

FDS Submissions Received - Section 2 - Section 2 List of submissions received

#	Name	Attachment	Speaking
31318	Isobel Mosley (see section1)	N	N
31322	Barbara and Tim Robson (see section1)	N	N
31324	Brian Hawthorne (see section1)	N	Y Nelson
31325	Dr Ann Briggs (see section1)	N	Y Richmond
31326	Roger Percivall (see section1)	N	N
31328	Karen du Fresne (see section1)	N	N
31334	Diane Sutherland (see section1)	N	N
31355	Gregorius Brouwer, Tapawera Campground, and attachment (see section1)	Y	N
31337	Del & Sue Trew (see section1)	N	N
31339	Karen Berge (see section1)	N	N
31340	Kerry Bateman (see section1)	N	N
31341	Dr Adam Friend (see section1)	N	N
31343	Steve Anderson (see section1)	N	N
31344	<a href="#">Cornelia Baumgartner</a>	N	N
31345	<a href="#">Margaret Brewster</a>	N	N
31346	<a href="#">Martin Hartman</a>	N	N
31347	<a href="#">Paula Baldwin</a>	N	N
31349	<a href="#">Laurien Heijs</a>	N	N
31350	<a href="#">Janet Travener</a>	N	N
31351	<a href="#">Robin Whalley</a>	N	Y Takaka
31353	<a href="#">Hilary Blundell</a>	N	N
31355	<a href="#">Barney Hoskins</a>	N	N
31356	<a href="#">Stephen Williams</a>	N	N
31358	<a href="#">George Harrison</a>	N	N
31359	<a href="#">Dr Mike Ashley, The Breakthrough Company</a>	N	Y Richmond
31360	<a href="#">Thuy Tran, and attachment</a>	Y	N
31361	<a href="#">Lyn Crowlesmith</a>	N	N
31362	<a href="#">Fiona MacDonald</a>	N	N
31363	<a href="#">Steve Cross, and attachment one, and attachment two attachment three</a>	Y X2	Y Nelson
31364	<a href="#">Christine Tuffnell</a>	N	N
31365	<a href="#">Michael Monti</a>	N	N
31366	<a href="#">Maree Sharland</a>	N	Y Nelson
31367	<a href="#">Jill Southon, and attachment</a>	Y	N
31369	<a href="#">Joseph Blessing, Yes Aotearoa</a>	N	Y Nelson
31370	<a href="#">Deborah Knowler</a>	N	N
31371	<a href="#">Gabriela Kopacikova</a>	N	N
31373	<a href="#">Jenny Daniell</a>	N	N
31374	<a href="#">Dr Inge Bolt</a>	N	N
31376	<a href="#">Wayne Scott, Aggregate and Quarry Association, and attachment</a>	Y	N
31377	<a href="#">Lutz Totzauer</a>	N	N
31378	<a href="#">Liz Potter, and attachment</a>	Y	N
31379	<a href="#">Alec Waugh, and attachment</a>	Y	N
31381	<a href="#">Robert Haas, and attachment</a>	Y	N
31382	<a href="#">James Moran, and attachment</a>	Y	N
31384	<a href="#">Jace Hobbs</a>	N	N
31385	<a href="#">Gordon Hampson</a>	N	N

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#	Name	Attachment	Speaking
31388	<a href="#">Colin Garnett, and attachment</a>	Y	Y Richmond
31389	<a href="#">Dirk Bachmann</a>	N	N
31390	<a href="#">Anne Caddick, and attachment</a>	Y	N
31391	<a href="#">Anne Palmer, and attachment</a>	Y	N
31392	<a href="#">D Gilbert, and attachment</a>	Y	N
31393	<a href="#">F Young, and attachment</a>	Y	N
31394	<a href="#">Jordan Graham, and attachment</a>	Y	N
31395	<a href="#">Gretchen Holland, and attachment</a>	Y	Y Nelson
31396	<a href="#">M Foster, and attachment</a>	Y	N
31397	<a href="#">Mike &amp; Aynslee McMillan, and attachment</a>	Y	N
31399	<a href="#">Rick Cosslett, and attachment</a>	Y	N
31400	<a href="#">Heather Wallace, and attachment</a>	Y	N
31401	<a href="#">Lesley Kuykendall</a>	N	N
31403	<a href="#">Richard Deck</a>	N	N
31404	<a href="#">Garrick Batten</a>	N	N
31405	<a href="#">Dough Hattersley, and attachment</a>	Y	Y Richmond
31406	<a href="#">Floortje van Lierop</a>	N	N
31407	<a href="#">Sarah Whittle, and attachment</a>	Y	N
31409	<a href="#">Dr Andrew Tilling</a>	N	N
31410	<a href="#">Scott Smithline</a>	N	N
31411	<a href="#">Moira Tilling</a>	N	N
31412	<a href="#">Rose Griffin</a>	N	N
31414	<a href="#">Terry Rosser, and attachment</a>	Y	N
31416	<a href="#">Tim Leyland</a>	N	N
31417	<a href="#">Swantje Melchiors</a>	N	N
31418	<a href="#">Bill Boakes</a>	N	N
31419	<a href="#">Hamish James Rush, Aporo Orchards Ltd</a>	N	Y Richmond
31420	<a href="#">Jon Taylor</a>	N	Y Richmond
31421	<a href="#">Rosie-Anne Pinney</a>	N	N
31422	<a href="#">Marga Martens</a>	N	N
31423	<a href="#">Roger Frost</a>	N	Y Nelson
31426	<a href="#">Bruce Douglas Hollyman</a>	N	N
31427	<a href="#">Lois Morgan, and attachment</a>	Y	N
31428	<a href="#">Marilynn, and attachment</a>	Y	N
31429	<a href="#">Richard Kyle, and attachment</a>	Y	N
31430	<a href="#">Muriel Moran</a>	N	N
31431	<a href="#">Katerina Seligman, and attachment</a>	Y	N
31432	<a href="#">Helen McCallum</a>	Y	N
31434	<a href="#">Cushla Moorhead</a>	N	N
31435	<a href="#">Alan Eggers, and attachment</a>	Y	Y Richmond
31436	<a href="#">Richard Brudvik-Lindner, and attachment</a>	Y	N
31437	<a href="#">Derek and Gaylyn Ball, and attachment</a>	Y	N
31438	<a href="#">Aleisha Hosie, and attachment</a>	Y	N

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#	Name	Attachment	Speaking
31439	Bruce Gilkison, and attachment	Y	Y Richmond
31440	Chris Prattley, Snowdens Bush Vineyard and Wine Company Ltd, and attachment	Y	N
31441	Chris Head	N	N
31443	Dr Monika Clark-Grill	N	Y
31444	Kate Graham, Ministry of Education, and attachment	Y	N
31447	Dr David Jackson	N	Y Nelson
31448	Dominic Williams, and attachment	Y	Y Richmond
31449	John Chisholm, Chisholm Company Ltd	N	N
31450	David Clark	N	N
31451	Janet Huddleston, and attachment	Y	N
31452	David Bartle	N	Y Nelson
31453	Paul Kilgour, and attachment	Y	N
31454	Tracey Koole	N	N
31455	Cynthia McConville, and attachment	Y	Y Takaka
31457	Mr J Santa Barbara	N	Y Richmond
31458	Mr Brent John Page, attachment one, and two	Y X2	N
31459	Ruth Newton	N	N
31460	Kris Woods	N	N
31461	Matt Olanan, and attachment	Y	Y Richmond
31462	Graham Watson	N	N
31463	Jo Kinross	N	N
31464	David Matulovich	N	N
31467	J R Duncan, and attachment	Y	N
31468	Mike Tasman-Jones, and attachment	Y	N
31470	Jocelyn Hogarth, and attachment	Y	N
31472	David Briggs	N	N
31473	Andrew Downs	N	N
31474	Marget Pidgeon	N	N
31475	Gerard Berote	N	N
31476	Karine Scheers	N	N
31478	Chris Koole	N	N
31479	Angela Donaldson	N	N
31480	Kahurangi Hippolite	N	N
31481	Lucy Harry	N	N
31482	Pauline Miller	N	Y Nelson
31483 & 31536	Debbie Hampson, and attachment Second submission	Y	N
31484	Gavin Brent Cook	N	N
31485	Robin Schiff	N	N
31486	Josephine Downs	N	N
31487	Heather Spence	N	N
31488	Annette Starink	N	N
31490	Nigel Watson, and attachment	Y	N
31491	Annette Milligan	N	N

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#	Name	Attachment	Speaking
31492	<a href="#">Anton &amp; Benni</a>	N	N
31493	<a href="#">Helen Lindsay</a>	N	N
31494	<a href="#">Jan Heij</a> , and attachment <a href="#">one</a> and <a href="#">two</a>	Y x2	Y Richmond
31495	<a href="#">Mary Duncan</a> , <a href="#">Vibrant earth</a>	N	N
31496	<a href="#">Petra Dekka</a> , and attachment	Y	N
31497	<a href="#">Uta Purcell</a>	N	N
31498	<a href="#">Anne Kolless</a> , Te Maunga Heritage House	N	N
31499	<a href="#">Jane Fisher</a>	N	N
31500	<a href="#">Suzan Van Wijngaarden</a>	N	N
31501	<a href="#">Hijko Feitsma</a>	N	N
31502	<a href="#">Caroline Jones</a>	N	N
31504	<a href="#">Michael Goetz</a>	N	N
31505	<a href="#">Cheryl Heten</a> , and attachment	Y	N
31506	<a href="#">Grant McCauley</a>	N	N
31507	<a href="#">Renatus Kempthorne</a> , and attachment	Y	Y Takaka
31508	<a href="#">Roger Barlow</a>	N	N
31509	<a href="#">Michaela Markert</a>	N	N
31510	<a href="#">Martin James Grinsted</a>	N	N
31511	<a href="#">Vincent Riepen</a>	N	Y Nelson
31512	<a href="#">Jane Murray</a> , and attachment	Y	Y Richmond
31513	<a href="#">Bob Kennedy</a> , <a href="#">Golden Bay Branch of Forest and Bird</a> , and attachment	Y	Y Richmond
13514	<a href="#">Helen Black</a>	N	Y Nelson
31515	<a href="#">Geoffrey Vause</a> , and attachment	Y	Y Richmond
31516	<a href="#">Peter Lole</a>	N	N
31517 & 31553	<a href="#">Wim van Dijk</a>	N	N
31518	<a href="#">Ian Faulkner</a>	N	N
	<b>Continues in FDS submissions received - Section 3</b>		

## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31344

**Cornelia Baumgartner**

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	It is paramount that we take climate action. Currently this is not reflected in this strategy as there is a lot of greenfield developments for stand-alone, larger houses away from work and school locations. This will create more traffic. We need more multi-unit compact developments.
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	Unfortunately, with so much new greenfield development in the strategy, too many people will still buy a house in the suburbs instead of 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	Exactly! - Please amend the strategy accordingly to ensure that all growth will actually happen close to work and public transport!
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 know of too many people who had/have to move away because the large houses in suburbs are not affordable. However, the FDS does not really support this if it leaves it to developers to build affordable housing. The council needs to support community-led initiatives.
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	There is too much planning for large, stand-alone housing. This is in line with the current trend to accommodate the rich, unproductive population and forget about the people who want to work here. I'm urging the council to re-write the plan to allow for more growth WITHIN the existing towns and centres that offer all the amenities within easy reach.
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Agree	Yes, we want that - and we want to see investment in public transport, walking, cycling etc instead of roads.

	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	Again, the best strategy would be to confine development to our existing urban areas.
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 - which means that the strategy needs to be amended without new developments that use rural and natural land that helps mitigate future flood risks, fire risks, is productive etc.
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	The strategy therefore needs to focus on urban intensification and prevent any sprawling of suburbs and the development of new housing 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	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.
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		<p>All 'Outcomes' are well captured in this form. HOWEVER, the proposed strategy will not achieve these. I urge the council to look at what we need - i.e. affordable housing for people who actually live here, work, raise families - NOT people from other regions and parts of the world who want to buy a piece of paradise to retire or invest their money.</p> <p>There is pressing need for eco-friendly TINY HOUSE rules and regulations so young couples can afford to live here and own a home.</p> <p>The FDS seems to provide capacity for houses that sell at a high price rather than considering first that we need smaller houses and units close to work, school and public transport. If we continue to sell out our area to outsiders, we'll end up having nothing ourselves.</p> <p>Also, it would be much better to allow people to build up and provide more and smaller units.</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>Too much greenfield expansion - not enough quality intensification.</p> <p>I'm strongly against any new development that increases road traffic.</p> <p>We're better off to invest in public transport in and around existing centres.</p>



<p>TDC - Environment and Planning</p>	<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 (f) In Tasman's existing rural towns Housing 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>
<p>TDC - Environment and Planning</p>	<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>	<p>Agree</p>	<p>Good plan - please make sure it is balanced with better living conditions. Council needs to be actively guiding - leaving it to landowners to develop their back section is not enough. There are amazing examples of good city development in other parts of the world!</p>
<p>TDC - Environment and Planning</p>	<p>16 Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?</p>	<p>Agree</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>TDC - Environment and Planning</p>	<p>17 Do you agree with the level of intensification proposed in Richmond, right around the town</p>	<p>Strongly disagree</p>	<p>More intensification is needed, balanced with better living conditions. - as above.</p>

	centre and along McGlashen Avenue and 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	I'm not sure if there is enough employment in Brightwater to grow the population. Otherwise it only becomes a commuter suburb. I think there might be a need for smaller housing options though, which can be achieved by intensification in and near the village center.  We need to look at providing space for eco-friendly TINY HOUSE developments so young couples can afford to live here and own a home.
TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?		I'm not sure if there is enough employment in Wakefield to grow the population. Otherwise it only becomes a commuter suburb. I think there might be a need for smaller housing options though, which can be achieved by intensification in and near the village center.  We need to look at providing space for eco-friendly TINY HOUSE developments so young couples can afford to live here and own a home.
TDC - Environment and Planning	20 Do you agree with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?	Neutral	More intensification and good creative planning is needed. Also, we need to look at providing space for eco-friendly TINY HOUSE developments so young couples can afford to live here and own a home.
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. Why should we 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. Even calling this "intensification" is ludicrous. We don't need any more sprawling suburbs. 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.

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 oppose turning more of our landscape into suburbs and commuter zones. We have enough of these already and need to preserve our rural and productive land.
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	I oppose turning more of our landscape into suburbs and commuter zones. We have enough of these already and need to preserve our rural and productive land.
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	I oppose turning more of our landscape into suburbs and commuter zones. We have enough of these already and need to preserve our rural and productive land.
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	I oppose turning more of our landscape into suburbs and commuter zones. We have enough of these already and need to preserve our rural and 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.	Strongly disagree	I oppose turning more of our landscape into suburbs and commuter zones. We have enough of these already and need to preserve our rural and productive land.
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, we don't need to turn any more of our landscape into concrete and tarmac covered monotony. 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. 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	Strongly disagree	I oppose turning more of our landscape into suburbs and commuter zones. We have enough of these already and need to

	proposed greenfield housing areas in Māpua? Please explain why.		preserve our rural and productive land.
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	Too far away from work and town centres, covering highly productive land, creating more sprawl, more private traffic. 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 will just feel 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		As per Q32, we should be providing more opportunities for businesses in areas, including rural towns, that have a known employment shortage.

	business growth or if there are any proposed areas that you consider are more or less suitable.		
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>We need to look at providing space for eco-friendly TINY HOUSE developments so young couples can afford to live here and own a home.</p> <p>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. We also need to recognise the needs of other members of our communities such as retired people that are looking to downscale. So some intensification targeted at those needs would be acceptable.</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>We need to fundamentally change the way we approach growth. Instead of focusing on short term budgets we need to take a longer view. 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.</p> <p>In particular, we need to look at providing space for eco-friendly tiny house developments so young couples can afford to live here and own a home.</p> <p>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>
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## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31345

**Ms Margaret Brewster**

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	Proceed without delay. The planet cannot wait much longer.
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	Increased density will help to a certain extent, but will fall short of satisfying the outcome we need for safe life on earth.

