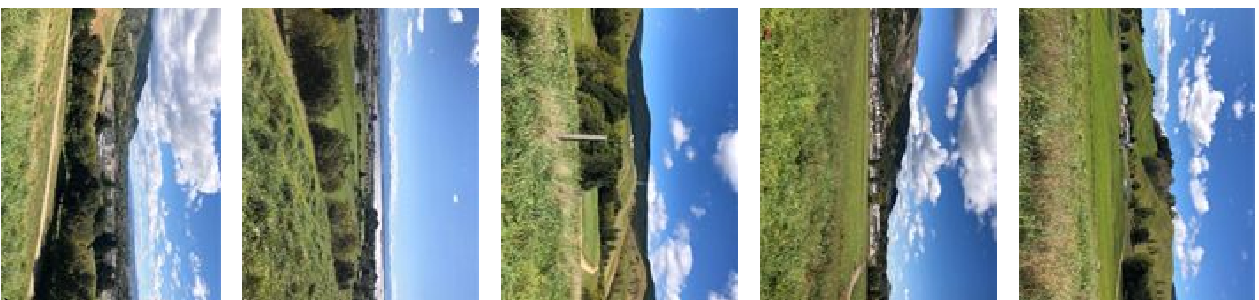
.....
(Julian Raine or Jeremy Cooper, for Raine Estate Oaklands Ltd)

Dated 12 April 2022

OAKLANDS FARM

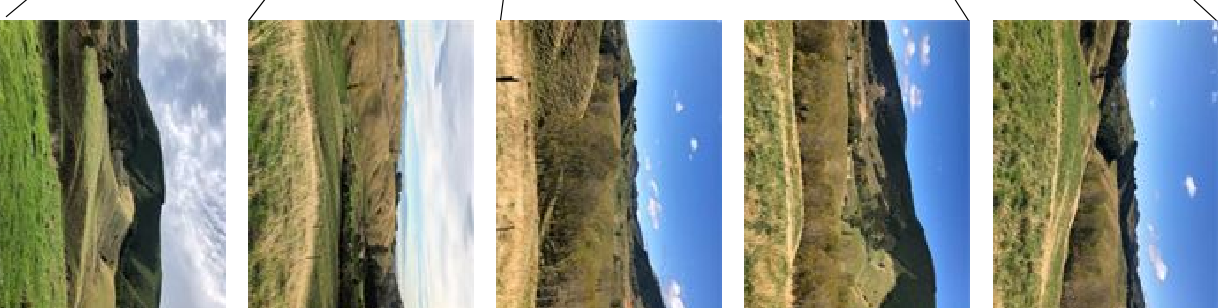
Potential Future Development Areas

Draft Nelson Tasman Future Development Strategy 2022-2052



N-011 Saxton: "Greenfield. Mix of standard detached and some attached typologies (eg terraces and duplexes). Average lot size 275m². Potential dwelling yield 910."

N-112 Orphanage West: "Greenfield. Detached residential. Average lot size 800m². Potential dwelling yield 150."





Business Park within and Extension of N-011

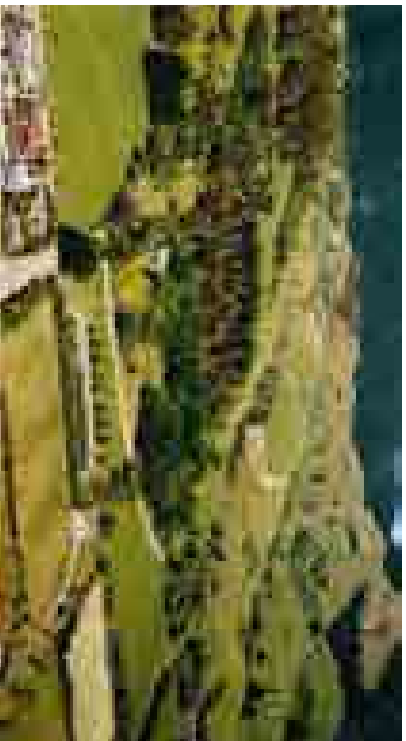


Extension of N-112 Orphanage West or N-111 Ngawhātu

Suggested Amendments to N-011 and N-112, Raine Estate Oaklands Ltd

Saxton N-011

- this area is known to the Raine family as the "Oakland Flats"
- it contains heritage features (the homestead and original oaks), tree plantings and water features/open spaces, the preservation of which are imperative to the owners' consideration of this land for urban growth of Nelson
- the land is strategically well located in its proximity to the existing urban areas of Stoke and Richmond, to Saxton Field, the roading network and service infrastructure
- provide for a business park within that part of the property already containing the Oaklands dairy bottling plant, woolshed and other farm buildings (refer attached memorandum from the property owners)
- include sea-ward facing slopes and two north-trending spurs above and adjoining N-011, for greenfield residential development – these areas relate well to and can be easily accessed and serviced from the proposed development area, as distinct from the wider farm property



Orphanage West N-112 and Ngawhatau N-111

- this area if known to the Raine family as the "back of farm" land
- extend to include approximately 40ha of land in several north-trending spurs above and adjoining the existing urban area and development being undertaken in Ngawhatau Valley and adjoining N-111 and N-112
- does not include main ridgeline behind Stoke which has the ETIs on it
- would need to be accessed and serviced via Solitaire development, as for N-112, as discussions are underway with that adjoining land owner
- topography not unlike land already within the urban area or identified in the draft NTFDS between Marsden and Ngawhatau Valleys, with good solar orientation and outlook to the north to east

Information Memorandum on Oaklands Development

Introduction

This property has been owned and farmed by the same family since 1842. Regrettably the time has come whereby small-scale dairy farming is no longer viable so we are looking for alternative uses of our land. The opportunity we will be pursuing is to enable approximately half of the flat land and surrounding slopes to be developed for residential purposes, while retaining and developing the other half as a Business Park where we either lease allotments (on a very long-term basis) or we design and construct buildings to lease.

Oaklands Development

Oakland Flats is centrally located and its development will be designed with an environmentally conscious approach. This includes pockets of mature trees, a meandering stream and wetlands which interlink with walkways/cycleways that ensures a relaxed natural aspect and feel. Open spaces with ample parking and an easy commute (road/walk/ bike or public transport) to Nelson or Richmond ensures Oaklands is removed from the hustle and bustle and traffic congestion of the inner city.

- 1- **Strategically located** – Oaklands is located within a 10-minute travel radius of Nelson and Richmond CBDs, Nelson airport and the Lower Queen St transport hub. There are more people living within a 10km radius of Oaklands than anywhere else in the Nelson / Tasman region.



- 2- **Residential** – Oaklands has existing residential subdivisions on its Stoke and Richmond boundaries so its development will “fill in” and join these. The Oaklands site already includes Summersets “Richmond Ranges” retirement village and the adjoining 12ha will be subdivided into residential allotments. The area of land involved, and its different characteristics, will promote housing supply and housing choice. The speed of growth particularly from the Richmond side confirms that this is an area where people would want to live.

- 3- **Boutique Business Park** – This 10ha development will be established in a park like setting with open spaces, mature trees and plenty of parking. It acknowledges and builds on existing business activities occurring on this site. New buildings will be healthy and resilient, and designed with a focus on energy consciousness such as the use of eco-friendly and less energy intensive materials, incorporation of passive solar techniques (including day lighting features) to maximise Nelson's high sunshine hours, and integration of renewable energy technologies. Although topography, orientation and plantings will assist in avoiding reverse sensitivity effects with nearby residential use, the type and scale of businesses anticipated of the Business Park will also ensure compatibility (for example, as has occurred in Lower Queen Street near The Fields Subdivision). The Business Park will offer employment opportunities within walking/cycling distance of a substantial residential population, and this supports reduction in greenhouse gas emissions associated with use of private vehicles.
- 4- **Open space and preservation of heritage and landscape features** – Oaklands is surrounded by space:
- Its north-eastern boundary adjoins the Oaklands homestead and surrounds, 5ha of beautifully landscaped garden containing 180-year-old protected heritage Oak trees.
 - Saxtons Reserve immediately adjoins the whole of the site's north-western boundary. This is a 65-hectare regional reserve and sports park which is the main sporting facility for the Nelson Tasman region. It includes cycle, running, and walking tracks, cricket, athletics, soccer, hockey, softball, archery and netball, so perfect for residents and employees to exercise and relax. The Business Park will allow the opportunity for businesses and services to support the recreational use and events at Saxtons Reserve.
 - 300ha of rolling farm land lies behind Oakland Flats. This is already well treed and further enhancements and plantings are underway.
- 5- **Access** – The site has multiple access points, from the corner of Suffolk and Saxton Road, Hill St, Saxtons Field, and Ara O Te Afiawa on its southern side. These access points will be interconnected by a buffered internal roading system which minimises them becoming highly trafficked through roads.