	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	We must stop right now, using arable land for spreading housing settlements. People need a house, to be sure, but they also need food, and it's silly to build houses where food was grown before. We still need the horticulture which sustains our people. By building apartments, going vertical, people can live in apartments where there is good access to jobs, service and amenities by public and active transport, and in locations where people want to live.
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:	Neutral	People might need to be more flexible about their "needs" in the new world order. Of course, there should be papakāinga and affordable options, but they will not be able to be as we have them now. We need to build high and leave space for recreation and horticulture.
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	The people must be educated about the reality of climate change, and the definition of "demand" and also "meet demand" will need to be moderated, in order to ensure we stay within the limits of what's tolerable for the environment. Growth strategy, implied in the term "meet demand" needs reassessing. We are coping with demand, but we will not be able to meet it, unless people modify their goals.
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Strongly disagree	I disagree with the focus on growth. That's twentieth-century thinking. We know better now. We should discourage growth, partly by not accommodating it, if we need to.



	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	Please give high priority. People who feel their "growth" needs were left unsatisfied, might find satisfaction and peace in other areas, the 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:	Strongly disagree	Nelson-Tasman has no idea what's going to be needed to adapt to the future effects of climate change. Education and a series of reality checks are required. If this policy is adopted, if we believe we're doing it, the policy will undo itself, by creating more need than ever for resilience.
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:		Nelson-Tasman is not resilient to the risk of natural hazards. The newspaper puts people on the front page complaining that the tide is eroding their properties, and demanding that something, somebody fix the problem. We are not resilient. We rebuilt the Boatshed after the last storm. It will be fine, until the next one blows in.
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	Berryfields in Richmond is spawning all over highly productive land that was used for primary production.

	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 Disagree	Change is sometimes good, sometimes bad. "All change" is sometimes good, sometimes bad. Change needs consideration, and should not be implemented for its own sake. We need a powerful, arbiting "Ministry of Change" where ideas for change are measured in terms of their environmental impact.
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		FDS is too scared. Civic leaders should think about how scary climate change will be and act with confidence and courage now.
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	The houses in these areas are on hills, and they will not take up rural land. The growth should be vertical in two ways - up a hill and also vertical in its building plans. Avoid greenfield expansion and moderate rural residential housing. Rural areas should stay rural, regardless of the demand for individuals to live there, because the quiet areas provide the soul hinterland for the people.
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		SH6 corridor, intensification within existing town centres. Avoid greenfield areas, even those close to urban areas. It's part of the satisfaction of nature to be aware that plants are growing food nearby, and some of it is not brought in on trucks. People need to see that we are growing at least some of our food. Greenfield areas close to existing urban areas are green, quiet and productive, and the more intensive the urban areas become, the more people need and love these quiet places.

	<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>	Disagree	Brightwater should keep its rural aspect, for reasons listed above. The transport system and the needs of the environment, do not support people driving into Nelson for work.
TDC -	<p>19 Do you agree</p>	Disagree	Wakefield should stay rural, for the reasons

Environment and Planning	with the level of intensification proposed near the centre of Wakefield? Any comments?		outlined above. If people are living in apartments, there is all the more need for quiet green places to restore their souls.
TDC - Environment and Planning	20 Do you agree with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?	Disagree	The only intensifying that should happen in greenfields is horticultural intensification. More beetroot! More broccoli!
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	
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	It's foolhardy to have greenfield housing areas. I agree neither with the intensification or the scale of the plan.
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	It's foolhardy to have greenfield housing areas. I agree neither with the intensification or the scale of the plan.
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	It's foolhardy to have greenfield housing areas. I agree neither with the intensification or the scale of the plan.
TDC - Environment and Planning	25 Do you agree with the location and scale of proposed greenfield	Strongly disagree	It's foolhardy to have greenfield housing areas. I agree neither with the intensification or the scale of the plan.

	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	It's foolhardy to have greenfield housing areas. I agree neither with the intensification or the scale of the plan.
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	It's foolhardy to have greenfield housing areas. I agree neither with the intensification or the scale of the plan.
TDC - Environment and Planning	28 Do you agree with the location and scale of proposed greenfield housing areas in Māpua? Please explain why.		It's foolhardy to have greenfield housing areas. I agree neither with the intensification or the scale of the plan.
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	No	The village has all the problems for the environment that the other areas have.

	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?	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 sites in St Arnaud?	Strongly disagree	
TDC - Environment and Planning	40 Is there anything else you think is important to include to guide growth in Nelson		The pine forests in the Nelson hinterland, should be replaced with native trees, in order to provide a more beautiful backdrop to our city which claims it is a tourist, outdoor adventure destination, and inappropriately calls itself "city of trees". When the pine trees are felled, the companies leave

	<p>and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?</p>		<p>behind their rubbish, and a desolate environment. On Sugarloaf hill, they felled most of it, but left a drunken mowhawk clinging to one side of the unfortunate hill. Tourists who have spoken to me find the current state primitive, saying that such savage butchering would never happen in an urban area in their country.</p>
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## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31346

**Martin Hartman**

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	Currently this is not reflected in this strategy as there is a lot of greenfield developments for stand-alone, larger houses away from work and school locations. This will create more traffic. We need more multi-unit compact developments.
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	with so much new greenfield development in the strategy, too many people will still buy a house in the suburbs instead of 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	Please amend the strategy accordingly to ensure that all growth will actually happen close to work and public transport!
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	We know of too many people who had/have to move away because the large houses in suburbs are not affordable. However, the FDS does not really support this if it leaves it to developers to build affordable housing. The council needs to support community-led initiatives.
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	There is too much planning for large, stand-alone housing. This is in line with the current trend to accommodate the rich, unproductive population and forget about the people who want to work here. I'm urging the council to re-write the plan to allow for more growth WITHIN the existing towns and centres that offer all the amenities within easy reach.
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Agree	Yes, we want that - and we want to see investment in public transport, walking, cycling etc instead of roads.

	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	Again, the best strategy would be to confine development to our existing urban areas.
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:		The strategy needs to be amended without new developments that use rural and natural land that helps mitigate future flood risks, fire risks, is productive etc.
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	The strategy therefore needs to focus on urban intensification and prevent any sprawling of suburbs and the development of new housing 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	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.
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		<p>All 'Outcomes' are well captured in this form. HOWEVER, the proposed strategy will not achieve these. I urge the council to look at what we need - i.e. affordable housing for people who actually live here, work, raise families - NOT people from other regions and parts of the world who want to buy a piece of paradise to retire or invest their money.</p> <p>There is pressing need for eco-friendly TINY HOUSE rules and regulations so young couples can afford to live here and own a home.</p> <p>The FDS seems to provide capacity for houses that sell at a high price rather than considering first that we need smaller houses and units close to work, school and public transport. If we continue to sell out our area to outsiders, we'll end up having nothing ourselves.</p> <p>Also, it would be much better to allow people to build up and provide more and smaller units.</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>Too much greenfield expansion - not enough quality intensification.</p> <p>I'm strongly against any new development that increases road traffic.</p> <p>We're better off to invest in public transport in and around existing centres.</p>

<p>TDC - Environment and Planning</p>	<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 (f) In Tasman's existing rural towns Housing 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>
<p>TDC - Environment and Planning</p>	<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>	<p>Agree</p>	<p>Good plan - please make sure it is balanced with better living conditions. Council needs to be actively guiding - leaving it to landowners to develop their back section is not enough. There are amazing examples of good city development in other parts of the world!</p>
<p>TDC - Environment and Planning</p>	<p>16 Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?</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>TDC - Environment and Planning</p>	<p>17 Do you agree with the level of intensification proposed in Richmond, right around the town</p>	<p>Strongly disagree</p>	<p>More intensification is needed, balanced with better living conditions. - as above.</p>

	centre and along McGlashen Avenue and 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	I'm not sure if there is enough employment in Brightwater to grow the population. Otherwise it only becomes a commuter suburb. I think there might be a need for smaller housing options though, which can be achieved by intensification in and near the village center.  We need to look at providing space for eco-friendly TINY HOUSE developments so young couples can afford to live here and own a home.
TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?	Disagree	I'm not sure if there is enough employment in Wakefield to grow the population. Otherwise it only becomes a commuter suburb. I think there might be a need for smaller housing options though, which can be achieved by intensification in and near the village center.  We need to look at providing space for eco-friendly TINY HOUSE developments so young couples can afford to live here and own a home.
TDC - Environment and Planning	20 Do you agree with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?	Neutral	More intensification and good creative planning is needed. Also, we need to look at providing space for eco-friendly TINY HOUSE developments so young couples can afford to live here and own a home.
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	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. 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. 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.
TDC - Environment	22 Do you agree with the location	Strongly disagree	I oppose turning more of our landscape into suburbs and commuter zones.

and Planning	and scale of the proposed greenfield housing areas in Nelson? Please explain why.		We have enough of these already and need to preserve our rural and productive land.
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	I oppose turning more of our landscape into suburbs and commuter zones. We have enough of these already and need to preserve our rural and productive land.
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	I oppose turning more of our landscape into suburbs and commuter zones. We have enough of these already and need to preserve our rural and productive land.
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	I oppose turning more of our landscape into suburbs and commuter zones. We have enough of these already and need to preserve our rural and 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.	Strongly disagree	I oppose turning more of our landscape into suburbs and commuter zones. We have enough of these already and need to preserve our rural and productive land.
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, we don't need to turn any more of our landscape into concrete and tarmac covered monotony. 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. 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	Strongly disagree	I oppose turning more of our landscape into suburbs and commuter zones. We have enough of these already and need to preserve our rural and productive land.

	housing areas in 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	Too far away from work and town centres, covering highly productive land, creating more sprawl, more private traffic. 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 will just feel 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		As per Q32, we should be providing more opportunities for businesses in areas, including rural towns, that have a known employment shortage.

	any proposed areas that you consider are more or less suitable.		
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?		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. We also need to recognise the needs of other members of our communities 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		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



	<p>and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?</p>	<p>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.</p> <p>In particular, we need to look at providing space for eco-friendly tiny house developments so young couples can afford to live here and own a home.</p> <p>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. 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>
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## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31347

**Ms Paula Baldwin**

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	<p>Urban densities may mitigate local contributions to climate change, but in relevant areas ... there's absolutely no point building (a few/some/too many) 3+ storey high buildings in an area far away from the occupants destinations for employment, and claim "look at us, what a wonder council we are, we've increased urban densities to reduce car dependency". Both offices and retail are in Nelson CBD, not Tahunanui.</p> <p>And, for years, we've been asking for proper public transport in the Nelson/Tasman region. This would need to be in place to have any support of urban density in any area (but not Tahunanui) ... and it's not. Possibly, too many years have gone by to try and train the population to use public transport rather than their cars - but you would first need public transport as good as Sydney, Australia to even start to ask people to not use their cars.</p>
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	Strongly agree	<p>These main centres already have a land footprint that can sustain and should be developed to intensify its use. These areas should be those being considered for development of building tall buildings. Tall buildings are already there - expected and accepted.</p> <p>Tahunanui is its own style - own visual impact and micro-climate. There's good daylight angles, sea breeze, community feel - not a mish mash of the rise and rise of tall ugly buildings.</p>

	and intensified, and these main centres are supported by a 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:	Neutral	Yes, it would be fabulous to start with a clean page and design living in areas where people have good access to jobs, services and amenities by public and active transport - but we're not discussing starting afresh. This discussion is about how to manage the living style and value of the existing Tahunanui area. Tahunanui has been settled since the late 1800s. The 1910 Declaration of Trust states land was for the "health, amusement and instruction of the inhabitants of the City of Nelson ...". This isn't a pocket of an area next to or within Tahunanui - Tahunanui is to be enjoyed as a vibrant community, not intensive urban development.
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:	Neutral	Again - if starting afresh, yes - go for it ... have as many housing choices as are deemed appropriate. It's not appropriate to have buildings taller than 3 storey at most/the absolute limit; and preferably only a few. Tahunanui is a great place to live because of the good sunlight and fresh air available due to its location.
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	In what context? Given the layout of Nelson/Tasman; the means of travel available ie: cycle lanes/tracks, cars/trucks and very very few buses - Nelson/Tasman's land capacity is being used well. The introduction of a centralised sports field complex has been a great development. Where is the public transport system to get there? Walking through/via the walkways, at night, isn't the safest means of transport, but that's society today. There's land available at Wakatu Estate, but very limited options to get in and out of the area. Intensification of existing land footprints in both

			<p>Main Centres is there, just waiting to be developed. Councils, encourage this. Other cities have shown that both residential and commercial can co-existing in an existing development ie: the main city CBDs.</p> <p>But, for the love of God, leave good balanced, clean, healthy, pleasant living areas, like Tahunanui, ALONE. Those living on the hillside, looking out at the Tasman Sea vista do not want tall ugly buildings in their view. Those living at "ground level", enjoying sun and fresh air, do not want to live next to tall ugly buildings ... not to mention the many many many more people all trying to live in this beautiful area ... where there's not enough services or infrastructure to support density living.</p>
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:	Strongly disagree	<p>Tasman District Council is doing this better, mostly because they have the ability and opportunity to use previous examples and mistakes as they develop empty pastures ie: not change an existing area to density urban living because its the latest newfangled idea on a Council list.</p> <p>If NCC is tabling a plan about developing the CBD existing into residential living and commercial operations - this would be "New infrastructure is planned, ... etc" (assuming they included the infrastructure).</p>
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	Not if the Council is considering it OK to build 6 storey high rise apartments in Tahunanui.
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	Agree	Yip. We are diverse landscape and areas of occupation; BUT, we have to respect the existing and not try to re-write/develop a plan to change the existing beautiful areas of living, and call it 'adapting to the effects of climate change'.

	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	There's certainly been a heap of work over the last 5-10 years on the effects of natural hazards, community consultation, imagined restrictions applied to existing land, and work completed to protect areas.
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:	Neutral	Market gardeners in the family ... and also the development of large flat areas into residential ??? We need both, and think, once the current Tasman developments are completed, that's enough 'taking' of productive land.
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?		The questions so far have been too generic and have been included to be politically correct. Thankfully, some people with more technical knowledge and skills will have given you their responses, but I would have liked to see a question about - How did you find out about this Development Strategy and opportunity to submit? My answer would be - from the community I live in. Haven't heard anything from the Councils.
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	Neutral	Are you serious???! This question is bigger than any of these six options. The best I can do, is to be interested in the area I live in and expect to live in for some years to come. I do not support any zoning of intensified 3+ storey building in the Roto St area (bounded by Centennial Road, Muritai Street, Parkers Road and Golf Road).

	meeting needs of Tasman rural towns? This is a mix of intensification, greenfield expansion and rural residential housing. Please explain why?		
TDC - Environment and Planning	14 Where would you like to see growth happening over the next 30 years? Please list as many of the following options that you agree with: (a) Largely along the SH6 corridor as proposed (b) Intensification within existing town centres (c) Expansion into greenfield areas close to the existing urban areas (d) Creating new towns away from existing centre (please tell us where) (e) In coastal Tasman areas, between Mapua and Motueka (f) In Tasman's existing rural towns (g) Everywhere (h) Don't know		Intensification within existing town centres. Merge the councils - Tasman is far more central; Nelson can stay as a satellite town, and build everything up within the current CBD. There are many many young people as couples / flatmates ie: without children, moving into residential housing that don't require either a lawn or the maintenance demands, who could be enjoying living in a CBD - making the CBD a vibrant, lived-in area, rather than retail and offices which are all closed up and not in use for half of every day. The hospitality sector would benefit from residents near-by. Without proper infrastructure - services and transport - there's no gains (certainly not changes/improvement to climate effects) by building on greenfields and rural land. The services in Tahunanui area already maxed out - it will not and can not sustain residential intensification.
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?		Where exactly is "within Nelson?" If you mean CBD - then, yes. If you mean Tahunanui, then, NO. As for speed ... slowly is how everything Council does.
TDC - Environment and Planning	16 Do you agree with the level of intensification	Strongly disagree	NO - don't do it. There's a great living style in Stoke also - build around Strawbridge Square, including retirement villages, cycle ways, sports

	proposed right around the centre of Stoke? Any comments?		ground with flash (very expensive) building and you want to build a heap of tall buildings around it. Tall buildings are down the end of Nayland Road, around Echodale Place and Packham Cres, and the old juice site. If you have to build tall, put them near each other. It's just stupid ... intensification slowly will mean a property in Shelly Cres sells, and the new owner is given the OK to build a 3+ storey house in the middle of a single storey residential area that backs on to a cycle way. Ridiculous.
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	Yes, the Mall is there; commercial is there; and many plans/rumours about the Mall area being developed further into a multi-storey complex. This makes sense.
TDC - Environment and Planning	18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?	Neutral	Yes ... its a small amount of intensification on the edges.
TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?	Neutral	Yes ... its a small amount of intensification on the edges.
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	No changes until there is by-pass road via Wildman Road/Queen Victoria Street through to River Road and onto SH60. Council/NZTA have got to get the traffic flow out of the CBD.
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	Not sure about this question ... what is greenfield housing? On the 5a Map showing the strategy for Nelson City Centre, there isn't any greenfield; but purple, red and pink areas. Purple = yes. No to everything else.
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.	Neutral	Already said intensification directly around the CBD is expected; but the map takes it too far; and don't agree with any other intensification colours on Map Figure 7.
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 greenfield housing areas in Wakefield? Please explain why.	Agree	
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	Agree	



	housing areas in 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.	Less 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.	Don't know	Depends on what the existing locals want.
TDC - Environment and Planning	32 Do you agree with the locations shown for business growth (both commercial and light industrial)? Please explain why.	Agree	Mostly agree ...
TDC - Environment and Planning	34 Do you agree with the proposed residential and business growth sites in Tākaka?	Neutral	
TDC - Environment and Planning	35 Do you agree with the proposed residential and	Neutral	

	business growth sites in Murchison?		
TDC - Environment and Planning	36 Do you agree with the proposed residential and business growth sites in Collingwood?	Neutral	
TDC - Environment and Planning	37 Do you agree with the proposed residential and business growth sites in Tapawera?	Neutral	
TDC - Environment and Planning	38 Do you agree with the proposed residential and business growth sites in St Arnaud?	Neutral	
TDC - Environment and Planning	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?		Don't know enough about the existing to comment.
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?		Merge councils to reduce costs for ratepayers and achieve better efficiency. Where's the public transport system?

## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31349

**Laurien Heijs**

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	Endorse NelsonTasman2050 submission. It's not clear how the strategy is achieving this.
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	Makes sense to focus on intensification of our existing urban centres. This should be done sensitively, to promote the vibrancy and liveability of our town centres. As a new Nelson resident I believe the vibrancy of the Nelson CBD area could be much improved by the council facilitating quality multi-story housing and commercial enterprises. This would bring more life to the area and provide options for those who can't afford, or do not want to live in, a standalone house.

	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	Yes, however this should not trump the need to preserve areas that hold immense value to the community. For example the Maitai valley. Areas of high amenity, biodiversity, and/or productivity should be safeguarded.
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	Endorse NelsonTasman2050 submission. It's not clear how the strategy is achieving this and what tools it has to achieve this.
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	Endorse NelsonTasman2050 submission.
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Agree	Endorse NelsonTasman2050 submission.

	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	Endorse NelsonTasman2050 submission. Not clear how the strategy is doing this. What areas have been identified as having significant restoration potential? What areas do the community support protecting? Where are all of the SNAs? (the maps identify only a handful through all of Nelson and Tasman which surely is incorrect). This strategy should be integrated with the Nelson and Tasman biodiversity strategies and the work happening as part of the Kotahitanga mō te Taiao Alliance. To align with best practice impact management, impacts on the natural environment should always first be avoided. If this is demonstrably not possible, then minimisation, followed by remediation are considered.
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	Incredibly important, but again, not sure how the strategy is achieving this. Has a climate change risk assessment been done? Also, resilience is more than just where we decide to put houses. Resilient communities are also about quality neighbourhoods, places designed to ensure people connect to each other and have easy access to quality green spaces. Green spaces can also have immense value as carbon stores and ecological diversity can buffer us from the impacts of climate change. The housing, climate change, biodiversity, and mental health crises can and should all be addressed together.
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	Endorse NelsonTasman2050 submission.
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	It's interesting you have this as an objective but there are no similar objectives for other matters the community might like to see prioritised. For example: land of high ecological value and restoration potential is protected and restored. Or land with high amenity value is protected for existing and future residents to enjoy. Or, outstanding landscapes with high natural character and protected. I understand these matters need to

	primary production. Please explain your choice:		be considered in resource management planning and therefore should be communicated here. We need to know and understand the range of values that exist across the landscape before we can make an informed decision about where new or intensified housing is appropriate.
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	This objective is vague. It's unclear what is aimed for and how this will be achieved. Is there a partnership with iwi in place to ensure this outcome?
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		Have made extra comments alongside some of the above objectives (e.g. Q10 response). In addition, I endorse the NelsonTasman2050 submission.
TDC - Environment and Planning	13 Do you support the proposal for consolidated growth along SH6 between Atawhai and Wakefield but also including Māpua and Motueka and meeting needs of Tasman rural towns? This is a mix of intensification, greenfield expansion and rural residential housing. Please explain why?	Strongly disagree	Endorse NelsonTasman2050 submission.
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		(b) - let's see where we can get with this first! (c) - only if done sensitively and not in areas of high amenity, biodiversity, productivity, natural character, or historic value (NOT the Maitai valley!). New greenfield development close to existing urban areas should only go ahead if deemed absolutely necessary (current growth forecasting not convincing). New developments should come without minimum size requirements for houses, to encourage diversity and innovation in housing stock to meet diverse needs of the

	<p>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>community. Developments should be low impact urban design, and should promote connections between neighbours, connection with new and existing green spaces, and connection with town centres. Small commercial hubs can promote liveliness and liveability. No suburban sprawl please. (f) - good to focus new housing development in areas where jobs exist or, where partnered with new commercial areas, they can support a non-commuter community.</p> <p>Let's stay away from growth in sensitive locations, and in areas that promote a reliance on cars.</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>Endorse NelsonTasman2050 submission. There appear to be plenty of vacant lots in town. Perhaps start there with demonstrating some quality examples for the community.</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>Endorse NelsonTasman2050 submission. Intensification should be residential and commercial. Stoke right now feels like a sprawling retirement suburb, not a destination.</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>	Disagree	<p>Endorse NelsonTasman2050 submission.</p>
TDC - Environment and Planning	<p>18 Do you agree with the level of intensification proposed around the centre of</p>	Neutral	<p>Need to be convinced there are sufficient employment opportunities to keep this from becoming a commuter town if further intensified.</p>

	Brightwater? Any comments?		
TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?	Neutral	Need to be convinced there are sufficient employment opportunities to keep this from becoming a commuter town if further intensified. Any further development should also include commercial development, to create jobs for the community there.
TDC - Environment and Planning	20 Do you agree with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?	Neutral	Endorse NelsonTasman2050 submission.
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	Endorse NelsonTasman2050 submission.
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	Strongly disagree with the two greenfield developments proposed in the Maitai. This is an area of high amenity value, an icon for the Nelson area and a reason people love coming to Nelson and want to move here (in our case). The existing Nelson community has a very strong voice on this, please listen to us. The area would never retain the same values. Even a low impact subdivision design cannot stop future residents from polluting the waterway through everyday behaviours (washing car, stripping paint, etc). And picnicking or swimming along this unique river will never be the same if we're essentially doing it in someone's backyard.
TDC - Environment and Planning	23 Do you agree with the location and scale of proposed greenfield housing areas in Stoke? Please explain why.	Disagree	Focus should first be on intensification. Stoke feels very sprawled already. See Q14 response
TDC - Environment and Planning	24 Do you agree with the location and scale of proposed greenfield	Disagree	See Q14 response



	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	See Q14 response
TDC - Environment and Planning	26 Do you agree with the location and scale of proposed greenfield housing areas in Wakefield? Please explain why.	Disagree	See Q14 response
TDC - Environment and Planning	27 Do you agree with the location and scale of proposed greenfield housing areas in Motueka? Please explain why.	Disagree	See Q14 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	See Q14 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.)?	Strongly disagree	
TDC - Environment	30 If you don't think we have	Less greenfield	

and Planning	the balance right, let us know what you would propose. Tick all that apply.	expansion	
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	Endorse NelsonTasman2050 submission.
TDC - Environment and Planning	32 Do you agree with the locations shown for business growth (both commercial and light industrial)? Please explain why.	Disagree	Endorse NelsonTasman2050 submission.
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.		See responses above.
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	Strongly disagree	

	Collingwood?		
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?		Endorse NelsonTasman2050 submission.
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>Recommend looking at each town centre as a destination and thinking about what existing or new "icons" might draw someone to want to live there or spend time there. For example, we moved to Nelson because of: it's stunning natural environment (e.g. Brook Sanctuary, Grampians, many parks and reserves, boulder bank, tahunanui beach, etc on the doorstep), it's amenity values (walks, bikes tracks, ability to picnic by and swim in the Maitai (we bragged about this extensively when we moved), cafes, cultural opportunities (suter, museum, founders - it's got a lot going on for a small place! (except for now with C-19)), streetscape (we love the car-free part of Trafalgar St), etc. These are Nelson's icons we'd like to see protected and enhanced and anything along that theme we'd support being added.</p> <p>To improve public input, this strategy should have integrated other spatial elements - significant amenity areas, biodiversity areas, buffers for adapting to climate change, areas of historic or heritage value, outstanding natural landscapes, productive soils, etc. It's hard to advise on where development is appropriate when we don't understand this bigger picture and what values might be being traded.</p> <p>I understand this strategy is happening at the same time as a plan change in Tasman to see through some of the proposed developments. In my view that's not good process. It makes us feel</p>

			like our views on this strategy are a waste of time and won't be taken seriously. Talking with your community should not be a tick the box exercise.
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## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31350

**Ms Janet Travener**

Speaker? False

Department	Subject	Opinion	Summary
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	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	08 Please indicate whether	Agree	

and Planning	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:		
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:	Strongly 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 existing centre		(b) intensification within existing town centres. This preserves agricultural and recreational land use, reduces need for people to use cars and makes public transport more cost effective.

	(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	There is little opportunity to spread in Nelson because of the surrounding hills so intensification is necessary.
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 oppose the development of housing in Kaka Valley in the Maitai Valley area (area N106) and I strongly oppose the possible development of Orchard Flats N32 which I think is even worse. The Maitai Valley as it is currently is a green recreation area available to everyone - building houses in it is vandalism. Please designate the Maitai Valley as recreation land and keep it green and open for current and future residents
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	

## Submission Summary

Nelson Tasman Future Development Strategy - Submission #31351

**Mr Robin Whalley**

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:	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.	Strongly agree	Will destroy amenity.



	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	Will destroy amenity value
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:	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:	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:	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	Strongly agree	

	production. Please explain your choice:		
TDC - Environment and Planning	11 Please indicate whether you support or do not support Outcome 11: All change helps to revive and enhance the mauri of Te Taiao. Please explain your choice:	Strongly agree	
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		Strongly oppose intensification along Stepneyville historical precinct
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	
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		On the hills above the city. Use the land presently covered in pine forest. It is poor use of this 650ha.

	<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 disagree	
TDC - Environment and Planning	<p>16 Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?</p>	Strongly disagree	
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>	Strongly disagree	

TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?	Strongly disagree	
TDC - Environment and Planning	20 Do you agree with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?	Neutral	
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	
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	Should be above the village on the foothills
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	Strongly disagree	Intensify around mount heslington

	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.	Neutral	
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 propose. Tick all that apply.	Less 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.	Strongly disagree	Strongly oppose development in Stepneyville especially the Historic Precinct
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.		Develop the Port Land . This is a poorly managed asset. Develop housing here. This land is worth \$450M Should be developed into multi ( Three floor ) housing. See Central European models.
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?	Strongly 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?	Strongly 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?		Start again .Take a good hard look at the under-utilised Port Land.Especially after the Cawthron development.



## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31353

**Mr Hilary Blundell**

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	Within the last decade priorities have changed, and during the time period under discussion, many things will change radically, often beyond current legislation reach. Our towns have been car-centric low rise, this needs to change rapidly to high-rise and no-cars-in-centres. "Reduction in GHG emissions" needs to be an action not just an over-used phrase. With the latest IPCC report, there is very little time to radically reduce GHG emissions - that means cars planes concrete and steel, so all "urban-form" needs to work fast towards cutting these right out of our ways of living, as fast as possible.
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	Our centres are well designed for driving into and shopping, but need to change. People need to live in these centres by the thousand instead of about 50, and most people will not have cars at all - they will use bikes or walk, or use buses for longer journeys. The Councils need to actively discourage cars and car-use, and in particular remove all parking from the main streets. The existing small settlements have been commuter hubs, by car. This also needs to change. There are many ways to squeeze cars off the roads, and if we are to achieve what the IPCC says, 45% reduction in 8 years, this will have to happen.

	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	Yes I agree, but "new housing" can no longer mean low density big houses spreading over rural land. New housing means the end of green field subdivision - these just encourage car use - and the beginning of multiple high rise in the centres. I think green field subdivision should be banned completely henceforth. We have enough houses and can't afford (GHG emissions) to build any more. Too bad. We have to build up in the centres and learn to live with this. The IPCC report MUST trump simple demand in many areas. If it doesn't, our part of the world will also be monstrously flooded or burnt repeatedly within decades, but then this may happen anyway now.
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	Yes up to a point. There are "needs" in the community that are incompatible with 45% reduction of GHG emissions in 8 years. We don't need any more big houses anywhere - too bad, let them inflate in value. We need flats and apartments in centres to 8 storeys without cars. There are thousands of precedents overseas! We need to avoid developments like Richmond West at all costs - what an embarrassment and laughing stock! At sea level on prime growing land! Who's idea was that? "Affordable" has become a misnomer, as so many things converge to lift most property values and construction costs continually, further out of reach. Inflation will rise further.
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	Demand is not the only thing at play here. We have an escalating climate crisis, and much of what you are suggesting will make it worse. The Councils need to heed the IPCC's message and not just keep playing a 20th century stuck record on growth. It would be better to build up, not out, and resist infinite growth. Reduction is the name of the 21st century game - you need to learn how to play it. So, no, no more rezoning and building on rural land at all. This FDS goes to 2050 - this area will be very different by 2050 - according to James Hansen we are likely to be nudging 2.4C by then, our weather here will be very different - hugely wetter, hugely drier and hotter, and the sea will have moved up more than expected. You need to play your part in reduction, NOT growth.
TDC - Environment and Planning	06 Please indicate whether you support or do not support	Agree	Well I suppose this is obvious. But the infrastructure we have now cannot cope with the level of cars and trucks we already have, and this has been caused by Council and Waka Kotahi

	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:		allowing growth beyond the existing infrastructure's capacity. The IPCC makes it very clear, the ICE traffic MUST be halved in 8 years. This suggests the existing infrastructure will cope as it is because everyone has to leave their car or ute at home. Perhaps NZ will have run out of diesel by then anyway, like Sri Lanka has this month. "Growth" itself is becoming incompatible with a liveable future, so, no, demand must be controlled and limited. Even reversed.
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	Sure! But most of your growth projections do exactly the opposite. Providing all growth is restricted to UP in the centres, the "natural environment" will not be further impacted. Richmond West is a classic example of the opposite, and this really only has a max 50 year life expectancy anyway, it will all get washed away. Imagine the level of indictment on those responsible! Green field subdivision must end, now. Older green field suburbs can be redeveloped up to 3 or 4 storeys, and serviced by buses. Restoration does not have a good record.
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:	Disagree	Nelson Tasman is a sitting duck, and is going to receive some big shocks within years. The first will be the next El Nino - a long and very hot drought, going on for too many months. Unprecedented fires and temperatures, desperate shortage of water going on for months. No, we having been sitting on our hands, enjoying lots of big new houses spreading everywhere, and importing screeds of utes with big diesel engines. Foolish. The 2nd shock will be either another cyclone that inundates much of our coastline, including Richmond West, or a rain flood that noone would believe until it happens. No, resilience is the wrong word. Our climate is changing rapidly, these Councils have been encouraging it, and just using hip greenwash phrases. Start by closing the petrol stations 3 days a week - get serious at reduction.
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	Well I spend time in my partner's house by Ruby Bay beach. So, no, we take the risk, big risk. What's stopping another rain storm on Takaka Hill, bigger next time? The big earthquake, is your dam resilient? What's stopping weather events far outside our experience? No, and with such a long and glorious coastline, Nelson Tasman is right in the firing line. And over-indebted to boot. Resilience is a misnomer too, but this applies everywhere. Our world has had enough of our burning everything for energy, and travelling long distances on a whim. Really, we should close the petrol stations, ports and airports to the public, except for essential services, this is what we