Sustainable Urban Design

Development and subdivision design will be responsive to the contextual setting and existing natural features of this part of the farm:

- The environmental features within and surrounding Oakland Flats will be interconnected to ensure the existence of a biodiversity corridor that links the Waimea Estuary coastline to Richmond Ranges. Much of this corridor will also contain pathways to allow easy access for walking / cycling etc.
- Stormwater runoff will be channeled into stormwater management / wetland areas, utilising existing drainage features
- Some waste water from the business park properties could be reticulated through the farm irrigation system (to water treed areas on the hill side farmland adjacent and behind the subdivision).
- Nelson has one of the highest sunshine hours in NZ. The Oaklands milk bottling factory that already exists within the Business Park site has its own solar farm that produces 50% of its power requirements. All of its waste water (from cleaning bottles, equipment and milk tankers etc) is reticulated through the farm irrigation system.
- The farm has a commercial hard fill dump site, topsoil stock pile site and two rock/gravel quarries. These can all be accessed through the farm's internal roading system so development of the site can have commercial access to these (i.e. transport costs are low because they are very close without the need to drive on main roads). Longer term access to those resources and sites will be retained through the Business Park, not any new residential neighbourhood.

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31548

Amy Dresser

Speaker? False

Department	Subject	Opinion	Summary
TDC - Environment and Planning	40 Is there anything else you think is important to include to guide growth in Nelson and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?		<p>See attached. Summarised - requests for extensions to sites around Richmond to cover Booster landholdings as shown in Appendix A of attachment.</p> <p>Booster generally supports the approach of the FDS to provide appropriately zoned land for business, industry and other commercial activities for the growth of the Nelson and Tasman regions, particularly in the main centre of Richmond. Booster supports the core proposal of the FDS to provide for consolidated growth focused along State Highway 6 and meeting demands of the Tasman rural towns.</p> <p>Booster is a financial services company, with a number of investment arms. Its investments include agriculture, horticulture and viticulture land and companies.</p> <p>PTBI is a Public Trust established under the Public Trust Act 2001 and in its capacity as custodian of funds managed by Booster owns five blocks of properties in Tasman.</p> <p>Part of the Packhouse Vineyard Block has been identified as an area for future Business development under the FDS. Booster supports this approach, but considers it is also appropriate to expand the future development areas to include the balance of the Packhouse Vineyard</p>

		<p>Block.</p> <p>Booster also seeks the expansion of the future development area in Richmond to include the Annabrook Block, Packhouse Vineyard Block, Hunter Vineyard and Edens Road Block. Booster considers that it is appropriate for the Packhouse Vineyard Block and the Annabrook Block to be identified as future Business development areas and that the Hunter Vineyard and Edens Road</p> <p>4 1482</p> <p>Block be identified as future Greenfields residential development areas (type G1 – Medium density) under the FDS. Identifying the Richmond Blocks as areas for future development is consistent with the purpose and approach of the FDS.</p> <p>The Annabrook Block, Packhouse Vineyard Block, Hunter Vineyard Block and Edens Road Block are all located on State Highway 6 on the outskirts of Richmond, and within the general area identified as the “Core area for new growth” under the FDS, as shown in Figure 2 below.</p> <p>3 Therefore, the FDS already recognises the general location as appropriate for development and growth.</p> <p>Summarised below: Supports business growth in Richmond however proposes additional growth areas around Hope and extension to site T-035.</p>
--	--	--

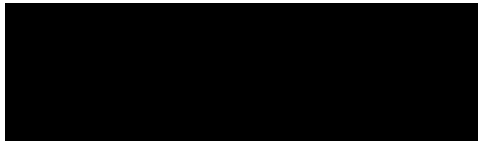
Booster Financial Services Ltd. - Sub # 31548 - 1

SUBMISSION ON DRAFT NELSON TASMAN FUTURE DEVELOPMENT STRATEGY

To: Tasman District Council
189 Queen Street
Private Bag 4
Richmond 7050

Name of Submitter: Booster Financial Services Limited on behalf of PT
(Booster Investments) Nominees Limited

Address:



Scope of submission

1. Booster Financial Services Limited (**Booster**) on behalf of PT (Booster Investments) Nominees Limited (**PTBI**) appreciates the opportunity to provide feedback on the Draft Nelson Tasman Future Development Strategy (**FDS**). The FDS was published by the Nelson City Council and Tasman District Council (**Councils**) on 14 March 2022.
2. Booster generally supports the approach of the FDS to provide appropriately zoned land for business, industry and other commercial activities for the growth of the Nelson and Tasman regions, particularly in the main centre of Richmond. Booster supports the core proposal of the FDS to provide for consolidated growth focussed along State Highway 6 and meeting demands of the Tasman rural towns.
3. PTBI owns a number of viticultural blocks in Tasman (detailed below in paragraph 7 and identified on the map in **Appendix A**). Booster supports the proposed inclusion of part of PTBI's Packhouse Vineyard Block in Richmond in the Richmond future development area for Business use. However, Booster considers that the area identified for future development in Richmond should be expanded to include the balance of the Packhouse Vineyard Block and PTBI's other Richmond properties for Business or Greenfields residential development. These are all in close proximity (or immediately adjacent) to proposed future development areas in Richmond and are in accessible

locations, along State Highway 6. Including them as future development areas would be consistent with the purpose and approach of the FDS.

4. In providing for land use change and growth, including in respect of PTBI's properties, it is important that existing land uses and investment are protected until further development takes place, and that reverse sensitivity effects are managed. This matter will be an important consideration in relation to any changes to the Councils' resource management plans in accordance with the FDS.

Background to Booster and PTBI

5. Booster is a financial services company, with a number of investment arms. Its investments include agriculture, horticulture and viticulture land and companies.
6. PTBI is a Public Trust established under the Public Trust Act 2001 and in its capacity as custodian of funds managed by Booster owns five blocks of properties in Tasman, which are identified on the map in Figure 1 below:

Figure 1 – Map showing Booster's properties in Tasman



7. These address and legal descriptions of the properties within the blocks are:
 - (a) 71 Lansdowne Road, Appleby – Lot 2 Deposited Plan 486438 (**Lansowne Block**);
 - (b) No address – Lot 3 Deposited Plan 447251 (**Annabrook Block**);
 - (c) 148 Main Road Hope, Hope – Lot 2 Deposited Plan 447251 and Lot 4-5 Deposited Plan 20535 (**Packhouse Vineyard Block**);
 - (d) 288 Ranzau Road, Hope – Lot 1 Deposited Plan 17347 and Lot 2 Deposited Plan 461054, and Lot 2 Deposited Plan 16513 (**Hunter Vineyard Block**); and
 - (e) 394, 410, and 416 Main Road Hope, Hope – Lot 1 Deposited Plan 433837 and Lot 2 Deposited Plan 433837 and Lot 2 Deposited Plan 442024 (**Edens Road Block**).
8. The Annabrook Block, Packhouse Vineyard Block, Hunter Vineyard Block and Edens Road Block are all located in close proximity to Richmond and are referred to in this submission as the **Richmond Blocks**.
9. All of the above properties are currently used as vineyards and are zoned Rural 1 under the Tasman Resource Management Plan (**Plan**).
10. A map identifying these properties in the context of the FDS is identified as **Appendix A**.

Changes sought to future development areas identified in the FDS

11. Part of the Packhouse Vineyard Block has been identified as an area for future Business development under the FDS. Booster supports this approach, but considers it is also appropriate to expand the future development areas to include the balance of the Packhouse Vineyard Block.
12. Booster also seeks the expansion of the future development area in Richmond to include the Annabrook Block, Packhouse Vineyard Block, Hunter Vineyard and Edens Road Block. Booster considers that it is appropriate for the Packhouse Vineyard Block and the Annabrook Block to be identified as future Business development areas and that the Hunter Vineyard and Edens Road

Block be identified as future Greenfields residential development areas (type G1 – Medium density) under the FDS.