			SHOULD do.
TDC - Environment and Planning	10 Please indicate whether you support or do not support Outcome 10: Nelson Tasman's highly productive land is prioritised for primary production. Please explain your choice:	Strongly agree	Primary production happens on fertile land only. So why build houses roads and factories on this land? This really is dumb. We need this land for food growing while we still can. Growth must be controlled properly, and it now means UP only. By 2100 much of our primary land in Appleby will be salted by seawater ingression - look at the vast volumes of land ice in both poles melting every day - current growth projections just speed this up! Surely this is dumb too isn't it? Resilient? We are in so much trouble!
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	I am a global citizen, choosing to live in this area, very happily thank you for 30 years. I respect the indigenous values of this land as an immigrant - it doesn't mean I agree with it all. The change coming now must be a change in direction from 20th century habits and values, and I believe some of this reversal does line up with Maori world-view. Monstrous weather events don't, and are caused by inappropriate growth. We have arrived at the decision to change course with this submission.
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		I think that it is too easy for Council to write reports using greenwash and do little, given we have a Climate Emergency. This area MUST reduce it's car-use radically, so Councils need to design for no cars. I know that both Councils have been doing this, while the public won't get out of their cars. Development direction has made this much worse. Government leadership has been lacking, and social media has created a blizzard of abuse in all directions. Hopefully we will get some sensible leadership from government in May on reduction policy, but I'm not holding my breath. The future is becoming increasingly turbulent.
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	Disagree	The IPCC position is the most important. 45% reduction in GHG emissions by 2030 is the top priority, beyond ALL others. That translates into no more developments anywhere that encourage car use or extra roads. UP only, where existing development has already happened, but particularly in the centres. No more green field at all. The deck chairs are already sliding, our playing field is tipping. All the new double cab utes parked by Pak and Save represent the worst possible outcome! Flying, concrete and steel use, private cars and utes, big new houses, all this has to end. On the basis that it doesn't end, Brightwater will be getting wet in a few generations, Mapua Motueka Takaka and half of Nelson and Richmond will already be gone. Your choice with this FDS!

	housing. Please explain why?		
TDC - Environment and Planning	14 Where would you like to see growth happening over the next 30 years? Please list as many of the following options that you agree with: (a) Largely along the SH6 corridor as proposed (b) Intensification within existing town centres (c) Expansion into greenfield areas close to the existing urban areas (d) Creating new towns away from existing centre (please tell us where) (e) In coastal Tasman areas, between Mapua and Motueka (f) In Tasman's existing rural towns (g) Everywhere (h) Don't know		a, b, and f, on existing developed land only, in all existing towns well above coastal inundation zones, and UP only from now on. No new coastal development, no new towns, no more green field subdivision, no new roads. Pedestrianise all central city areas. All new building with minimum concrete or steel, using mostly local laminated timber to 6-10 storeys.
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	It needs to speed up! Especially if you want to pander to demands or government pushing.
TDC - Environment and Planning	16 Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?	Strongly agree	I strongly agree. Proposed building to 6 storeys. Excellent. Stoke is a retirement village, so it will be very suitable as long as the lifts work. The more people living in centres the better - makes a town very alive, and even more so when you shut the cars right out. Nelson has been SO slow to learn this, it's embarrassing.
TDC - Environment and Planning	17 Do you agree with the level of intensification	Strongly agree	This time I strongly agree. Time Richmond went up properly, but again, car-use needs to radically change. I notice that Nelson is full of bikes these

	proposed in Richmond, right around the town centre and along McGlashen Avenue and Salisbury Road? Any comments?		days, and drivers are getting used to it, whereas Richmond carpark has 500 cars and 4 bikes! What is wrong with Richmond people? Are they all climate deniers?
TDC - Environment and Planning	18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?	Strongly agree	Same.
TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?	Strongly agree	Same.
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 lots of low use land very close to the centre behind the main street. It doesn't need any green field expansion, it can also go UP. Quite a lot of Motueka is threatened by the sea, over decades, as is Takaka and Mapua. It would be wise for TDC to consider starting alternative commercial hubs that are higher, but this is not always possible. Whitianga is in serious trouble with this problem, and some of TDC's towns will also be before long.
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	I disagree with any policy that results in encouraging car-use. There is also the big question of water supply and resilience, and Mapua doesn't lend itself to large growth, even though demand remains very strong. I lived there for 30 years, but moved into Nelson to end my commuting. Again the IPCC demand remains the highest priority - reduction of emissions. The embodied carbon of every new separate house is huge, another valid reason to only permit going UP from now on, everywhere.
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	Times up on green field subdivision, sorry. There is no justification left - it creates car-centric suburbs more and more distant from centres. Those arguing for more green field subdivision are not heeding the warnings, and these warnings are shrill now. Let alone the materials needed and out-of-stock! Green field development was a 20th century growth model that has had its time, and is now contra-indicated for our most important needs this decade, to reduce GHG's fast.
TDC - Environment and Planning	23 Do you agree with the location and scale of proposed	Strongly disagree	Same.

	greenfield housing areas in Stoke? Please explain why.		
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	Same - in the strongest terms. STOP IT!
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	Same.
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	Same.
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	Same.
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	Same, even stronger. Maximum disagree. UP only, on higher land only, and less cars.
TDC - Environment and Planning	29 Do you think we have got the balance right in our core proposal between intensification and greenfield development?	Strongly disagree	

	(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 greenfield expansion	
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	
TDC - Environment and Planning	32 Do you agree with the locations shown for business growth (both commercial and light industrial)? Please explain why.	Neutral	These have to go somewhere close to centres, for jobs and servicing.
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	37 Do you agree with the	Neutral	



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?	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?		By even considering so much green field expansion in every centre plus new ones, I think you have missed the elephant in the room, and this elephant is getting very angry, and you are poking it. If you ignore it - the IPCC mandate - you must bare the consequences, and these will be very ugly not that far away. It is true that these consequences may happen anyway, due to everyone else also ignoring the IPCC, and this brings forward monstrous weather events that totally undermine your suggestion of resilience. Liability of course will happen with Richmond West, as this will run into trouble before those who signed it off have died. It will hurt, as will the first time the RMD traffic lights are under sea water - Feb 25? Reduce car-use, by encouragement first, and by force later (licensed-only fuel).

## Submission Summary

### Nelson Tasman Future Development Strategy – Submission #31355

**Mr Barney Hoskins**

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.	Agree	Focus on intensification in main centres will ensure that transport requirements and emissions are reduced. Nelson City, Stoke and Richmond should be the main focus for intensification and will ensure that when investment in infrastructure is required it is not to geographically broad. Tahunanui's proposal has fat to high levels of intensification in regards to 4-6 story buildings. I do however support the intensification up to 3 stories and in some cases 3-4 story low rise residential intensification (including mixed use) in Tahunanui not not any higher due to impacts around access, safety and community feel. Aesthetics also play into this as a desirable location for recreation.

	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	I support in principle however I do not support intensification to 6 stories in Tahunanui. This would take away from the community feel as well as create issues with access and safety, particularly if intensification took place around the intersection at Tahunanui drive and Bisley Ave. There are many young children and families that use this area and congestion is already an issue without the additional of this level of intensification. I do however support the intensification up to 3 stories and in some cases 3-4 story low rise residential intensification (including mixed use). Focus on intensification in main centres should be the key focus (Nelson city and Richmond in particular) as this will ensure that transport requirements and emissions are reduced and dwellings are in the most appropriate locations in relation to employment opportunities and services. This will also ensure that when investment in infrastructure is required it is not to geographically broad.
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	I support in principle however I do not support intensification to 6 stories in Tahunanui. This would take away from the community feel as well as create issues with access and safety, particularly if intensification took place around the intersection at Tahunanui drive and Bisley Ave. There are many young children and families that use this area and congestion is already an issue without the additional of this level of intensification. I do however support the intensification up to 3 stories and in some cases 3-4 story low rise residential intensification (including mixed use). Focus on intensification in main centres should be the key focus (Nelson city and Richmond in particular) as this will ensure that transport requirements and emissions are reduced and dwellings are in the most appropriate locations in relation to employment opportunities and services. This will also ensure that when investment in infrastructure is required it is not to geographically broad.
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	I support in principle however I do not support intensification to 6 stories in Tahunanui. This would take away from the community feel as well as create issues with access and safety, particularly if intensification took place around the intersection at Tahunanui drive and Bisley Ave. There are many young children and families that use this area and congestion is already an issue without the additional of this level of intensification. I do however support the intensification up to 3 stories and in some cases 3-4 story low rise residential intensification (including mixed use). Focus on intensification in main centres should be the key focus (Nelson city and Richmond in particular) as this will ensure that transport

			requirements and emissions are reduced and dwellings are in the most appropriate locations in relation to employment opportunities and services. This will also ensure that when investment in infrastructure is required it is not to geographically broad. As NCC can no longer require developers to provide off street parking, this creates a large potential burden on the parking at Tahunanui beach and will reduces access for visitors.
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:	Neutral	As NCC can no longer require developers to provide off street parking, this creates a large potential burden on the parking at Tahunanui beach and will reduces access for visitors.
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:	Don't know	
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:	Don't know	
TDC - Environment and Planning	09 Please indicate whether you support or do not support Outcome 9:	Don't know	

	Nelson Tasman is resilient to the risk of natural hazards. Please explain your choice:		
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:	Don't know	
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	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		Intensification within existing town centres but with a focus on main centres including The City, Stoke & Richmond. I do however support the intensification up to 3 stories and in some cases 3-4 story low rise residential intensification (including mixed use) in Tahunanui not not any higher due to

	<p>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>impacts previously discussed around access, safety and community feel. Aesthetics also play into this as a desirable location for recreation.</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	<p>Nelson City yes and to a slightly lesser extent Stoke. I support smaller levels of intensification in small suburbs and do not support development up to 6 stories such as Tahunanui. I do however support the intensification up to 3 stories and in some cases 3-4 story low rise residential intensification (including mixed use) in Tahunanui not any higher due to impacts previously discussed around access, safety and community feel. Aesthetics also play into this as a desirable location for recreation. As NCC can no longer require developers to provide off street parking, this creates a large potential burden on the parking at Tahunanui beach and will reduce access for visitors.</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>	Disagree	<p>Yes but not including Tahunanui to the levels of intensification as suggested. I do however support the intensification up to 3 stories and in some cases 3-4 story low rise residential intensification (including mixed use) in Tahunanui not any higher due to impacts previously discussed around access, safety and community feel. Aesthetics also play into this as a desirable location for recreation.</p>
TDC - Environment and Planning	<p>17 Do you agree with the level of intensification proposed in Richmond, right around the town</p>	Neutral	

	centre and along McGlashen Avenue and 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?	Neutral	
TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?	Neutral	
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.	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 -	24 Do you agree	Neutral	

Environment and Planning	with the location and scale of 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.	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 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	Neutral	



	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.	Disagree	Yes but as discussed not to the extent as recommended for Tahunanui. I do however support the intensification up to 3 stories and in some cases 3-4 story low rise residential intensification (including mixed use) in Tahunanui not any higher due to impacts previously discussed around access, safety and community feel. Aesthetics also play into this as a desirable location for recreation. As NCC can no longer require developers to provide off street parking, this creates a large potential burden on the parking at Tahunanui beach and will reduce access for visitors.
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	Don't know	

	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?		Nelson City should be a key focus as well as Richmond when it comes to intensification, particularly 4-6 story. It should not be a case of finding the quick wins in these locations and then move onto greenfield or smaller communities such as Tahunanui to 'tick the boxes' at the detriment of the community itself. Concerned that the communities will have no say when it comes to proposed buildings when new Zoning is in place so I do not support the high rise levels of intensification in Tahunanui. Nothing taller than a palm tree.

## Submission Summary

Nelson Tasman Future Development Strategy - Submission #31356

**Stephen Williams**

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	Being able to live close to where you work reduces the impact on the environment and increases one's quality of life through reduced commuting and closer community ties.
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	As long as the smaller settlements are well connected to the main centers with public transport and bike paths, I am in support of this.

	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	Being able to live close to where you work reduces the impact on the environment and increases one's quality of life through reduced commuting and closer community ties.
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	Increased diversity creates a more robust 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:	Agree	If we have to grow, then this is clear.
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Neutral	People should be encouraged to travel and consume less, process their own grey water, and generate their own power, thereby reducing the requirement for new infrastructure.

	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 don't have enough native bush in the Tasman Bay. More roadsides should be revegetated. Stormwater should be managed by infiltrating in native bush instead of funneling it into the ocean. Subdivisions should include plans for slowing down the runoff of water so we don't end up with erosion and flooding downstream.
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	We are going to get more rain, so we will need to manage it better. By slowing it down and infiltrating it we can reduce the risk of flooding downstream. The changing climate will open up opportunities for different crops. Existing crops will become more troublesome to produce. e.g. increasing frequency of hail storms damaging apple and hops crops.
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 long as this involves mitigation through biological systems and not mechanical systems. Biological systems maintain themselves and improve over time. A mechanical system must be maintained at great expense and is constantly degrading. e.g. By storing water in the landscape with ponds and growing native bush around them we can provide habitat and slow surface runoff. Trees can be used to stabilise banks and simultaneously sequester carbon.
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	Consuming locally produced food is a large part of reducing our carbon footprint and increasing health.

	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	We should be using natural systems to solve our problems. For example, wastewater should be able to be treated in native bush. This would reduce power consumption associated with the cost of septic systems and encourages people to plan natives. These pockets of bush could eventually create corridors for wildlife.
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		Given the need for expensive infrastructure (waste and water) and the poor accessibility to the centers (e) is not suitable.

	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	City based populations have the lowest carbon footprint. Most people need to work in cities and this will likely increase going forward.
TDC - Environment and Planning	16 Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?	Strongly 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?	Strongly 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?	Disagree	
TDC -	20 Do you agree	Neutral	

Environment and Planning	with the level of 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?	Strongly disagree	People living away from the centers will likely increase transport emissions and roading requirements.
TDC - Environment and Planning	22 Do you agree with the location and scale of the proposed greenfield housing areas in Nelson? Please explain why.	Strongly agree	Growth should occur close to employment opportunities and existing infrastructure.
TDC - Environment and Planning	23 Do you agree with the location and scale of proposed greenfield housing areas in Stoke? Please explain why.	Strongly agree	Growth should occur close to employment opportunities and existing infrastructure.
TDC - Environment and Planning	24 Do you agree with the location and scale of proposed greenfield housing areas in Richmond? Please explain why.	Strongly agree	Growth should occur close to employment opportunities and existing infrastructure.
TDC - Environment and Planning	25 Do you agree with the location and scale of proposed greenfield housing areas in Brightwater? Please explain why.	Agree	As long as the growth is in proportion to the local employment opportunities.
TDC - Environment and Planning	26 Do you agree with the location and scale of	Agree	As long as the growth is in proportion to the local employment opportunities.



	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.	Disagree	Motueka has problems with flooding which will increase over time. It is surrounded by productive land. Growth could be managed with tiny home communities. These can be moved as the climate changes.
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	People living in Mapua will be driving to work in Motueka and Richmond. This creates an unnecessary transportation burden.
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	This proposal is driven entirely by property developers driven by making money. Water will need to be pumped from Motueka and the wastewater will need to be pumped back. Anyone living there will need to commute to work, thereby increasing our carbon emissions. The type of person living in a developer-driven community is unlikely to be using public transport. Creating an artificial town the size of Motueka is extremely unlikely to succeed at anything other than making money for a select few.

TDC - Environment and Planning	32 Do you agree with the locations shown for business growth (both commercial and light industrial)? Please explain why.	Strongly agree	These could support sustainable growth by providing local employment.
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 #31358

**George Harrison**

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:	Disagree	
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	

	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	
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:	Strongly 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:	Neutral	
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:	Disagree	
TDC - Environment and Planning	10 Please indicate whether you support or do not support Outcome 10: Nelson Tasman's highly productive land is prioritised for primary	Strongly agree	

	production. Please explain your choice:		
TDC - Environment and Planning	11 Please indicate whether you support or do not support Outcome 11: All change helps to revive and enhance the mauri of Te Taiao. Please explain your choice:	Strongly Disagree	
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		This whole process is a joke ....
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	
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	
TDC - Environment and Planning	16 Do you agree with the level of intensification	Neutral	

	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?	Neutral	
TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?	Neutral	
TDC - Environment and Planning	20 Do you agree with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?	Neutral	
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	Strongly agree	

	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.	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 greenfield housing areas in Wakefield? Please explain why.	Neutral	
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	Agree	



	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	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	
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	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	Neutral	

	residential and business growth sites in Collingwood?		
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?		Make sure there is NOT the destruction of existing amenity in our urban areas

## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31359

**Dr Mike Ashby**

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:	Agree	Integrating land transport is one option - not sure there is enough scale to support public transport that would make a difference
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	The logic is consistent with the chosen outcomes, and makes most sense for mirroring and extending the way the region works now - a vibrant city with a number of small, reasonably self-supporting 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	Especially locations where people want to live
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 had not been aware that the region is so poor, so yes, a range of housing choices should be available. Price of land will be key, hence support for some density. We've just moved from Auckland, and the medium density of places like Botany, Stonefields and Hobsonville Point take some getting used to, their affordable use of underlying land and acceptable design ethos makes it work (especially if supported by amenities). Less so in places like Panmure, but that's the issue with intensifying existing settlements.
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	My main point is this: the document says the there is a risk is that 50% of the growth won't come from intensification because the market won't deliver. It's not clear what Council will do if that figure is not attained.  Second, and most important, in the three weeks we've lived here and talking to people involved in development, I've been struck by the desire to avoid doing anything that involves consent. I know that in Auckland, the biggest constrain on growth is the Council. So i was interested in what Council would do, and right at the end there are things like: Support intensification by Undertaking reviews of RMPs and/Or progress plan changes to enable intensification. This will reduce regulatory barriers to intensification that currently exist in the RMPs Identify priority areas for neighbourhood planning in those parts of Nelson and Tasman identified for intensification and undertake (sic - the sentence doesn't finish). This will Provide a detailed

			<p>framework for infrastructure planning and amendments to the RMPs                  Review and update the Nelson and Tasman Intensification Action Plans which will Enable progress to be tracked and the Intensification Action Plans to be updated where needed in response to the FDS                  PROVIDING GREENFIELD OPPORTUNITIES                  Identify priority areas for structure planning in greenfield locations and undertake (sic again - the sentence doesn't finish). Whatever it is that is undertaken will Provide a detailed framework for infrastructure planning and amendments to the RMPs</p> <p>I'm sure the unfinished sentences are drafting rather than thinking areas, but i am interested to know more about the detailed work plans that the Councils will be undertaken. They are described as short term timeframes, but that's not defined.</p> <p>This is not trivial: the attractiveness to developers of both intensified and green fields developments will be influenced by their perception of ease of working with the RMPs in both policy and process. I would like to see a summary of the areas of the RMP known to be constraints, and the work plan to remove these as a matter of urgency. I would also like to see how the two councils could design processes that reduce consent times while maintaining regulatory integrity.</p>
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:	Strongly agree	See 05 above
TDC - Environment and Planning	07 Please indicate whether you support or do not support Outcome 7: Impacts on the	Strongly agree	This is, as. Many will observe, one of the most beautiful places in NZ. It shouldn't need saying but i think its a good guiding principle

	natural environment are minimised and opportunities for restoration are realised. Please explain your choice:		
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	It is clearly unstoppable by human action. Now we must learn to live with it.
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	Less fussed about this as it should be obvious. Don't build on marshland or flood zones, or if you do, make sure your building code is up to it.
TDC - Environment and Planning	10 Please indicate whether you support or do not support Outcome 10: Nelson Tasman's highly productive land is prioritised for primary production. Please explain your choice:	Strongly agree	Best fresh food in the country. The district doesn't do enough to build its brand in this space.
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	I'm not entirely sure what this means, if it means something like take care of this special place, its people, the land, the water, then I'm all for it
TDC -	12 Regarding		Only the details around the practical changes the

Environment and Planning	the FDS outcomes, do you have any other comments or think we have missed anything?		councils will make to their involvement in planning.
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	I think it's pragmatic and reasonable. I look forward to sharing this piece of paradise with more people
TDC - Environment and Planning	14 Where would you like to see growth happening over the next 30 years? Please list as many of the following options that you agree with: (a) Largely along the SH6 corridor as proposed (b) Intensification within existing town centres (c) Expansion into greenfield areas close to the existing urban areas (d) Creating new towns away from existing centre (please tell us where) (e) In coastal Tasman areas, between Mapua and Motueka (f) In Tasman's		a, b, f

	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	It's a lovely small city rather than a big town. I think medium rise apartments would enhance the scale and support sustainability for amenities and cultural activities
TDC - Environment and Planning	16 Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?	Don't know	Don't know it yet
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 agree	It's a very good service centre and keeping it concentrated increases the range of offerings
TDC - Environment and Planning	18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?	Don't know	No view
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?	Strongly agree	It's got a charm but it needs more scale



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	As new residents i would be delighted to see more residents. I think the balance between maintaining the serenity and allowing for more people to enjoy it about right - another 700 houses isn't going to turn it into auckland, i think it will be easily absorbed over the time frame and add to the energy and vibrancy
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 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	Don't know	

	proposed greenfield housing areas in Motueka? Please explain why.		
TDC - Environment and Planning	28 Do you agree with the location and scale of proposed greenfield housing areas in Māpua? Please explain why.	Strongly agree	Perfect spot for it, couldn't be better. Just drove up there yesterday and commented to my wife how empty it was.
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 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	It will help create a balance of economic benefit towards Motueka. I think the intensification target is more vulnerable than greenfields - council is more able to influence greenfields than intensification because of scale - intensification has to be advanced lot by lot, whereas greenfields are a batch operation
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 and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?		Good work - there's logic, pragmatism and a good future focus on display here. I congratulate the teams involved.

## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31360

**Ms Thuy Tran**

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	Agree only if 'smaller settlements' does not mean creating intensified communities like the Tasman Village, in case that proposal is cut down from 1200 houses to still several hundred.

	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	Generally agree, with the caveat that 'good access' does not mean the council starting from scratch to CREATE that infrastructure in some future year.
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:	Neutral	
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	Agree if demand from other big cities such as Auckland and Wellington is not actively ENCOURAGED with plentiful housing options. Why on earth would Nelson and Tasman do that?
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	Couldn't agree more
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:	Disagree	The cyclones of past have proven this assumption to not hold
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	See above comment
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	Agree only with the caveat that it should not be only the council's own categorization of the 'highest productive land' only to be protected

	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?		I am attaching a supporting document.
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	Agree as long as the ill-advised idea of a massive new Tasman Village town is thrown to the rubbish bin
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		Support a), b) c), f). Strongly opposed d) and especially e)

	<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	
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	
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>	Strongly agree	
TDC -	<p>19 Do you agree</p>	Agree	



Environment and Planning	with the level of intensification proposed near the centre of Wakefield? Any comments?		
TDC - Environment and Planning	20 Do you agree with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?	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	
TDC - Environment and Planning	22 Do you agree with the location and scale of the proposed greenfield housing areas in Nelson? Please explain why.	Agree	
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	Agree	

	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.	Neutral	
TDC - Environment and Planning	27 Do you agree with the location and scale of proposed greenfield housing areas in Motueka? Please explain why.	Agree	
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.)?	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.	No	<p>This is the absolutely worst idea in the entire FDS. I am submitting a supporting document.</p> <p>See attachment - summarised below:</p> <ul style="list-style-type: none"> <li>- object to secondary part of proposal</li> <li>- lack of infrastructure and services</li> <li>- lack of local employment</li> <li>- climate change, protection of wetlands and loss of biodiversity</li> <li>- loss of HPL</li> <li>- general concern about over-development</li> <li>- various consenting/legal disputes over the years</li> </ul>

			for development in this area that has been opposed by community
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	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?	Strongly 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?	Strongly agree	
TDC - Environment and Planning	38 Do you agree with the proposed residential and business growth sites in St Arnaud?	Disagree	

This latest case proposing yet more development in the Tasman Village area is so familiar to us as we have been here before, at the TDC public hearings, to discuss this same matter. At the time, countless public members spent their own time to protest a proposal of over-development (and some also spent their own money to seek legal advice) – Lives were in distress, and neighbours were divisive. Seven years have passed by, and what are the key factors that make this case different from the same area development case back then:

1) Have infrastructure and services in Tasman (roads, schools, hospitals, police, fire services, etc...) been improved to support the proposed drastic increase of population?

- **Answer:** No, road congestion and lack of public facilities/services contribute to the daily stress of even the current population.

2) Have sufficient jobs been created in Tasman to support 1,200 more households?

- **Answer:** No, but more government's funding will definitely needed to support the increase in potential unemployment when the jobs are not there. More houses do not bring more people, but more jobs will bring more contributing rate payers.

In addition, more residents who have to commute to other towns for work will also increase the green house gas emission and will directly undermine New Zealand Carbon neutral policy of reducing polluting ICE car fleet by 2025.

3) Has the natural environment in New Zealand, such as wetlands, been recovered so much that this country could sacrifice a major part of the Tasman village areas wetlands to accommodate more development?

- **Answer:** More than 90% of NZ wetland has been destroyed, and development is a major culprit. QE II and their members continue to salvage NZ wetland, one small piece at a time, and Tasman must continue to be one of their key contributors.

4) From Tasman, to NZ, to global, we've all seen the impact of climate change – Should we destroy more green pasture that could provide thriving space for more trees, that will absorb more CO2 in return, and also to provide habitats for wildlife that could have been here even before us?

- **Answer:**

a) The effort to alleviate climate change starts locally – Let's begin with Tasman to help reduce that 40 degree temperature increase in Antarctica instead of contributing tens of millions of dollars or more to a developer's pocket.

b) Studies have shown that development that takes away wildlife habitats and drives them too close toward humans' living space will bring diseases and pandemics, such as COVID-19 that has continued to add stress to our lives and drove people to detach themselves from tight living environment – Solastalgia is now proven to be a new concept related to environmentally induced distress.

5) Studies also shown that during COVID-19 pandemic, people have found nature and green space helped reduce stress and anxiety, which as a result, provided an answer to the global mental health crisis. More development in Tasman area means more nature will be taken away to save space for more concrete buildings.

- **Question:**

a) Are we willing to let more development increase the wealth of an individual while raking up the cost for our community in mental health and its impacts on public health and crime level?

b) NZ has announced the initiative of **1 Billion Trees By 2028**. Tasman community itself has continued to plant more trees to support this project. Trading green space for more buildings will definitely undermine NZ and Tasman's 1 Billion Trees project.

6) Food cost is also a major problem in NZ, and taking productive land to trade for more buildings does not grow more food, but as a consequence, will drive up the already sky-rocket food cost in NZ.

7) NZ history has been made in Tasman, and Te Ātiawa can attest to that. Are we ready to sacrifice NZ history along with the natural environment for the sake of more development?

- **Answer:** We owe this explanation to our next generations. We don't want our children one day to recognize history only from the internet inside a concrete building.

In summary, there were not sufficient justifications in the original Harakeke development at the numbers of houses the developer proposed at the time seven years ago. The final verdict from TDC was to reduce the developer's proposal in the Aporo Road – Horton road area specifically **from the original 122 houses to 38 houses as anymore than that was deemed over-development**. The new proposal now begs an important question – **How could a court verdict that represented a country's justice system be overturned without agreements from all parties involved?** Seven years went by, and the only change was a different developer who now proposes **1200 houses** in the same area, **with the same infrastructure, amid global awareness of climate change and COVID-19 pandemic**. NZ has the advantage of being a younger country, thus we should observe and learn from the mistakes of other developed nations – Over-development destroys natural environment, and it is as rampant as another pandemic, as it is driven by greed, out of touch of the present, has no respect for history, and takes no responsibilities for the future. We, as a united community, still have control and need to stop this urban-sprawling beast to save our next generations.

## Submission Summary

Nelson Tasman Future Development Strategy - Submission #31361

**Mrs Lyn Crowlesmith**

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	It looks as if the council is ignoring g the wishes of a huge percentage of the citizens in the Nelson area. Turning Kaka Valley into luxury housing is bad enough - now you intend to ruin the river on the other side, too most likely in a floodplain

## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31362

**Ms Fiona Macdonald**

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	We should be planning for the reduction of GHG emissions and addressing the effects of climate change.
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	There is huge scope for urban intensification in Nelson which would reduce the urban sprawl and the subsequent reliance on cars. Safe, affordable places to live within the CBD would enhance the vibrancy of the city, providing easy access to work, schools and healthcare.

	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	As above
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	A range of affordable housing options. This does not mean more of the 'large house-small section' builds that have been the norm for over a decade. Apartments or townhouse options that are well designed with a focus on amenities are needed in the region.
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	As long as development is not to the detriment of maintaining existing open spaces and recreation areas.
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	There is no use building houses and supporting population growth if we are not going to protect the environment that makes Nelson/Tasman a desirable place to live. People come here to enjoy access to wilderness areas and recreational areas - forests, beaches, mountains and rivers must 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:	Agree	Only with intelligent planning, courage and commitment.
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	Over development of forestry leaves us vulnerable to the impact of fire, as witnessed over the past 2-3 years. Sea level rise will impact on many coastal communities.
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 has been lost already.

	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	It suggests and requires a broader understanding of the wider environments and our relationship to it as stewards.....not owners.
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	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		In order of preferred priority - - (b) Intensification within existing town centres. (f) In Tasman's existing rural towns and (a) largely along the SH6 corridor

	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	I don't agree that it will or should happen slowly? We could do something with even just one of our central carparks! Intensification has happened quite quickly and successfully in Christchurch, Wellington and Auckland.
TDC - Environment and Planning	16 Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?	Agree	Where work has already started at Marsden Valley, Saxton etc...developments along the highway joining Nelson, Stoke and Richmond makes sense.
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?	Neutral	
TDC -	20 Do you agree	Neutral	

Environment and Planning	with the level of 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.	Strongly disagree	I strongly oppose any development in the Maitai Valley including Kaka tributary or Orchard Flats. Petitions have been signed, and hundreds of submissions made to express opposition to the proposed development of this beautiful, unique recreational area. Infrastructure pressures, flooding risks and the impact on the natural environment far outweigh the dubious claim that the development would provide affordable housing. 1100 houses in this area would change the valley completely, reducing access to current recreational areas, and increasing roading congestion.
TDC - Environment and Planning	23 Do you agree with the location and scale of proposed greenfield housing areas in Stoke? Please explain why.	Agree	The areas around Stoke have already been developed. The Marsden Valley, Ngawhatu and Saxton would be growth areas where there is already housing development.
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	Neutral	

	why.		
TDC - Environment and Planning	26 Do you agree with the location and scale of proposed greenfield housing areas in Wakefield? Please explain why.	Neutral	
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	Yes provided agreement can be reached with Te Atiawa	If the development includes effective infrastructure that avoids the community becoming a satellite of Richmond - adding to traffic congestion and increased use of highly productive land.