Reasons for Submission

13. The FDS is required under the National Policy Statement on Urban Development 2020 (**NPS-UD**). The NPS-UD sets out the objectives and policies for planning for well-functioning urban environments under the Resource Management Act 1991 (**RMA**).
14. The NPS-UD identifies Nelson Tasman as a Tier 2 urban environment under the NPS-UD. This means that Nelson Tasman is required to give effect to some policies providing for greater intensification under the NPS-UD.
15. The purposes of a future development strategy under the NPS-UD are:
 - (a) to promote long-term strategic planning by setting out how a local authority intends to:
 - (i) achieve well-functioning urban environments in its existing and future urban areas; and
 - (ii) provide at least sufficient development capacity over the next 30 years to meet expected demand; and
 - (b) assist the integration of planning decisions under the RMA with infrastructure planning and funding decisions.
16. The FDS generally achieves the purposes of a future development strategy under the NPS-UD by setting out how Nelson Tasman will provide sufficient development capacity over the next 30 years.
17. However, further improvements can be made to the FDS to ensure it achieves the relevant objectives and policies of the NPS-UD and provides for well-functioning urban environments in Richmond that enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future. The changes that Booster has proposed in this submission will help to ensure these objectives are met, provide for the reasonably foreseeable needs of future generations and meet the sustainable management purpose and principles of the RMA.

18. Without detracting from the generality of the above, Booster supports the proposed inclusion of part of the Packhouse Vineyard Block in the Richmond future development area, and additionally seeks that the future development areas in Richmond are expanded to include the entirety of the Richmond Blocks as either Business or Greenfields residential development areas, for the following reasons:
- (a) Including the Richmond Properties as areas for future development would be consistent with the purpose and approach of the FDS;
 - (b) The Richmond Properties are in an appropriate location for future Business or Greenfields residential development along State Highway 6; and
 - (c) It is appropriate to identify the Richmond Properties within the FDS from a planning perspective, subject to recognising potential reverse sensitivity effects.
19. We expand below.

Identifying the Richmond Blocks as areas for future development is consistent with the purpose and approach of the FDS

20. The FDS notes that the Nelson and Tasman regions are experiencing high population growth. Land may be needed for up to 24,000 additional homes and 48 hectares of commercial land and 20 hectares of industrial land over the next 30 years.¹
21. The FDS identifies 11 outcomes that set out how growth is proposed to be provided.² Identifying the Richmond Blocks as areas for future development is consistent with these outcomes generally, but would give effect to the following outcomes in particular:
- (a) Outcome 3: New housing is focussed in areas where people have good access to jobs, services and amenities by public and active transport, and in locations where people want to live;

¹ FDS, page 4.

² FDS, page 25.

- (b) Outcome 4: A range of housing choices are provided that meet different needs of the community, including papakainga and affordable options;
 - (c) Outcome 5: Sufficient residential and business land capacity is provided to meet demand; and
 - (d) Outcome 6: New infrastructure is planned, funded and delivered to integrate with growth and existing infrastructure is used efficiently to support growth.
22. The Annabrook Block, Packhouse Vineyard Block, Hunter Vineyard Block and Edens Road Block are all located on State Highway 6 on the outskirts of Richmond, and within the general area identified as the “Core area for new growth” under the FDS, as shown in Figure 2 below.³ Therefore, the FDS already recognises the general location as appropriate for development and growth.

³ FDS, page 27.

Figure 2 – The Proposal under the FDS⁴



 Core area for new growth

23. The core part of the proposal in the FDS is to consolidate growth along State Highway 6, and in particular to provide for managed greenfield expansion by way of rural residential development in Richmond (among other towns).⁵ The Richmond Blocks fit this profile for growth.
24. Over 2020 to 2050, there is expected to be a continuation of the existing trend of a decrease in the agriculture share of Nelson Tasman employment and an increase in the commercial share.⁶

⁴ FDS, page 27: Figure 3.

⁵ FDS, page 28.

⁶ FDS, page 57.

25. It would be consistent with the FDS to recognise the need for development capacity in Nelson Tasman and the shifting land uses in the Richmond area to include the Richmond Blocks as areas for development under the FDS.
26. The FDS acknowledges that high quality soils in Tasman are located in areas that would otherwise be suitable for greenfield development, including Richmond, given the accessibility to the urban area.⁷ The FDS appears to prioritise the protection of productive land but this needs to be balanced against the needs of future generations.
27. It is appropriate to include the Richmond Blocks in the areas for future development because they are already in close proximity to urban areas and other areas earmarked for growth. Identifying these properties for development would consolidate development on the outskirts of Richmond and along State Highway 6 and achieve the benefits of a compact urban form (as sought under the NPS-UD).
28. While urbanisation may not immediately take place on the Richmond Blocks, it is important to recognise the benefits of identifying the Richmond Blocks for development under the 30-year timeframe of the FDS.

The Richmond Blocks are in an appropriate location for future development

29. The Richmond Blocks are predominantly greenfields land and have significant potential for future residential or business/commercial development.
30. The Annabrook Block and Hunter Vineyard Block are directly adjacent to an existing urban area recognised under the FDS, and the Packhouse Vineyard Block and Edens Road Block are in close proximity to existing urban areas, as shown in the aerial photograph and map of Richmond under the FDS in Figures 3 and 4 below.
31. The Richmond Blocks are also located adjacent to future development areas proposed in the FDS and part of the Packhouse Vineyard Block is included in one of those areas.
32. The Richmond Blocks are efficiently located in areas where there is already existing infrastructure or where new infrastructure will need to be provided, so

⁷ FDS, page 58.

they can easily connect. Their location along State Highway 6 also means that the properties can easily connect with existing transport networks and continue the pattern of development along State Highway 6.

33. The advantages of consolidated growth identified in the FDS and outlined above reflects the advantages of identifying the Richmond Blocks as areas for development under the FDS.⁸ There is existing transport infrastructure, and there are planned public transport improvements between Wakefield and Richmond which we anticipate would be able to service the Richmond Blocks.
34. The FDS indicates new or upgraded wastewater and water corridors are planned along State Highway 6.⁹ In particular, we are aware that the Council is currently progressing stormwater upgrades in Richmond and note that the Annabrook Block is subject to Designation D247 for the benefit of the Council for a local purpose reserve: stormwater and recreation.
35. The FDS notes that “Over half of Tasman residents expressed a preference for living in Richmond or Motueka, when unconstrained by income”. Identifying the Richmond Blocks for future development will better provide for the residential and commercial expansion of Richmond needed to serve the population growth.¹⁰

⁸ FDS, page 12.

⁹ FDS, page 16.

¹⁰ FDS, page 56.

Figure 3 – Aerial photograph of Annabrook Block (blue) and Packhouse Vineyard Block (orange)



Figure 4 – Aerial photograph of Hunter Vineyard Block (green) and Edens Road Block (red)



It is appropriate to identify the Tasman Sites within the FDS from a planning perspective, subject to recognising potential reverse sensitivity effects

36. As discussed above, the land uses neighbouring the Richmond Blocks include a mixture of residential, commercial and rural land uses, as shown in Figures 3 and 4 above.
37. In particular, land uses neighbouring the Annabrook Block and Packhouse Vineyard Block are predominantly commercial and rural (with some residential). More intensive development is focussed in the area around State Highway 6. Both the Annabrook Block (outlined in blue in Figure 5 below) and Packhouse Vineyard Block (outlined in orange in Figure 5 below) are adjacent to land already identified as a future business development area (T-35 Richmond South) under the FDS, and part of the Packhouse Vineyard Block is already identified as a future business development area, as shown in Figure 5 below. It is therefore appropriate for the Annabrook Block and the balance of the Packhouse Vineyard Block to be identified as areas for future business development under the FDS.