	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	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?	Agree	
TDC - Environment and Planning	38 Do you agree with the proposed residential and business growth sites in St Arnaud?	Agree	
TDC - Environment and Planning	40 Is there anything else you think is important to include to guide growth in Nelson and Tasman over the next 30 years? Is there		I appreciate the work done to date in consulting with the community. Nelson City is constrained by it's geography in terms of growth and development but we need to protect what makes it unique, and think smarter about where and how to build. Focus on creating a dynamic and livable 'city' with a focus on bringing life into the CBD.

	anything you think we have missed? Do you have any other feedback?		
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## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31363

**Mr Steve Cross**

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:		I reject the premise of this question
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.		I reject the premise of this question



	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:		I reject the premise of this question
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:		I reject the premise of this question
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:		I reject the premise of this question
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded		I reject the premise of this question

	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:		I reject the premise of this question
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:		I reject the premise of this question
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:		I reject the premise of this 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		I reject the premise of this question

	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:		I reject the premise of this question
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		I reject the premise of this question
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?		I reject the premise of this question
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		I reject the premise of this question

	<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>		I reject the premise of this question
TDC - Environment and Planning	<p>16 Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?</p>		I reject the premise of this question
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>		I reject the premise of this question
TDC - Environment and Planning	<p>18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?</p>		I reject the premise of this question
TDC -	<p>19 Do you agree</p>		I reject the premise of this question

Environment and Planning	with the level of intensification proposed near the centre of Wakefield? Any comments?		
TDC - Environment and Planning	20 Do you agree with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?		I reject the premise of this question
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?		I reject the premise of this question
TDC - Environment and Planning	22 Do you agree with the location and scale of the proposed greenfield housing areas in Nelson? Please explain why.		I reject the premise of this question
TDC - Environment and Planning	23 Do you agree with the location and scale of proposed greenfield housing areas in Stoke? Please explain why.		I reject the premise of this question
TDC - Environment and Planning	24 Do you agree with the location and scale of proposed greenfield housing areas in Richmond? Please explain why.		I reject the premise of this question
TDC - Environment and Planning	25 Do you agree with the location and scale of proposed greenfield		I reject the premise of this question

	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.		I reject the premise of this question
TDC - Environment and Planning	27 Do you agree with the location and scale of proposed greenfield housing areas in Motueka? Please explain why.		I reject the premise of this question
TDC - Environment and Planning	28 Do you agree with the location and scale of proposed greenfield housing areas in Māpua? Please explain why.		I reject the premise of this question
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.		I reject the premise of questions 29-31
TDC - Environment and Planning	32 Do you agree with the locations shown for business growth (both commercial and light industrial)? Please explain why.		I reject the premise of this question
TDC - Environment and Planning	33 Let us know if there are any additional areas that should be included for business growth		I reject the premise of this question

	or if there are any proposed areas that you consider are more or less suitable.		
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?		I reject the premise of questions 34-39
TDC - Environment and Planning	40 Is there anything else you think is important to include to guide growth in Nelson and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?		<p>I reject the premise of this question SEE ATTACHED</p> <p>Inconsistent “finger in the wind” assumptions rather than evidence-based assumptions have resulted in inappropriate areas being identified for unnecessary intensification.</p> <p>Proposals contrary to the elements that tourists value in a beachside town,.</p> <p>Proposals don't meet community aspirations which have been enunciated over many years and will result in loss of the village atmosphere and the “small town” feel.</p> <p>In respect to Tahunanui, any semblance of planning has been discarded in favour of a laissez-faire approach to development. This despite \$10 million and 7 years being spent on the incomplete Nelson Plan.</p> <p>The FDS is an odd situation where green politics and libertarianism intersect – who would have thought? Those of us who thought that Nick Smith’s Special Housing Area legislation was nothing more than a ploy to give developers a green light at the expense of considered townscaping can only stand in awe at seeing the FDS which is like SHAs on steroids. Sec 4.19 of report M19265 notes that</p> <p>” Iwi and hapū expressed that the timeframes for the engagement and preparation of the draft NTFDS were challenging. This meant that not all iwi and hapū participated in the process, despite all being contacted and offered the opportunity to participate, with resourcing provided to support their meaningful engagement. This is largely due to limited resources for iwi and hapū and these being stretched given the exceptional amount of regulatory change currently being pursued at both central and local government level.”</p> <p>Same applies for Tahunanui residents who are suffering from “consultation fatigue” after dealing with intensification issues through the SHA process; the Nelson Plan process, the 2019 FDS and now this. The same issues have been</p>

		<p>relitigated multiple times.                  The purported consultation has been rushed; hasn't provided adequate information on the effect of the FDS on neighbourhoods.                  Large parts of the Tahunanui area slated for intensification are subject to coastal inundation from sea level rise; liquefaction and in some instances land instability. In contrast, Christchurch City Council, in preparing its FDS, exempted all areas subject to flooding or potential flooding. By designating these areas a future intensification sites NCC is predetermining its climate adaption response by precluding "managed retreat" in favour of uncostered &amp; potentially expensive engineering solutions.</p>
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## **SUBMISSION ON FUTURE DEVELOPMENT STRATEGY**

### **SUMMARY**

- Inconsistent “finger in the wind” assumptions rather than evidence-based assumptions have resulted in inappropriate areas being identified for unnecessary intensification.
- The proposals are contrary to the elements that tourists value in a beachside town, as evidenced by the top-rated Australian beach towns.
- The proposals do not meet community aspirations which have been enunciated over many years. The proposals will result in loss of the village atmosphere and the “small town” feel.
- In respect to Tahunanui, any semblance of planning has been discarded in favour of a laissez-faire approach to development. This despite \$10 million and 7 years being spent on the incomplete Nelson Plan.
- The FDS is an odd situation where green politics and libertarianism intersect – who would have thought? Those of us who thought that Nick Smith’s Special Housing Area legislation was nothing more than a ploy to give developers a green light at the expense of considered townscaping can only stand in awe at seeing the FDS which is like SHAs on steroids.
- Sec 4.19 of report M19265 notes that

*” Iwi and hapū expressed that the timeframes for the engagement and preparation of the draft NTFDS were challenging. This meant that not all iwi and hapū participated in the process, despite all being contacted and offered the opportunity to participate, with resourcing provided to support their meaningful engagement. This is largely due to already limited resources for iwi and hapū and these being stretched given the exceptional amount of regulatory change currently being pursued at both central and local government level.”*

The same applies for Tahunanui residents who are suffering from “consultation fatigue” after dealing with intensification issues through the SHA process; the Nelson Plan process, the 2019 FDS and now this. The same issues have been relitigated multiple times.

- The purported consultation has been rushed; hasn’t provided adequate information on the effect of the FDS on neighbourhoods, and has been more in the nature of a “sales job” than a genuine attempt to garner community response.

- Large parts of the Tahunanui area slated for intensification are subject to coastal inundation from sea level rise; liquefaction and in some instances land instability. In contrast, Christchurch City Council, in preparing its FDS, has exempted all areas subject to flooding or potential flooding.<sup>1</sup>
- By designating these areas as future intensification sites NCC is predetermining its climate adaptation response by precluding “managed retreat” in favour of un-costed and potentially hugely expensive engineering solutions.
- Sadly, NCC has no vision for Tahunanui.

- ❖ **The key assumptions in the Technical Report A2840161 Table 7 on the assumed uptake are flawed and don’t conform with NPS-UG requirements. These assumptions have a major influence on the results and have resulted in unsuitable areas being identified for intensification.**
- ❖ **Tahunanui areas N26 and N34 should be designated I4 areas (medium density three-storey terraces and walk-up apartments), consistent with the current NRMP.**

## DISCUSSION

### 1. THE ANALYSIS IS SERIOUSLY FLAWED AND BUILT ON A FOUNDATION OF SAND

- The Housing and Business Capacity Assessment report (“HBA” – document A2578160) which informs the FDS appears to be a robust and sound piece of work.
- For the most part the FDS is also robust and defensible – for example it is hard to find fault with the Multi-Criteria Analysis Scoring (MRCS).
- However all this good work is nullified by use of an indefensible value in a crucial assumption – the assumed level of uptake of intensifiable land.
- The results (dwelling yields) are **extremely** sensitive to the uptake level assumptions.

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<sup>1</sup> Stuff article 29 March 2022 “Central Christchurch could get taller towers along with heritage pockets”

- A comparison between the assumed uptake levels in the 2019 FDS and the 2022 FDS follows:

Typology	Assumed 30 yr Uptake 2019 FDS <sup>2</sup>	Assumed 30 yr Uptake 2022 FDS <sup>3</sup>
Additional infill units, town houses on some sites	20%	15%
Two storey terrace housing / town houses	30%	15%
Some 3 storey terrace, some low rise apartments	30%	15%
Mixed use area - some 4 to 6 storey apartments	33%	15%

See also Attachments 1 and 2

- The effect of this change in assumption is that almost **twice** the area included in the 2019 FDS is required for the same number of dwellings as in the 2022 FDS.
- The uptake assumptions in the 2019 FDS were evidence based, well considered and supported by building permit trends. The 2019 FDS noted

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

- No explanation has been provided as to why the “conservative” 2019 FDS assumptions about uptake no longer apply.
- The 2019 FDS notes “Experience in places like Tauranga and Auckland suggest that 20 to 30% of sites in any given area may be redeveloped in a 20 to 30 year period”.

<sup>2</sup> Table 7 Technical Report 2019

<sup>3</sup> Table 7 Technical Report 2022

- The 2019 FDS uptake figures were evidence based, using actual building permit data that showed for some years (such as 2013 and 2014) intensive forms of housing have made up to 35% of permits issued.<sup>4</sup>
- Planning staff have advised that uptake figures were “more refined” for the 2022 FDS through the work done by Sense Partners, referenced in Appendix 3.<sup>5</sup>
- In Appendix 3 of the Technical Report. Sense Partners state  
*“You want a ballpark number to inform initial thinking ahead of a meeting with councilors[sic] next week and to inform the FDS work program.”*
- Later, in the same report, Sense Partners state  
*“as a high level figure this should give you a way to proceed.”*
- This wording hardly seems to be reflective of a “more refined” analysis.
- Sense stated that their estimate of the increase in housing supply would range from a low of 3.87% to a high of 10.16% over the next 5-8 years.
- Extrapolated for 30 years, based on the 5-8 year timeframe, these figures range from 15% to 61%. The spread of this range is only marginally better than saying the result will be between 0% and 100%. The 2022 FDS assumes the absolute lowest figure in the 15% - 61% range.
- The uptake assumption used (15%) implies that none of the planned zoning initiatives have any effect on uptake rates, which begs the question “why do it then”? Indeed the 2022 FDS models a scenario where uptake rates decline from current levels despite a far more liberal zoning regime.
- The NCC Housing and Business Capacity Assessment 2021 report (“HBA”) document A2578160, Appendix 1 (see Attachment 3) reports  
*“uptake rates reasonably expected to be realised” of 40%, based on historical rates from the past 5 years and spread forward over the 30 years of the HBA”.*
- Accordingly, there is a huge disconnect between the HBA (40%) and the FDS (15%) uptake rates.

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<sup>4</sup> 4.4.5 FDS 2019

<sup>5</sup> Question at Webinar 24 March 2022

- The National Policy Statement on Urban Development 2020 (“NPS-UD 2020) states<sup>6</sup>

*“Every FDS must be informed by the following...(a) the most recent applicable HBA.....”* (see Attachment 4)

- Hence, in order to comply with the NPS-UG 2020 the FDS should have used an assumption of 40% for the uptake assumption.
- There is a further logic disconnect in that the 2022 FDS assumes that uptake levels are the same 15% for all forms of intensification, be it the I1 typology (high density, up to 6 stories) or the I5 typology (medium density two storey housing/town houses). The disconnect arises because residents’ preferences for future housing are heavily weighted in favour of two or three storey housing as opposed to 6 storey housing. This is shown in Fig 4 of the 2019 FDS.

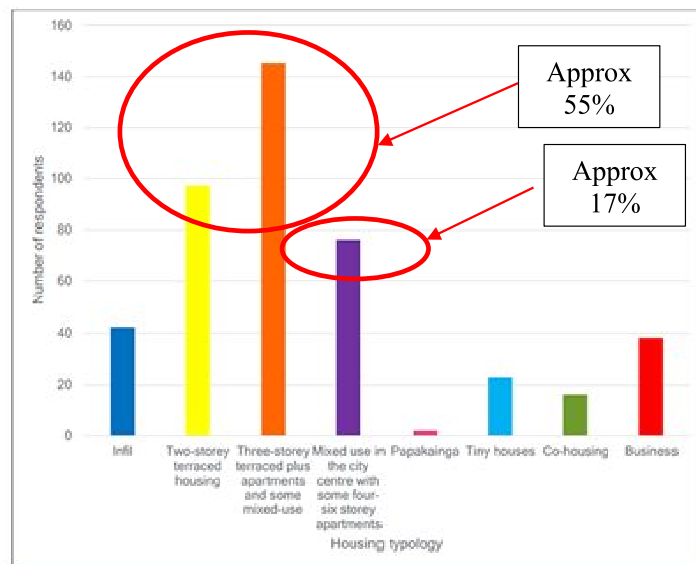


Figure 4: Support for housing typologies

- It stands to reason that there is likely to be higher uptake for the kind of dwellings that people want.
- Hence the 2022 FDS analysis assumes high growth in demand but unresponsive developers who, for 30 years, develop new dwellings at the extreme bottom end rate of development pace and who are indifferent to market demands, giving all forms of development equal preference. This scenario is neither credible nor logical.

<sup>6</sup> NPS-UG 2020 Cl 3.14(1)(a)

- A small change in the assumed level of uptake can have **significant repercussions** on intensification. For example, if the planned I3 areas in Tahunanui were to be categorized as I4, the assumed uptake would only need to change to 20% from 15% to produce the same number of dwellings.
- It will be poor planning indeed if 6 storey buildings are allowed throughout Tahunanui on the basis of a “finger in the wind” assumption.
- An I3 typology is consistent with the NRMP and the draft Nelson Plan.

## 2. THERE IS NO COMMUNITY MANDATE FOR THE PROPOSALS

Time and time again the Tahunanui community (and the wider community) has expressed its opposition to high-rise developments in the Tahunanui area. Over the years many Councillors, including sitting Councillors, have supported this position. In 2016, when some Special Housing Area high-rise proposals were placed before Council with short notice there was huge community opposition and one of the largest turnouts in the public gallery ever seen. Council voted unanimously against a proposal on the corner of Bisley Ave/Tahunanui Drive.

The current NRMP recognizes the feel and character of Tahunanui and height limits reflect the mixed-use status. Residents fear

- The loss of local character/village atmosphere
- Poor scenic amenity
- Damage to the tourism brand
- Lack of carparking

Residents are frustrated that there is no vision for Tahunanui and that planning seems to happen reactively and in a centralized manner with no regard for the community. **There is no planning or shared vision.**

In 2004 Council commissioned a “Tahunanui Structure Plan” from Boffa Miskell. This was to be a blueprint for future development of Tahunanui, with the following objectives:

*Character - to promote character in townscape and landscape by responding and reinforcing locally distinctive patterns of development and culture*

*Continuity and Enclosure - to promote the continuity of street frontages and the enclosure of space by development which clearly defines private and public areas*

*Quality of the Public Realm* - to promote public spaces and routes that are active, safe, uncluttered and work effectively for all, including disabled and elderly people

*Ease of Movement* - to promote accessibility and local permeability by making places that connect with each other and are easy to move through, putting people before traffic and integrating land uses and transport

*Way-finding* - to promote way-finding through development that provides recognisable routes, intersections and landmarks to help people find their way around

*Adaptability* - to promote adaptability by development that can respond to changing social, technological and economic conditions

This whole piece of work which, if implemented, would have resulted in an amazing suburb has been completely thrown to the wind by the FDS.