Figure 5 –Annabrook Block (blue) and Packhouse Vineyard Block (orange) under FDS



38. The land uses neighbouring the Hunter Vineyard Block and Edens Road Block are predominantly residential and rural. More intensive development is focussed in the area around State Highway 6. It is therefore appropriate to identify these blocks as areas for future greenfield residential development under the FDS, specifically type G1 – Medium density. The nearby greenfield

residential development areas T-38 and T-120 are also both identified as type G1, and this level of density is appropriate in light of the Blocks' proximity to the surrounding existing and planned urban areas.

39. Identifying the Richmond Blocks as areas for greenfield residential or business/commercial development under the FDS would be appropriate in light of this surrounding environment. Development of these properties for residential or business/commercial use would be compatible with the existing uses of the surrounding sites and would continue the trend of urban development along State Highway 6.
40. We have included as **Appendix A** a map identifying Booster's proposed changes to the FDS to include the Richmond Properties.
41. The FDS is a long-term strategy, from 2022-2052, and so it is reasonable and appropriate in light of the planning implications to identify the Richmond Blocks as areas for future development. We understand that the Council is currently reviewing the Tasman Resource Management Plan and we expect that the FDS will inform the district plan review. It is appropriate to identify these properties now as areas of future development, to ensure they are recognised later under the district plan review and provide for a well-planned expansion of the urban environment in Richmond – rather than ad hoc development in the future. This provides certainty for what the urban environment will look like and allows landowners and infrastructure providers to plan appropriately for where to expect future growth to support Tasman Nelson's growing population.
42. In providing for land use change and growth, including in respect of the Richmond Blocks, it is important that existing land uses and investment are protected until further development takes place, and that reverse sensitivity effects are managed. Reverse sensitivity effects arise when an established land use (such as a rural use) which lead to complaints from a newly establishing, more sensitive land use (such as a residential use). This matter will be an important consideration in relation to any changes to the councils' resource management plans in accordance with the FDS.

Decision sought

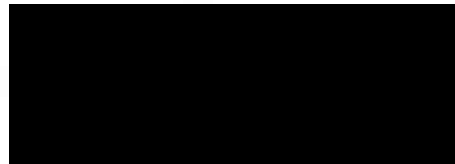
43. The decision sought by Booster is:

- (a) That the Richmond Properties are identified in their entirety as areas for development under the FDS. In particular, Booster seeks that the Annabrook Block and Packhouse Vineyard Block are identified as areas for future business development and that the Hunter Vineyard Block and Eden Road Block are identified as areas for future greenfield residential development (type G1); or
- (b) Such relief and/or amendments to the FDS as may be necessary to address Booster's concerns, as outlined above.

44. Booster does not wish to be heard in support of its submission.

DATED this 13th day of April 2022

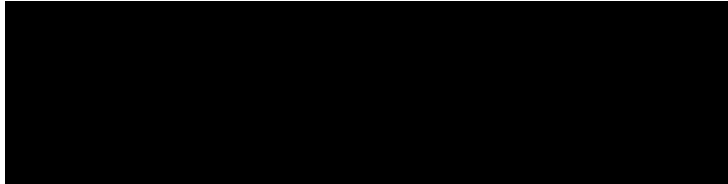
**Booster Financial Services Limited on
behalf of PT (Booster Investments)
Nominees Limited** by its solicitors and duly
authorised agents MinterEllisonRuddWatts



S de Groot

Address for service of submitter

Stephanie de Groot / Amy Dresser



Appendix A – Map of Booster properties to be included as future development areas



Submission Summary

Nelson Tasman Future Development Strategy - Submission #31549

Mr Ian McComb

Speaker? True

Department	Subject	Opinion	Summary
TDC - Environment and Planning	01 Please indicate whether you support or do not support Outcome 1: Urban form supports reductions in GHG emissions by integrating land use transport. Please explain your choice:	Strongly agree	Integrated transport and housing obviously provides benefits to lifestyle, well-being and environment.
TDC - Environment and Planning	02 Please indicate whether you support or do not support Outcome 2: Existing main centres including Nelson City Centre and Richmond Town Centre are consolidated and intensified, and these main centres are supported by a network of smaller settlements.	Strongly agree	This change is long overdue, and NZ is now well behind international trends of urban density and community-enhancing living opportunities.

	Please explain your choice:		
TDC - Environment and Planning	03 Please indicate whether you support or do not support Outcome 3: New housing is focussed in areas where people have good access to jobs, services and amenities by public and active transport, and in locations where people want to live. Please explain your choice:	Strongly agree	
TDC - Environment and Planning	04 Please indicate whether you support or do not support Outcome 4: A range of housing choices are provided that meet different needs of the community, including papakāinga and affordable options. Please explain your choice:	Strongly agree	There is an increasing demand for smaller lot sizes/houses that reflect the changing make-up of our population and a desire for many to live less wastefully and to facilitate alternative living opportunities such as community living.
TDC - Environment and Planning	05 Please indicate whether you support or do not support Outcome 5: Sufficient residential and business land capacity is provided to meet demand. Please explain your choice:	Agree	Not all areas of proposed growth are supported and the greater supply of a variety of housing will to some extent encourage greater demand.
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded		Obviously needed but subject to three waters reforms

	and delivered to integrate with growth and existing infrastructure is used efficiently to support growth. Please explain your choice:		
TDC - Environment and Planning	07 Please indicate whether you support or do not support Outcome 7: Impacts on the natural environment are minimised and opportunities for restoration are realised. Please explain your choice:	Strongly agree	
TDC - Environment and Planning	08 Please indicate whether you support or do not support Outcome 8: Nelson Tasman is resilient to and can adapt to the likely future effects of climate change. Please explain your choice:	Strongly agree	Support this objective but more tough choices are going to be needed in the years ahead to achieve this.
TDC - Environment and Planning	09 Please indicate whether you support or do not support Outcome 9: Nelson Tasman is resilient to the risk of natural hazards. Please explain your choice:	Strongly agree	
TDC - Environment and Planning	10 Please indicate whether you support or do not support Outcome 10: Nelson Tasman's highly productive land is prioritised for primary	Strongly agree	Agree, however, the facilitation of clustered housing for workers living on-site, supporting a primary production operation should be prioritised to minimise transport issues between urban areas and high-labour-input farms.

	production. Please explain your choice:		
TDC - Environment and Planning	11 Please indicate whether you support or do not support Outcome 11: All change helps to revive and enhance the mauri of Te Taiao. Please explain your choice:	Strongly agree	
TDC - Environment and Planning	13 Do you support the proposal for consolidated growth along SH6 between Atawhai and Wakefield but also including Māpua and Motueka and meeting needs of Tasman rural towns? This is a mix of intensification, greenfield expansion and rural residential housing. Please explain why?	Agree	
TDC - Environment and Planning	14 Where would you like to see growth happening over the next 30 years? Please list as many of the following options that you agree with: (a) Largely along the SH6 corridor as proposed (b) Intensification within existing town centres (c) Expansion into greenfield areas close to the existing urban areas (d) Creating new towns away from		Priorities as follows: (b) intensification within existing town centres (f) in Tasman's existing rural towns (a) largely along State Highway corridor as proposed (c) Expansion into greenfield areas

	existing centre (please tell us where) (e) In coastal Tasman areas, between Mapua and Motueka (f) In Tasman's existing rural towns (g) Everywhere (h) Don't know		
TDC - Environment and Planning	15 Do you agree with prioritising intensification within Nelson? This level of intensification is likely to happen very slowly over time. Do you have any comments?	Strongly agree	The district plan rules need to change to facilitate this as soon as possible, with adequate consideration to impacts on infrastructure.
TDC - Environment and Planning	16 Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?	Agree	
TDC - Environment and Planning	17 Do you agree with the level of intensification proposed in Richmond, right around the town centre and along McGlashen Avenue and Salisbury Road? Any comments?	Agree	
TDC - Environment and Planning	18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?	Agree	
TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?	Agree	with consideration for improved public transport and employment, services
TDC -	20 Do you agree	Agree	Climate change is an obvious risk as are