Tahunanui is seen by those living there as a special area that deserves “iconic” status as a beachside suburb. We deserve better than ending up with a Planner’s wet dream – we are still suffering from the last intensification program that was inflicted on us (infill housing).

### **3. OVERSEAS EXAMPLES LEAD THE WAY**

A Google search of “the best beach towns in Australia” throws up names that everyone knows about. These are towns that have a brand presence due to their “vibe” – towns that are loved. Byron Bay consistently tops the list of best and most famous Australian beach towns. It has managed to retain a bohemian, small town vibe. It’s planning rules do not allow for any building more than 3 storeys or 11.5 m high.

# BEST BEACH TOWNS in



1. Byron Bay	3 storeys, 11.5 m
2. Noosa	12m height limit
3. Port Douglas	10m/3 storeys
4. Broome	3 storeys
5. Mission Beach	2 storeys
6. Airlie Beach	12m or 3-4 storeys*
7. Huskisson	3 storey
8. Apollo Bay VIC	3 storey
9. Sorrento VIC	9m/ 2 storey
10. Airey's Inlet VIC	8m/2 storeys
11. Lorne VIC	7.5 m

\*Local authority decreased height limits

There is no doubt that iconic beach towns with high brand value are those which have managed to maintain a “small town” vibe with a sense of space and openness around buildings, not a “concrete jungle” vibe.

#### 4. MONODIMENSIONAL APPROACH BEING TAKEN

In developing the FDS intensification at all costs has become the dominant theme. This has driven an analysis that provides for far more intensification than any rational forecast



of demand would require. This single-minded determination has over-ridden concerns about land suitability (potential issues around climate change effects have been brushed aside) and no consideration has been given to townscape issues.

## 5. LACK OF CONSULTATION AND MISINFORMATION

- It was disappointing to see that the full-page advertisements in the Nelson Mail (16 March 2022) did not refer to Tahunanui as being an area affected by the FDS. All other areas (Atawhai, Maitai Valley, Nelson City Centre, Nelson South, Stoke, Richmond, Brightwater, Wakefield, Mapua, Motueka, Tapawera, Murchison, Takaka, Collingwood and St Arnaud) were identified. The omission of Tahunanui is even more disappointing given that it was not an area identified for intensification in the 2019 FDS.
- Similarly the maps on the “Shape Nelson” website did not show Tahunanui as an area affected by the FDS, nor did the questionnaire in the online submission form reference Tahunanui.
- The 32 day consultation period is the bare minimum and gives little time for the community to respond.
- The consultation materials failed to adequately describe the effect of the FDS on properties in affected areas. Potential adverse effects have not been disclosed or have been deliberately downplayed.
- Many residents that I have talked to still believe that 3 storey buildings won’t be able to be built on neighbouring properties without neighbour consent and a resource consent. NCC has been less than forthright in communicating the consequences of the FDS.
- An NCC employee, in response to a Letter to the Editor in the Nelson Mail on 26 March 2022, stated

*The Future Development Strategy (FDS) is a high-level plan that does not re-zone or provide specific infrastructure for land. Rather, it indicates where suitable locations may exist for this to take place. The heights and locations shown in the FDS are indicative only, and are developed for the purposes of scenarios as to how growth could be accommodated. However it does not necessarily mean that this is how growth will eventually be accommodated. Plan changes would be required to the Nelson Resource Management Plan to implement any changes to the zoning framework. Any plan change would be subject to the full scrutiny required under the Resource Management Act, including public submissions, and consideration of any adverse effects. The FDS recognizes that intensification will not necessarily occur as outlined in the scenarios, and assumes that only 15 per cent of potentially suitable sites could be developed over the next 30 years, subject to any plan change process. This is why the FDS also plans for greenfield*

*development. The FDS is currently out for consultation, and we are holding a series of webinars for the public.*

- This public statement is duplicitous. The NPS-UG 2020 makes the role of a FDS very clear. Cl 3.17 (1) (a) states that a local authority must have regard to the relevant FDS when “*preparing or changing RMA planning documents*”. Cl 3.17 (1)(b) states that a local authority is “*strongly encouraged to use the relevant FDS to inform long-term plans.*” Cl 3.18 requires every local authority to “*prepare and implement an implementation plan for its FDS*” which must be updated annually.
- Those currently opposing the proposed Kaka Valley development would certainly confirm that an FDS carries significant weight when plan changes are being considered. Again, inclusion of Kaka Valley in the 2019 FDS was not at all transparent or obvious.
- The reference to “*only 15 per cent of potentially suitable sites could be developed over the next 30 years*” is patently false. Once rezoned, 100% of sites **could** be developed.
- On 7 April 2022, within days of this senior Council employee making this statement, the Environment and Climate Committee of Nelson City Council met to consider Housing Plan Change 29 in order to “fast-track” planning rule changes and limiting appeal rights.
- Council employees have been unresponsive to information requests despite being told that requested information is needed in order to make informed decisions.
- The FDS fails to recognize the cultural significance of the kainga (and urupa) site behind Tahunanui Pharmacy (ref MS25 on the NRMP). This site almost certainly extends beyond just the Pharmacy area. The site is a very important early site, dating back to around 1400 AD<sup>7</sup>.

S E Cross

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<sup>7</sup> Dickinson “Historic Tahuna”

**ATTACHMENT 1 – 2002 FDS UPTAKE ASSUMPTIONS**

**Table 7 2022 FDS Residential Intensification Capacity Assumptions**

Description	Gross density (dwellings per hectare)	Assumed Uptake (% of lots)	Key assumptions
I1 - High density - Up to six storey, mixed use apartments	125	15%	The ground floor of new buildings in these areas remains in use for retail / commercial activities reducing potential yield by 15%.
I2 – Predominantly four to six storey mixed use apartments	100	15%	The ground floor of new buildings in these areas remains in use for retail / commercial activities reducing potential yield by 20%.
I3 - Predominantly three storey mixed-use/ walk-up apartments with potential for up to six storeys on suitable sites	80	15%	The ground floor of new buildings in these areas remains in use for retail / commercial activities reducing yield by 33%.
I4 - Medium Density (three-storey terraces and walk-up apartments)	60	15%	A range of more intensive typologies such as walk-up apartments and narrow-width terraces are delivered over time to reach the density assumption.

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<sup>8</sup> From FDS Technical Report 2022-2052 March 2022

**ATTACHMENT 2 – 2019 FDS UPTAKE ASSUMPTIONS**

**Table 7: Overview of development typologies and key assumptions.**

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

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<sup>9</sup> 2019 FDS Technical Report Table 7

**ATTACHMENT 3: NCC Housing and Business Capacity Assessment 2021 Report  
 (“HBA”) Document A2578160, Appendix 1**

*Housing and Business Capacity Assessment Report 2021*

**Appendix 1: Summary of assumptions made in housing capacity assessment**

Development type	Assumption	Rationale
Greenfield	Feasibility	The MHUD supplied feasibility calculator was used to determine whether a site was feasible to develop. Developers supplied broad costs to allow the tool to be calibrated for current local conditions.
Greenfield	Reasonably expected to be realised	Discussions with developers and their representatives were used to determine the likely timing of development over the 30 years of this HBA.
Intensification - all	Hazards	Areas that are subject to natural hazards (slope risk, fault hazard and flood model) are not counted as potential capacity for backyard infill and/or site redevelopment. This is because the development of such sites is not plan enabled or considered to be economically feasible under current settings.
Intensification - all	Unsuitable land	Land that is currently zoned residential but used for activities such as hospitals, schools or reserves, is not counted as suitable for backyard infill and/or site redevelopment.
Intensification - all	Slope	Land with a slope of over 30 degrees is not considered feasible for intensification and not counted as capacity.
Intensification - all	Covenants	Land that contains a land covenant preventing subdivision or second dwellings has not been counted. A search of titles created in each decade since the 1960s showed that covenants of this type were not common until the late 1990s/early 2000s. Therefore, covenant restrictions limiting this type of infill or redevelopment have been applied as follows:  For subdivisions after 2000 – all sites restricted, before 2000 – no restrictions.
Intensification - all	Uptake Rates (reasonably expected to be realised)	The uptake of infill development is based on historical rates from the last 5 years and spread forward over the 30 years of this HBA. The uptake rate has been assessed to be around 40% of the total land feasible for intensification.
Intensification - infill	Suitable land shape	Using Council’s Geographic Information System (GIS) sites were identified by applying a 15m diameter circle that needed to be able to fit within each lot and not overlap any existing

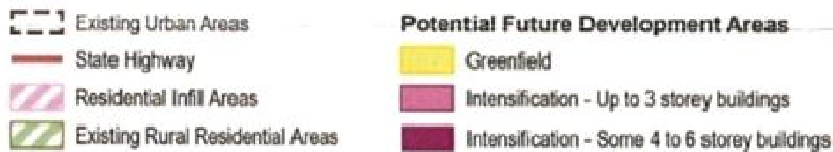
**ATTACHMENT 4: Excerpt from the National Policy Statement on Urban Development  
2020**

**3.14 What FDSs are informed by**

- (1) Every FDS must be informed by the following:
  - (a) the most recent applicable HBA
  - (b) a consideration of the advantages and disadvantages of different spatial scenarios for achieving the purpose of the FDS
  - (c) the relevant long-term plan and its infrastructure strategy, and any other relevant strategies and plans
  - (d) Māori, and in particular tangata whenua, values and aspirations for urban development

# 6 STOREY HIGH RISE APARTMENTS

## LATEST NCC PLANS TO DESTROY TAHUNANUI AS WE KNOW IT



### What is planned

- The areas shown in dark maroon above have been identified for intensification by allowing buildings of up to 6 storeys high. These are likely to be 18m to 20m high. For reference the “Sands” is 10.8 m high. The intensified zone covers both sides of Tahunanui Drive from the Rocks Rd lights, bounded by Beach Rd, Centennial Rd, Muritai St, Parkers Rd, and the western side of Chamberlain St and Tosswill Rd.

## 6 STOREY HIGH RISE APARTMENTS

- There is another intensified zone planned for up to 3 storey buildings in the Roto St area (shown in pink above). This area is bounded by Centennial Rd, Muritai St, Parkers Rd and Golf Rd.
- Don't forget, NCC can no longer require developers to provide off-street parking. Imagine what it will be like if a few of these buildings get built with no off-street parking!

### What will happen

If this proposal, known as the Future Development Strategy gets approved in its current form it will follow that NCC will pursue changes to its Resource Management Plan that will allow intensification to happen without notification or right to object.

### How can we stop it?

- Tell everyone you know in your neighbourhood to submit against this proposal.
- Volunteer to do letterbox drops of this flyer.
- Harangue your Councillors – you can email them all at [councillors@ncc.govt.nz](mailto:councillors@ncc.govt.nz)
- Contact me at [redacted] if you want to see my submission against this – it is quite technical. There are some major flaws in the analysis.
- Make sure you submit against the proposal before 14 April.
- Hopefully Council will be back to having public meetings. Stay in touch on the Tahunanui Action and Discussion Facebook page to find out when public hearings will be held. The more people who go along to the meeting or Zoom in the better.
- Use social media to spread news of what is planned.

### Consultation Details:

- Consultation closes 14 April 2022, 5pm
- The consultation document itself can be found at <https://shape.nelson.govt.nz/future-development-strategy>
- You can make a submission online at <https://submissions.tasman.govt.nz/my-council/public-consultation/submission/new/1304/Nelson-Tasman-Future-Development-Strategy>. You do not have to complete all the leading questions that are asked, you can write your own comment even if it is simple as saying you don't support the proposal.
- If you feel confident enough, say that you want to present at the hearings. The more people who speak the better.

### NOTHING HIGHER THAN A PALM TREE!

Steve Cross



## Steve Cross - 31363 - 3

### ADDENDUM TO SUBMISSION ON FDS – S E CROSS

Since lodging my submission on the FDS on 13 April 2022 I have received an answer to a LGOMA request that sheds more light on the analysis.

I have replicated a spreadsheet that was provided as part of the information I received. Attachment 5 shows a tabulation of dwelling yields under different intensification scenarios for the areas that have been identified for intensification.

It can be seen from Attachment 5 that area N-26 Tahunanui Drive East is expected to yield 181 dwellings under the planned I3 (High) intensification designation it has been assigned. Area N-34 Tahunanui Drive West is expected to yield 180 dwellings under its I3 designation, making a combined total of 361 dwellings.

Attachment 6 shows the effect of a change in the uptake assumption. What this shows is that a very small change in the uptake assumption, from 15% to 15.4% can mean that no high-rise buildings would be needed in Tahunanui to provide capacity. Areas N-26 and N-34 could be designated as I4 areas (Medium density 3 story terraces) instead of I3 areas and yet the overall yield won't be affected because the higher uptake assumption results in more I3 dwellings that compensate for the loss of I4 dwellings (high rises).

The 15% assumption is crude; unscientific and not evidence based. It isn't consistent with the NCC HBA analysis. It is almost incomprehensible that an area such as the Tahunanui Flat could be changed on the basis of such a flakey assumption, particularly given its inundation, liquefaction and tsunami risks.

What is clear is that a vast amount of Nelson urban land has been included in the FDS as intensifiable land on the basis of a very sketchy assumption, against all evidence.

**The uplift assumption needs to be reviewed and the analysis re-run in accordance with the evidence-based expectations of the NPS-UD.**

**S E Cross**

FDS Submissions Received - Section 2 - 31363 Steve Cross

Attachment 5		Yields with 15% uptake assumption for different intensifications										Assumed Uptake										Uptake
FDS Area		Theoretical Dwelling Capacity										Assumed Uptake										0.15
		I5		I4		I3		I2		I1		I5		I4		I3		I2		I1		
		High	Low	High	Low	High	Low	High	Low	High	Low	High	Low	High	Low	High	Low	High	Low	High	Low	
N-15 Dodson Valley Road and surrounds		787	787	1431	1431	1908	1574	2385	2003	2981	2480	118	118	215	215	286	236	358	300	447	372	
N-16 Neale Park		322	322	586	586	781	644	976	820	1221	1015	48	48	88	88	117	97	146	123	183	152	
N-17 Vanguard Park (and surrounds)		111	111	201	201	268	201	335	282	419	349	17	17	40	30	40	30	50	42	63	52	
N-18 Gloucester Street		179	179	325	325	433	357	541	454	676	563	27	27	49	49	65	54	81	68	101	84	
N-19 Nile Street East		655	655	1191	1191	1589	1311	1986	1668	2482	2065	98	98	179	179	238	197	298	250	372	310	
N-20 Fairfield Park		953	953	1732	1732	2310	1906	2887	2425	3609	3003	143	143	260	260	347	286	433	364	541	450	
N-22 Hospital/Neilson South		858	858	1560	1560	2080	1716	2600	2184	3250	2704	129	129	234	234	312	257	390	328	488	406	
N-23 Victory		914	914	1663	1663	2217	1829	2771	2328	3464	2882	137	137	249	249	333	274	416	349	520	432	
N-24 Nayland North		851	851	1547	1547	2063	1702	2579	2166	3224	2682	128	128	232	232	309	255	387	325	484	402	
N-26 Tahuanui Drive East		497	497	904	904	1206	995	1507	1266	1884	1567	75	75	136	136	181	149	226	190	283	235	
N-27 Stoke Centre		340	340	618	618	824	680	1030	865	1288	1071	51	51	93	93	124	102	155	130	193	161	
N-28 Stoke School (and surrounds)		782	782	1422	1422	1897	1565	2371	1991	2863	2466	117	117	213	213	285	235	356	299	444	370	
N-29 Nayland South		844	844	1535	1535	2047	1689	2559	2150	3199	2661	127	127	230	230	307	253	384	323	480	399	
N-34 Tahuanui Drive West		494	494	898	898	1197	987	1496	1257	1870	1556	74	74	135	135	180	148	224	189	281	233	
N-35 Port Hills		329	329	597	597	796	657	996	836	1244	1035	49	49	90	90	119	99	149	125	187	155	
N-101 Marlowe Street (and surrounds)		819	819	1490	1490	1986	1639	2483	2086	3104	2582	123	123	224	224	298	246	372	313	466	387	
N-102 Roto Street (and surrounds)		356	356	648	648	864	712	1079	907	1349	1123	53	53	97	97	130	107	162	136	202	168	
N-103 Washington Valley North		132	132	241	241	321	265	401	337	501	417	20	20	36	36	48	40	60	51	75	63	
N-104 Victoria Road (and surrounds)		268	268	487	487	650	536	812	682	1016	845	40	40	73	73	98	80	122	102	152	127	
N-107 City Centre South		579	579	1053	1053	1404	1158	1755	1474	2194	1825	87	87	158	158	211	174	263	221	329	274	
N-108 City Centre North		449	449	816	816	1088	898	1360	1143	1700	1415	35	35	64	64	85	70	107	90	133	111	
N-109 Wood South		235	235	426	426	569	469	711	597	888	739	35	35	64	64	85	70	107	90	133	111	
N-110 Wood North		451	451	820	820	1094	902	1367	1149	1709	1422	68	68	123	123	164	135	205	172	256	213	
N-285 Arahaki & Iel		1089	1089	1981	1981	2641	2179	3301	2773	4127	3433	163	163	297	297	396	327	495	416	619	515	
N-287 Washington Valley South		141	141	256	256	324	282	427	359	534	444	21	21	38	38	49	42	64	54	80	67	
N-288 St Vincent		330	330	599	599	799	659	999	839	1248	1039	50	50	90	90	120	99	150	126	187	156	
N-289 The Brook		1040	1040	1892	1892	2522	2081	3153	2648	3941	3279	156	156	284	284	378	312	473	397	591	492	
T-02 Brightwater Centre Intensification		152	152	277	277	369	305	462	388	577	480	23	23	42	42	55	46	69	58	87	72	
T-22 Richmond Intensification		4973	4973	9043	9043	12057	9947	15071	12660	18839	15674	746	746	1356	1356	1809	1492	2261	1899	2826	2351	
T-23 McGlashen Redevelopment		51	51	92	92	123	123	154	129	192	160	8	8	14	14	18	14	23	19	29	24	
T-29 Wakefield Intensification		340	340	618	618	824	680	1030	865	1287	1071	51	51	93	93	124	102	155	130	193	161	
T-103 Brightwater Intensification Area		157	157	285	285	381	314	476	400	595	495	24	24	43	43	57	47	71	60	89	74	
T-112 Extension of Richmond Intensification		212	212	385	385	513	424	642	539	802	668	32	32	58	58	77	64	96	81	120	100	
T-189 Motueka Intensification North		998	998	1815	1815	2420	1996	3025	2541	3781	3146	150	150	272	272	363	299	454	381	567	472	
Totals		21688	21688	39434	39434	52565	43351	65727	55211	82158	68356	3253	3253	5915	5915	7885	6503	9859	8282	12324	10253	