Environment and Planning	with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?		existing water supply issues.
TDC - Environment and Planning	21 Do you agree with the level of intensification proposed in Māpua (intensifying rural residential area to residential density)? Any comments?	Agree	Logical to intensify in this area which has infrastructure capacity.
TDC - Environment and Planning	22 Do you agree with the location and scale of the proposed greenfield housing areas in Nelson? Please explain why.	Neutral	Agree that some greenfield housing is required to cater for future demand, but how much is already catered for in existing growth areas? A greater emphasis should be placed on infill and intensification.
TDC - Environment and Planning	23 Do you agree with the location and scale of proposed greenfield housing areas in Stoke? Please explain why.	Neutral	There are already problems with runoff causing flooding in areas below the newer developments, during heavy rain periods. This would need to be addressed adequately in further developments. Transport issues are also a concern.
TDC - Environment and Planning	24 Do you agree with the location and scale of proposed greenfield housing areas in Richmond? Please explain why.	Neutral	
TDC - Environment and Planning	25 Do you agree with the location and scale of proposed greenfield housing areas in Brightwater? Please explain why.	Neutral	
TDC - Environment and Planning	26 Do you agree with the location and scale of	Neutral	

	proposed greenfield housing areas in Wakefield? Please explain why.		
TDC - Environment and Planning	27 Do you agree with the location and scale of proposed greenfield housing areas in Motueka? Please explain why.	Neutral	
TDC - Environment and Planning	28 Do you agree with the location and scale of proposed greenfield housing areas in Māpua? Please explain why.	Neutral	
TDC - Environment and Planning	29 Do you think we have got the balance right in our core proposal between intensification and greenfield development? (Approximately half intensification, half greenfield for the combined Nelson Tasman region.)?	Disagree	
TDC - Environment and Planning	30 If you don't think we have the balance right, let us know what you would propose. Tick all that apply.	More intensification	
TDC - Environment and Planning	31 Do you support the secondary part of the proposal for a potential new community near Tasman Village and Lower Moutere (Braeburn Road)? Please explain why.	No	Cost of infrastructure servicing and iwi concerns.

TDC - Environment and Planning	32 Do you agree with the locations shown for business growth (both commercial and light industrial)? Please explain why.	Neutral	
TDC - Environment and Planning	34 Do you agree with the proposed residential and business growth sites in Tākaka?	Neutral	
TDC - Environment and Planning	35 Do you agree with the proposed residential and business growth sites in Murchison?	Neutral	
TDC - Environment and Planning	36 Do you agree with the proposed residential and business growth sites in Collingwood?	Neutral	
TDC - Environment and Planning	37 Do you agree with the proposed residential and business growth sites in Tapawera?	Neutral	
TDC - Environment and Planning	38 Do you agree with the proposed residential and business growth sites in St Arnaud?	Neutral	
TDC - Environment and Planning	40 Is there anything else you think is important to include to guide growth in Nelson and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?		Establishing a system of land use consents for temporary/relocatable housing in areas that would not be suitable in the longer term such as areas subject to climate change. eg. increasing temporary worker accommodation in Motueka until such time as they are needed to be moved because of sea level rise. Land use consents for temporary/relocatable houses reduces the housing crisis now, whilst waiting for identified areas to be developed.

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31550

Toby Neil Harvey

Speaker? False

Department	Subject	Opinion	Summary
TDC - Environment and Planning	40 Is there anything else you think is important to include to guide growth in Nelson and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?		<p>See attached. Summarised below: owner of T003, does not support its inclusion in the FDS and imperative to keep it as a farm.</p> <p>I would like to discuss 62a River Terrace Road & 139 Jeffries Road that is on your T003 proposed site.</p> <p>This farm as long as I can remember has been called "Waimea Plains View" and I was surprised to see on the "arcgis" site that someone has named my farm "Shannee Hills", which it is not. It feels like my rights, and that of my whakapapa have once again been taken away right in front of our noses.</p> <p>Please take my property out of this scheme, I fully do not support it and know that it's imperative to keep it as my farm, the home of my whanau. I also would like the rates to remain as the current status quo or even lower as it is being used as farm land, not commercial/residential. The rates are already high & would like to look at the rates remission for my farm as anything more will effect our quality of life. We live by our means from that which our land provides, and presently that's enough.</p>



From: Toby Neil Harvey [redacted]
Sent: Wednesday, 13 April 2022 2:30 pm
To: Future Development Strategy <futuredevelopmentstrategy@tasman.govt.nz>
Subject: Re: Draft FDS 2022

Hi Mya

Thank you for your email. I will write a submission on this email as the online form & PDF form have a lot of questions in there I really know nothing about. Please submit this and keep me in the loop with everything from here on via email.

My name is Toby Harvey & the property I would like to discuss is 62a River Terrace Road & 139 Jeffries Road that is on your T003 proposed site.

This land is not just a bit of dirt, it is my farm, my livelihood and my whanau's home. I bought this property off my parents and currently my mother still lives on the farm. I believe my father taught me right. He told me to always look after your mother, especially when I am gone as you only have one.

This farm was originally bought by my father, and his entire life's work is here, he dreamed of wanting a rural life and he got it. Naturally his dream was embedded into mine. There is a long story that I would gladly tell the council if they are interested about what I had to go through to buy the farm after my father died, so that it remained in my whanau and also so my mother could stay in her house. All my life's work is in this land and every day I am still turning it into the dream that I envision.

I have been working hard every day, from dusk till dawn since I was knee high to a grass hopper working this land, turning my dream into a reality. It is a place my tamariki, my nieces/nephew's and god willing their tamariki can call home at any part of there life when they need to feel connected to the place from where they came.

The clean air from the lack of pollution, the smell of the country, the stars in the sky at night from the lack of city lights, the privacy all make my whanau & myself more connected to our roots from being right here on our farm, our homestead.

This farm has history as Brightwater has history. A settlers house once stood on this hill and at the base of the hill. The old man pines still tower high above the landscape from where they planted them. Their horse & cart track is still visible up the hill & still gets used to this day by us.

After the Nelson fires, the bird life flourished on this farm within days of the fire and is now their home. The

amount of native birds here is a beautiful sight. Just today alone I have seen some tiwakawaka (fantail), tui, koera (quail), kahu (hawk), pihpihi (waxeye), karenia (crane), peihana (pheasant), kotare (kingfisher), tuturuatu (plover), pukeko and this for a perfect example, wekas. We had never seen Wekas here until last year, now theres a full family of them living on the farm. Yes they steal my sheep dogs food but you know what, thats ok as it's their home as well as my family's.

I am sure there are plenty of folk who would say, take the money and set up fresh but I have never been one to sell something for a quick dollar. I have always been the one to offer food to family, friends and friends of friends from off my land as that's what whakapapa taught us that's what we do. My farm is prime farming land and is far more valuable as this than housing. Brightwater prides itself as a semi rural village, we love the farms around us and this hill is the first hill from the sea as the crow fly's, it cannot be replaced and they just don't make hills or farms like this anymore. Its important for me to protect what my whanau has created and I feel it shows true integrity.

My children go to the Brightwater school and can safely walk from school to the farm. Everything we need as a family is here, all in close proximity to the farm.

The model plane/glider club have been flying off my farm for over 25 years as its the best thermal hill in Nelson for them and my other neighbour lets them land in his paddock. We as a community huddle together and all care for our greater community here, as this is our home and that of our whanau.

This farm as long as I can remember has been called "Waimea Plains View" and I was surprised to see on the "arcgis" site that someone has named my farm "Shanee Hills", which it is not. It feels like my rights, and that of my whakapapa have once again been taken away right in front of our noses.

Please take my property out of this scheme, I fully do not support it and know that it's imperative to keep it as my farm, the home of my whanau. I also would like the rates to remain as the current status quo or even lower as it is being used as farm land, not commercial/residential. The rates are already high & would like to look at the rates remission for my farm as anything more will effect our quality of life. We live by our means from that which our land provides, and presently that's enough.

I thank you all for listening and I am happy to come talk to anyone about this in person but I hope that this suffices and that you respect my wishes.

Regards,

Toby Harvey



"This e-mail may contain confidential and privileged material for the sole use of the intended recipient. Any review, use, distribution or disclosure by others is strictly prohibited.

If you are not the intended recipient (or authorized to receive for the recipient), please contact the sender by reply e-mail and delete all copies of this message."

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31551

Mrs Jo Kitchen

Speaker? False

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

	Please explain your choice:		
TDC - Environment and Planning	03 Please indicate whether you support or do not support Outcome 3: New housing is focussed in areas where people have good access to jobs, services and amenities by public and active transport, and in locations where people want to live. Please explain your choice:	Agree	Better public transport has been a requirement for some time now in our region.
TDC - Environment and Planning	04 Please indicate whether you support or do not support Outcome 4: A range of housing choices are provided that meet different needs of the community, including papakāinga and affordable options. Please explain your choice:	Agree	
TDC - Environment and Planning	05 Please indicate whether you support or do not support Outcome 5: Sufficient residential and business land capacity is provided to meet demand. Please explain your choice:	Agree	
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Agree	

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

	production. Please explain your choice:		
TDC - Environment and Planning	11 Please indicate whether you support or do not support Outcome 11: All change helps to revive and enhance the mauri of Te Taiao. Please explain your choice:	Neutral	
TDC - Environment and Planning	13 Do you support the proposal for consolidated growth along SH6 between Atawhai and Wakefield but also including Māpua and Motueka and meeting needs of Tasman rural towns? This is a mix of intensification, greenfield expansion and rural residential housing. Please explain why?	Strongly agree	Strong local community support for smaller lots and houses to support empty nesters wishing to remain in the locality.
TDC - Environment and Planning	14 Where would you like to see growth happening over the next 30 years? Please list as many of the following options that you agree with: (a) Largely along the SH6 corridor as proposed (b) Intensification within existing town centres (c) Expansion into greenfield areas close to the existing urban areas (d) Creating new towns away from		I would like

	existing centre (please tell us where) (e) In coastal Tasman areas, between Mapua and Motueka (f) In Tasman's existing rural towns (g) Everywhere (h) Don't know		
TDC - Environment and Planning	15 Do you agree with prioritising intensification within Nelson? This level of intensification is likely to happen very slowly over time. Do you have any comments?	Neutral	
TDC - Environment and Planning	16 Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?	Neutral	
TDC - Environment and Planning	17 Do you agree with the level of intensification proposed in Richmond, right around the town centre and along McGlashen Avenue and Salisbury Road? Any comments?	Neutral	
TDC - Environment and Planning	18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?	Neutral	
TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?	Agree	I would like to see my property included in the proposal being surrounded at present by identified areas it makes sense to include this small parcel of land also.
TDC - Environment	20 Do you agree with the level of	Neutral	

and Planning	intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?		
TDC - Environment and Planning	21 Do you agree with the level of intensification proposed in Māpua (intensifying rural residential area to residential density)? Any comments?	Neutral	
TDC - Environment and Planning	22 Do you agree with the location and scale of the proposed greenfield housing areas in Nelson? Please explain why.	Neutral	
TDC - Environment and Planning	23 Do you agree with the location and scale of proposed greenfield housing areas in Stoke? Please explain why.	Neutral	
TDC - Environment and Planning	24 Do you agree with the location and scale of proposed greenfield housing areas in Richmond? Please explain why.	Neutral	
TDC - Environment and Planning	25 Do you agree with the location and scale of proposed greenfield housing areas in Brightwater? Please explain why.	Neutral	
TDC - Environment and Planning	26 Do you agree with the location and scale of proposed	Agree	see above

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

	why.		
TDC - Environment and Planning	34 Do you agree with the proposed residential and business growth sites in Tākaka?	Neutral	
TDC - Environment and Planning	35 Do you agree with the proposed residential and business growth sites in Murchison?	Neutral	
TDC - Environment and Planning	36 Do you agree with the proposed residential and business growth sites in Collingwood?	Neutral	
TDC - Environment and Planning	37 Do you agree with the proposed residential and business growth sites in Tapawera?	Neutral	
TDC - Environment and Planning	38 Do you agree with the proposed residential and business growth sites in St Arnaud?	Neutral	

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31552

Mrs Rowena Smith

Speaker? True

Department	Subject	Opinion	Summary
TDC - Environment and Planning	38 Do you agree with the proposed residential and business growth sites in St Arnaud?	Strongly agree	
TDC - Environment and Planning	40 Is there anything else you think is important to include to guide growth in Nelson and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?		On behalf of Ngāti Apa ki te Rā Tō I support the inclusion of the Massey Street site in St Arnaud/Lake Rotoiti as a growth area through the FDS process. As such, if there are any other submissions made regarding this land block in the FDS process, Ngāti Apa ki te Rā Tō want the opportunity to be heard at the upcoming hearings.

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31554

Wendy Barker

Speaker? True

Department	Subject	Opinion	Summary
TDC - Environment and Planning	01 Please indicate whether you support or do not support Outcome 1: Urban form supports reductions in GHG emissions by integrating land use transport. Please explain your choice:	Don't know	Question is unclear. I don't understand what is meant by urban form or by integrating land use transport. Your questions need to be clear and coherent for proper consultation to take place.
TDC - Environment and Planning	02 Please indicate whether you support or do not support Outcome 2: Existing main centres including Nelson City Centre and Richmond Town Centre are consolidated and intensified, and these main centres are supported by a network of smaller settlements.	Agree	You have asked two questions in one here. I agree with the first part but not necessarily the second.

	Please explain your choice:		
TDC - Environment and Planning	03 Please indicate whether you support or do not support Outcome 3: New housing is focussed in areas where people have good access to jobs, services and amenities by public and active transport, and in locations where people want to live. Please explain your choice:	Disagree	Again, a many-pronged question. There are many areas of new housing in the Nelson/Tasman area where people are living who do not need access to jobs. Either they are retired, or are living off savings (eg many of the wealthy immigrants who build/buy big expensive homes, or they can work from home. This phenomenon is here to stay.
TDC - Environment and Planning	04 Please indicate whether you support or do not support Outcome 4: A range of housing choices are provided that meet different needs of the community, including papakāinga and affordable options. Please explain your choice:	Disagree	Not necessarily. Even so called affordable options are too expensive for most people these days. Affordable should mean what it says and this is what a Council should be providing for, not huge expensive houses that no one needs.
TDC - Environment and Planning	05 Please indicate whether you support or do not support Outcome 5: Sufficient residential and business land capacity is provided to meet demand. Please explain your choice:	Disagree	I think you are over estimating the need. Figures from Christchurch region and elsewhere suggest that there will be an oversupply of housing in the near future.
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Agree	Existing infrastructure being used efficiently would be a good start. Why fund more when what we have could be improved.

	and delivered to integrate with growth and existing infrastructure is used efficiently to support growth. Please explain your choice:		
TDC - Environment and Planning	07 Please indicate whether you support or do not support Outcome 7: Impacts on the natural environment are minimised and opportunities for restoration are realised. Please explain your choice:	Strongly agree	The rate at which our natural environment is being diminished/destroyed by more and more urban sprawl is outrageous and tragic. No one I know wants to see the sprawl continue to eat up the countryside that people come from all over the world to enjoy. Not only that but what are we going to eat in the future if councils continue to allow houses and factories to be built on highly productive agricultural and horticultural land? It is so, so shortsighted.
TDC - Environment and Planning	08 Please indicate whether you support or do not support Outcome 8: Nelson Tasman is resilient to and can adapt to the likely future effects of climate change. Please explain your choice:	Strongly disagree	What makes us different from the rest of the world? I don't see why we are more resilient than anywhere else. We already have a far too high rate of car ownership per family, far too many cars on the road, pollution from woodburners, very limited public transport, inadequate provision for safe cycling and more. All due to lack of appropriate Council action, big picture thinking, and future planning.
TDC - Environment and Planning	09 Please indicate whether you support or do not support Outcome 9: Nelson Tasman is resilient to the risk of natural hazards. Please explain your choice:	Strongly disagree	We have been badly affected by floods and landslips, particularly because of the high amount of forestry that goes on in the region with land being stripped of trees with no adequate restoration work, leading to pollution also of the seabed and destruction of the scallop industry in Tasman Bay. Flooding is only going to get worse due to global warming. We are very at risk of earthquakes and tsunamis. Also of fires as was shown two summers ago (again due to forestry). Also now at risk of flooding from sea levels rising.
TDC - Environment and Planning	10 Please indicate whether you support or do not support Outcome 10: Nelson Tasman's highly productive land is prioritised for	Strongly agree	See above.

	primary production. Please explain your choice:		
TDC - Environment and Planning	11 Please indicate whether you support or do not support Outcome 11: All change helps to revive and enhance the mauri of Te Taiao. Please explain your choice:	Strongly agree	About time this was given the importance it deserves.
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		A lot. You have had a lot of time to prepare this but have given the public very little.
TDC - Environment and Planning	13 Do you support the proposal for consolidated growth along SH6 between Atawhai and Wakefield but also including Māpua and Motueka and meeting needs of Tasman rural towns? This is a mix of intensification, greenfield expansion and rural residential housing. Please explain why?	Strongly disagree	"Greenfield expansion" is a euphemism for urban sprawl.
TDC - Environment and Planning	14 Where would you like to see growth happening over the next 30 years? Please list as many of the following options that you agree with: (a) Largely along the SH6 corridor as proposed (b)		within existing town centres - there is plenty of room. Get rid of all the rubbish - car sales yards, falling down semi-industrial buildings, car parking areas, old, cold, semi-derelict housing and you will find plenty of room for good quality accommodation. We have an internationally acclaimed cycle trail that starts in Nelson. It's called the Great Taste Trail. When it was first developed around ten years ago, the name was reasonably apt. Now, there are few places along the Trail for people to 'taste' anything other than exhaust fumes while looking sadly at the ever-increasing sprawl of houses and industry.

	<p>Intensification within existing town centres (c) Expansion into greenfield areas close to the existing urban areas (d) Creating new towns away from existing centre (please tell us where) (e) In coastal Tasman areas, between Mapua and Motueka (f) In Tasman's existing rural towns (g) Everywhere (h) Don't know</p>		<p>Harley Road, Marriages Road, Aporo Road, into Lower Moutere etc. If this sprawl is allowed to go ahead as proposed, the Trail will have to change its name. I would suggest the Not-so-great-urban-sprawl Trail.</p>
TDC - Environment and Planning	<p>15 Do you agree with prioritising intensification within Nelson? This level of intensification is likely to happen very slowly over time. Do you have any comments?</p>	Strongly agree	For now, yes. see above under 14.
TDC - Environment and Planning	<p>16 Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?</p>	Agree	
TDC - Environment and Planning	<p>17 Do you agree with the level of intensification proposed in Richmond, right around the town centre and along McGlashen Avenue and Salisbury Road? Any comments?</p>	Agree	Yes, it's already ruined. You need to provide cycle trails though and more public transport.
TDC - Environment and Planning	<p>18 Do you agree with the level of intensification proposed around the centre of Brightwater?</p>	Disagree	Enough there already

	Any comments?		
TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?	Strongly disagree	Too much invasion of countryside
TDC - Environment and Planning	20 Do you agree with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?	Agree	Some
TDC - Environment and Planning	21 Do you agree with the level of intensification proposed in Māpua (intensifying rural residential area to residential density)? Any comments?	Strongly disagree	It's getting ruined already.
TDC - Environment and Planning	22 Do you agree with the location and scale of the proposed greenfield housing areas in Nelson? Please explain why.	Strongly disagree	I am ok with the area on the western side of the Walter's Bluff hill as that area is already spoilt. However, I strongly and absolutely oppose the incursion into the Maitai Valley area including the Kaka area on the southern side of the hill. As for the area to the south of the Maitai River, I find it abhorrent that the Council can even think that that is a possible area for housing. It is part of the Maitai Valley, part of the Maitai walkway and cycleway, right alongside a popular swimming hole. This is a very rural and peaceful part of the valley providing a beautiful recreation area close to the city where people can get away and enjoy nature. It cannot and must not be developed. Far better for people of Nelson for the Council to buy it and make it into a park for everyone to enjoy.
TDC - Environment and Planning	23 Do you agree with the location and scale of proposed greenfield housing areas in Stoke? Please explain why.	Neutral	It's already developed here
TDC - Environment and Planning	24 Do you agree with the location and scale of	Disagree	I think it's a shame to continue to allow creep up the hills.

	proposed greenfield housing areas in Richmond? Please explain why.		
TDC - Environment and Planning	25 Do you agree with the location and scale of proposed greenfield housing areas in Brightwater? Please explain why.	Disagree	Too much already
TDC - Environment and Planning	26 Do you agree with the location and scale of proposed greenfield housing areas in Wakefield? Please explain why.	Strongly disagree	Too much already
TDC - Environment and Planning	27 Do you agree with the location and scale of proposed greenfield housing areas in Motueka? Please explain why.	Neutral	It's small
TDC - Environment and Planning	28 Do you agree with the location and scale of proposed greenfield housing areas in Māpua? Please explain why.	Disagree	I don't want to see any more development at Mapua
TDC - Environment and Planning	29 Do you think we have got the balance right in our core proposal between intensification and greenfield development? (Approximately half intensification, half greenfield for the combined Nelson Tasman region.)?	Strongly disagree	

TDC - Environment and Planning	30 If you don't think we have the balance right, let us know what you would propose. Tick all that apply.	More intensification	
TDC - Environment and Planning	31 Do you support the secondary part of the proposal for a potential new community near Tasman Village and Lower Moutere (Braeburn Road)? Please explain why.	No	It just adds to the sprawl between Richmond and Motueka
TDC - Environment and Planning	32 Do you agree with the locations shown for business growth (both commercial and light industrial)? Please explain why.	Neutral	
TDC - Environment and Planning	34 Do you agree with the proposed residential and business growth sites in Tākaka?	Disagree	
TDC - Environment and Planning	35 Do you agree with the proposed residential and business growth sites in Murchison?	Neutral	
TDC - Environment and Planning	36 Do you agree with the proposed residential and business growth sites in Collingwood?	Disagree	
TDC - Environment and Planning	37 Do you agree with the proposed residential and business growth sites in Tapawera?	Agree	
TDC - Environment	38 Do you agree with the	Disagree	

and Planning	proposed residential and business growth sites in St Arnaud?		
TDC - Environment and Planning	40 Is there anything else you think is important to include to guide growth in Nelson and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?		Fossil fuel driven vehicles are going to be phased out and gone. Unless you are serious about public transport and appropriate and safe cycleways (as are prevalent in many European countries) this idea of sprawl is totally inappropriate. It seems to me this plan has been designed without thought for the reality of the future.

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31555

Ms Jutta Schultheis

Speaker? False

Department	Subject	Opinion	Summary
TDC - Environment and Planning	22 Do you agree with the location and scale of the proposed greenfield housing areas in Nelson? Please explain why.	Strongly disagree	I strongly disagree with the suggested housing development areas in Mahitahi (Kaka Valley) and Orchard Flat. The Maitai Valley is Nelson's last valley available for recreation and too valuable to Nelsonians and visitors to be sacrificed to housing. There are enough other options for future housing and we should look to intensification within the present city boundaries first.

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31556

Ms Esmé Palliser

Speaker? False

Department	Subject	Opinion	Summary
TDC - Environment and Planning	01 Please indicate whether you support or do not support Outcome 1: Urban form supports reductions in GHG emissions by integrating land use transport. Please explain your choice:	Don't know	
TDC - Environment and Planning	02 Please indicate whether you support or do not support Outcome 2: Existing main centres including Nelson City Centre and Richmond Town Centre are consolidated and intensified, and these main centres are supported by a network of smaller settlements.	Agree	Please stop the spread - I am not against growth per-sé but am against a 'colonisation-type' sprawl of our productive green spaces and habitats. Tasman & NCC councils seem hell-bent on destroying the very essence of our regions & particularly our rural areas. Time for some creative vision and a chance for some forward thinking/innovative solutions - the world is full of them!

	Please explain your choice:		
TDC - Environment and Planning	03 Please indicate whether you support or do not support Outcome 3: New housing is focussed in areas where people have good access to jobs, services and amenities by public and active transport, and in locations where people want to live. Please explain your choice:	Neutral	Agee with most of Outcome 3 but 'and in locations where people want to live' doesn't give regard to how people want to live. The current march of 'Berryfield' type developer-led soul-less suburbs across the region give no housing solutions to retired couples who want to downsize nor young families who want to enter the market - given the price tag, the lot sizes and the absence of green spaces to socialise /remain connected.
TDC - Environment and Planning	04 Please indicate whether you support or do not support Outcome 4: A range of housing choices are provided that meet different needs of the community, including papakāinga and affordable options. Please explain your choice:	Strongly agree	Any new developments must provide opportunities for a socially diverse community. Social well being has long been regarded as an essential factor in any modern development both national and internationally. It is time our region got creative and stopped leaving it to developers to dictate 'how we live'!
TDC - Environment and Planning	05 Please indicate whether you support or do not support Outcome 5: Sufficient residential and business land capacity is provided to meet demand. Please explain your choice:	Agree	Residential should first focus on intensification to preserve the fabric of communities and rural villages. I understand that more growth = more business opportunity needed but please not along our foreshores or gobbling up the productive food basket of our region
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Don't know	Not quite sure on the wording of this outcome but support existing infrastructure being enhanced rather than destroying the living fabric of communities.

	and delivered to integrate with growth and existing infrastructure is used efficiently to support growth. Please explain your choice:		
TDC - Environment and Planning	07 Please indicate whether you support or do not support Outcome 7: Impacts on the natural environment are minimised and opportunities for restoration are realised. Please explain your choice:	Strongly agree	We are behind the eight -ball on this. Here is a chance to correct - enhanced wetlands, places for wildlife to flourish/ harbour especially given sea level rises/ and that the current landscapes are protected. We live in a beautiful part of new Zealand /the world - let's protect & enhance what we have and provide good guardianship.
TDC - Environment and Planning	08 Please indicate whether you support or do not support Outcome 8: Nelson Tasman is resilient to and can adapt to the likely future effects of climate change. Please explain your choice:	Strongly disagree	I believe we are slow to recognize what adaptations will be required.
TDC - Environment and Planning	09 Please indicate whether you support or do not support Outcome 9: Nelson Tasman is resilient to the risk of natural hazards. Please explain your choice:	Neutral	Fault lines; draught?; temperature rise on production? cyclones? - really is this a valid question
TDC - Environment and Planning	10 Please indicate whether you support or do not support Outcome 10: Nelson Tasman's highly productive land is prioritised for primary	Strongly agree	TDC is talking of increased growth let alone Nelson - we MUST preserve our 'food basket' land - it can never be returned and the alternative is more trucks on roads/ increased emissions/ less employment opportunities.

	production. Please explain your choice:		
TDC - Environment and Planning	11 Please indicate whether you support or do not support Outcome 11: All change helps to revive and enhance the mauri of Te Taiao. Please explain your choice:	Disagree	Not all change revives and enhances - how have we done on preserving mauri of Te Taiao to date? ' If the natural world is healthy - so too are the people.
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		I find these ' FDS outcomes' skewed. In this FDS plan and supporting webinars there appears to be a lack of a basic 'community development' process including creative, smart, visionary urban design on the big questions - where people live and the connection to communities, services & amenities they need; who lives there; what they may require housing options; how they are socially connected; how they get from a-b; how they recreate; to ensure balanced demographics etc etc. the FDS feels devoid of people. Let's ensure the future is something we can be proud of.
TDC - Environment and Planning	13 Do you support the proposal for consolidated growth along SH6 between Atawhai and Wakefield but also including Māpua and Motueka and meeting needs of Tasman rural towns? This is a mix of intensification, greenfield expansion and rural residential housing. Please explain why?	Disagree	A big question - SH6 growth appears sound area for growth - interconnected transport; amenities such as schools , hospitals etc; as long as intensification & enhancement of present locales are considered first . I do not support greenfield expansion willy-nilly. Meeting the needs of Tasman rural towns??? whose needs?
TDC - Environment and Planning	14 Where would you like to see growth happening over the next 30 years? Please list as many of the following options that you		[a] [b - including [f] Tasman's existing rural towns - e.g - not creating a new rural town when such villages/community kernels are already there] NOT: [c]; [d]; [e] [g]

	agree with: (a) Largely along the SH6 corridor as proposed (b) Intensification within existing town centres (c) Expansion into greenfield areas close to the existing urban areas (d) Creating new towns away from existing centre (please tell us where) (e) In coastal Tasman areas, between Mapua and Motueka (f) In Tasman's existing rural towns (g) Everywhere (h) Don't know		
TDC - Environment and Planning	15 Do you agree with prioritising intensification within Nelson? This level of intensification is likely to happen very slowly over time. Do you have any comments?	Disagree	Yes/no - we have to stop the land grab & sprawl but with RMA changes we can think smarter about intensification across the two regions
TDC - Environment and Planning	16 Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?	Agree	Makes sense - schools, employment , health facilities; public transport , diverse communities
TDC - Environment and Planning	17 Do you agree with the level of intensification proposed in Richmond, right around the town centre and along McGlashen Avenue and Salisbury Road? Any comments?	Agree	Makes sense - schools, employment , health facilities; public transport , diverse communities
TDC - Environment and Planning	18 Do you agree with the level of intensification	Agree	With strengthened infrastructure

	proposed around the centre of Brightwater? Any comments?		
TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?	Agree	With strengthened infrastructure
TDC - Environment and Planning	20 Do you agree with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?	Agree	Brownfield not Greenfield development. so many of the Motueka community are employed in the agricultural land surrounding the town
TDC - Environment and Planning	21 Do you agree with the level of intensification proposed in Māpua (intensifying rural residential area to residential density)? Any comments?	Strongly disagree	Village intensification has to be seriously implemented first before rural residential land is rezoned into residential Māpua does not need a Berryfields development up Seaton Valley away from services, amenities and dependent on vehicles and commuting to Richmond or Nelson for work
TDC - Environment and Planning	22 Do you agree with the location and scale of the proposed greenfield housing areas in Nelson? Please explain why.	Don't know	
TDC - Environment and Planning	23 Do you agree with the location and scale of proposed greenfield housing areas in Stoke? Please explain why.	Don't know	
TDC - Environment and Planning	24 Do you agree with the location and scale of proposed greenfield housing areas in Richmond? Please explain	Disagree	

	why.		
TDC - Environment and Planning	25 Do you agree with the location and scale of proposed greenfield housing areas in Brightwater? Please explain why.	Disagree	
TDC - Environment and Planning	26 Do you agree with the location and scale of proposed greenfield housing areas in Wakefield? Please explain why.	Disagree	
TDC - Environment and Planning	27 Do you agree with the location and scale of proposed greenfield housing areas in Motueka? Please explain why.	Disagree	
TDC - Environment and Planning	28 Do you agree with the location and scale of proposed greenfield housing areas in Māpua? Please explain why.	Strongly disagree	
TDC - Environment and Planning	29 Do you think we have got the balance right in our core proposal between intensification and greenfield development? (Approximately half intensification, half greenfield for the combined Nelson Tasman region.)?	Strongly disagree	
TDC - Environment and Planning	30 If you don't think we have the balance right, let us know what you would	More intensification	

	propose. Tick all that apply.		
TDC - Environment and Planning	31 Do you support the secondary part of the proposal for a potential new community near Tasman Village and Lower Moutere (Braeburn Road)? Please explain why.	No	No -enhance existing communities and infrastructures
TDC - Environment and Planning	32 Do you agree with the locations shown for business growth (both commercial and light industrial)? Please explain why.	Don't know	
TDC - Environment and Planning	34 Do you agree with the proposed residential and business growth sites in Tākaka?	Don't know	
TDC - Environment and Planning	35 Do you agree with the proposed residential and business growth sites in Murchison?	Don't know	
TDC - Environment and Planning	36 Do you agree with the proposed residential and business growth sites in Collingwood?	Don't know	
TDC - Environment and Planning	37 Do you agree with the proposed residential and business growth sites in Tapawera?	Don't know	
TDC - Environment and Planning	38 Do you agree with the proposed residential and business growth sites in St Arnaud?	Don't know	

<p>TDC - Environment and Planning</p>	<p>39 Let us know which sites you think are more appropriate for growth or not in each rural town. Any other comments on the growth needs for these towns?</p>		<p>Sorry - haven't spent time researching these towns</p>
<p>TDC - Environment and Planning</p>	<p>40 Is there anything else you think is important to include to guide growth in Nelson and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?</p>		<p>As we grow the need for more green space is essential. Currently TDC is well below its requirements for recreational/reserve spaces & I'm not sure in NCC. FDS is more than just housing, infrastructure and roads. It can not be about social engineering - it is about people, families & communities and their social, mental & physical well being.</p>