## Submission Summary

Nelson Tasman Future Development Strategy – Submission #31364

**Mrs Christine Tuffnell**

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	However, recognise that the relevant gas here is carbon dioxide - methane and nitrous oxide come mainly from agriculture and industry. Unfortunately housing intensification does away with our traditional home gardens - the source of plants and trees that mitigate carbon dioxide levels in the air. The majority of transport related carbon dioxide gas comes from air and sea transport - again due to industry.
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	Covid has shown us that the majority of people can work from home. It has also shown us that consumers are more competent now to do most of their purchasing online. I think there is a need to re-think the concept of a CBD and what it will look like. Nelson's has the appearances of being dying for some years now. Bringing intensified accommodation into the existing CBD may not have the desired effect of bringing new life to this area.

	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	But again.... Covid has shown us that most jobs can be done from home, and that most services can be purchased from home. It does require transport to deliver or collect. I dont think the FDS takes into account the way that society has changed over the last few years. Looking at NCC plans for the new library also - again, this service is likely to become a much more automated, online service, - not requiring a huge fancy building. There will still be considerable need for private transport - with a much higher percentage of the population being in the older age group biking and getting on and off public buses is not likely to be popular nor possible.
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	Affordable options need to include these people having access to a natural environment - not stuck in the corner of a highrise building.
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	However, I disagree with the plans for suffocating existing residential areas (such as The Wood area where I live). There is sufficient land available for a greenfields policy for residential land development for housing.
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Disagree	I disagree if it means current ratepayers bear the cost of this new infrastructure. New infrastructure costs should be born by developers.

	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:	Agree	But note previous comments - the contribution to greenhouse gases by residential areas pales in comparison with agricultural and industrial areas.
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	Nelson is on a fault line - which has resulted in significant earthquakes previously. Areas of CBC in Nelson are subject to flooding, low lying - and this will get worse with sea rising. Erosion and unstable land are features of Nelson hills - with already significant housing. State Highway 6 around Rocks Road is high risk for significant destruction from hillside collapse and global warming.
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	Providing that it is going to be used for primary production

	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	My ancestors arrived in Nelson in 1842
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?		Will SH6 always follow this present path??
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		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?		Best commented on by local people of that area
TDC - Environment and Planning	16 Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?		Best commented on by local people of that area
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?		Best commented on by local people of that area
TDC - Environment and Planning	18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?		Best commented on by local people of that area
TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?		Best commented on by local people of that area
TDC - Environment	20 Do you agree with the level of		Best commented on by local people of that area



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?		Best commented on by local people of that area
TDC - Environment and Planning	22 Do you agree with the location and scale of the proposed greenfield housing areas in Nelson? Please explain why.		I disagree with housing developments in the Maitai Valley. This area is a wonderful natural area used by many for peaceful recreation.
TDC - Environment and Planning	23 Do you agree with the location and scale of proposed greenfield housing areas in Stoke? Please explain why.		Best commented on by local people of that area
TDC - Environment and Planning	24 Do you agree with the location and scale of proposed greenfield housing areas in Richmond? Please explain why.		Best commented on by local people of that area
TDC - Environment and Planning	25 Do you agree with the location and scale of proposed greenfield housing areas in Brightwater? Please explain why.		Best commented on by local people of that area
TDC - Environment and Planning	26 Do you agree with the location and scale of proposed		Best commented on by local people of that area

	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.		Best commented on by local people of that area
TDC - Environment and Planning	28 Do you agree with the location and scale of proposed greenfield housing areas in Māpua? Please explain why.		Best commented on by local people of that area
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 greenfield expansion	
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.		Best commented on by local people of that area

TDC - Environment and Planning	32 Do you agree with the locations shown for business growth (both commercial and light industrial)? Please explain why.	Neutral	As previously mentioned in this submission - I believe the past three years and experience with Covid has led to changes in how businesses will do business from now - huge growth in online purchasing and product delivery.Thi
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.		
TDC - Environment and Planning	40 Is there anything else you think is important to include to guide growth in Nelson and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?		<p>I think the whole FDS strategy fails to recognise "kiwi culture" and our love of personal space (our home) and gardens, and our love of the outdoors. This really isn't a submission from me - its answering YOUR questions.</p> <p>There appears to be little control over the proposed intensification - lack of resource consents/lack of ability to object - particularly in relation to access to sun. light, view etc.</p> <p>The historical character of The Wood area in Nelson will be lost (I'm presently living in N109). Looks like I will have to move again! If a 3-6 story building goes up on my Northern boundary I will get NO sunshine.</p> <p>FDS fails to recognise the ageing population (many more older people) who need ground floors and easy access to outdoors</p> <p>Is this really how we want to live - in boxes piled on top of each other?</p>

## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31365

**michael monti**

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.	Disagree	I do not want the likes of intense inner-city living as presented in your proposal In short - blocking out the daylight with no "right of reply" to the idea No allowances made for intense street parking

	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	
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:	Neutral	
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	Neutral	

	and delivered to integrate with growth and existing infrastructure is used efficiently to support growth. Please explain your choice:		
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:	Disagree	A load of codswallop
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 production. Please explain your choice:	Neutral	
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	Neutral	

	choice:		
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?	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?	Neutral	
TDC - Environment and Planning	20 Do you agree with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?	Neutral	
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	Neutral	



	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.	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	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	Neutral	

	Collingwood?		
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 #31366

**Ms Maree Sharland**

Speaker? True

Department	Subject	Opinion	Summary
TDC - Environment and Planning	14 Where would you like to see growth happening over the next 30 years? Please list as many of the following options that you agree with: (a) Largely along the SH6 corridor as proposed (b) Intensification within existing town centres (c) Expansion into greenfield areas close to the existing urban areas (d) Creating new towns away from existing centre (please tell us where) (e) In coastal Tasman areas, between Mapua and Motueka (f) In Tasman's existing rural towns (g) Everywhere (h)		(b) Intensification within existing town centres

	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	<p>I strongly disagree with the proposed greenfield housing areas that the Nelson City Council is supporting in the Maitai Valley - Kākā Valley and Orchard Flats. Supporting these areas for mass housing is lazy policy. We elect our Councils in the hope that they will show some vision and back bone, a Council that will lead us into a better future bearing in mind the climate crisis we have got ourselves into, and the harmful effects of the increasing urban sprawl around towns and cities all over the country. Urban sprawl is a major threat to the sustainability of the planet and to the lives of our people. Urban sprawl results in relatively low density neighbourhoods with virtually no street or community life, masses of cement and asphalt. Property developers will almost always prefer greenfield developments on the peripheries, to the complexities of brownfield regeneration but we want liveable urban neighbourhoods - towns and cities where buildings are three plus stories high, located on narrow streets with pavements, trees and small piazzas for social engagement, with good connections to motorised and non-motorised forms of transport. This way our cities begin to live again, there is hope for the retailers and hospitality operators in our city, and there is hope for the environment. Please have a look (and learn from) the examples of successes and failures around the world. City Councillors you have a great deal of responsibility. Carbon constraints make urban sprawl untenable. However, the alternative of a liveable, accessible, multi-centred (institutions, education, businesses, green and residential areas all within walkable distance allowing access to all the benefits of urban living without the need for transportation), high density Nelson, saves the Maitai, a well loved well used sanctuary for Nelsonians and visitors, and makes a positive contribution to world climate targets. Hand it over to the developers and the lower reaches of the Valley will be decimated forever. The traffic alone will destroy the peace and tranquility of our last beautiful river valley. If you believe the rhetoric of the developers, that residents of Kākā and Orchard Flats, will walk and bike out of the valley and onto their schools and workplaces, then you don't know the valley or Nelson very well. Stand up for Nelson, stop kicking the can down the road. No housing subdivisions ANYWHERE in the Maitai Valley.</p>
TDC - Environment and Planning	24 Do you agree with the location and scale of proposed greenfield	Strongly disagree	

	housing areas in Richmond? 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	

## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31367

**Mrs Jill Southon**

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 disagree	Curently Nelson subsidises transport. I cant see this ever taking off as they dont cover many areas I need to go.
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	My submission explains why. SUMMARISED - opposes 6 storey height limits proposed in Tahunanui, supports 2004 Tahunanui Plan.  Your proposal is to rezone 8 mtrs residential area to 6 story or 18mtrs high buildings in the Tahunanui area. Absolutely appalling.

	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	Your proposal is to rezone 8 mtrs residential area to 6 story or 18mtrs high buildings in the Tahunanui area. Absolutely appalling.
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	Dont see a plan, so how can I make a comment of what it looks like.
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	You have rezoned residential 8 mtrs zones to 6 story 18mtr plus. Absolutely appalling. Thats not balanced. Its build as high as you can and over ride residents in there right for good quality planning and enhancement in there community
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Strongly disagree	Have no problem with planning for growth if reasonable, practical and good planning that includes planting, street view, how integrate openness etc Where is the plan? Just a map of buildings is not enough.

	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:	Disagree	Where is your plan with what to be restored. Do you know what so I can answer this question?
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	Stupid question. You plan to build high rise in Tahunanui up to 6 stories and coastal sea rise is going to happen and you say you have consider it??
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 are on the fault line and coastal sea rising. Tahunanui is a walking time bomb and you want to build up to 6 stories there with no plan?
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	Disagree	Commercial makes money. You will make a huge change in zones over riding residential areas so you don't effect money making commercial activities. I have seen commercial sell land for residential because it makes a lot of money for them example is Richmond.



	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 Disagree	Equality and not based on race or colour or creed. Please change question to read in english as this is our first language. If you cant tell me in english I wont 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?	Strongly disagree	Tasman decides for Tasman and Nelson for Nelson residents. I totally object that Tasman decides on Nelson residents zones and intensification changes
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		Tasman: dont care . Atawhai to the Glen and further around. Plenty of land there.

	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 disagree	You propose that Tahunanui is rezoned from 8 mtrs to 6 story 18mtr plus. No consideration of residents living in the area, coastal sea rising and the existing 2004 Tahunanui enhancement plan. A blanket zone change is disgraceful.
TDC - Environment and Planning	16 Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?	Strongly disagree	No to any 4 or 6 story buildings anywhere...
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 -	20 Do you agree	Don't know	

Environment and Planning	with the level of 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.	Strongly disagree	No high rise buildings over 3 stories anywhere.....
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	No need more
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	Don't know	

	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.	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 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.	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 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 and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?		<p>SEE ATTACHMENT - SUMMARISED - opposes 6 storey height limits proposed in Tahunanui, supports 2004 Tahunanui Plan. You forgot to mention Tahunanui as a distinct area. Nelson is not one area. Tahunanui is sea coastal area with large group of residents. Its ridiculous to think to build 6 story buildings in an area where sea rise will happen and Nelson is on a fault line. Tahunanui 2004 plan is to be adopted and used. I object to this blanket 6 story high rise building zone changes.</p> <p>Attachment summarised below: Object to high rise development in Tahunanui,</p>

			strategy is lazy, 2004 Tahunanui Plan should be used.
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## Submission against the proposed 4 to 6 story high rise Buildings in the Tahunanui, Nelson Zone

I attended an online public meeting on the 28<sup>th</sup> March about the high-density proposal. My concern is based on Tahunanui zone changes. I felt my questions were not adequately answered and those present were very flippant in their responses.

This plan is changing our Tahunanui village 8 mtrs zone residential and some commercial 10mtrs areas into 18 to 20mtrs zoned high rise buildings. I am not against development and of course change may mean some compromise, but, not these bully tactics overarching the residents right to ensure and have confidence that good town planning and area enhancement is fore front and not just trying to get the biggest lump of buildings, into the smallest of areas no matter the consequences.

I truly am surprised that Tasman Council have any part in making decisions around Nelson residents' development. The need to justify to those who have no investment in our community and make decisions for me is hard to take.

I do have questions that I presented at the last meeting that lacked depth of their responses? I dislike being talked down too and I wish to note, I am an intelligent person and I have no confidence I was actually listened too.

2004 Tahunanui structure plan an excellent town planning document was never implemented. It had very clear direction on the Vibe, Height restrictions, Landscaping and Preservation of Tahunanui area.

Why have this plan not been incorporated or considered when making a decision on the high rise proposal?

I do not accept or have confidence that this will be done after the fact. Once a 6 story has been approved the vibe is lost. The effect on residents and shade is impacted.

High rise buildings aren't enough without good preplanning on how this will fit or look within Tahunanui, the vibe, openness and to other residential homes- otherwise it is likened to plonking a building on land without the thought of beautification versus intensification.

I have seen the Council change the building code to fit the developers once approved. What I was told is that the Council said they will look at it when they get requests for development. This is poor planning and depowers the residents to have any say and residents kept in the dark.

The ocean lodge is a good example of changing zone heights just to accommodate the developer who had the problem of low-level water line. The Ocean lodge started out at 3 stories and ended up at 5 stories.

Zoning is there to protect the people who live there. It is appalling that changes are made at a whim to satisfy a developer commercially benefiting from the build.

Why has the committee and the Council use the lowest infill percentage for intensification uptake which is based on the worst case scenario of 15%? The range between 15% to 60% means that the lower the percentage the higher the intensification.

Why has the NCC and Tasman ignored the HBA Report which clearly advised Nelson trend was at 40% over the last 5 years?

Is Nelson put under pressure by Tasman to follow there bias to use 15%?

What report suggests Nelson infill uplift is decreasing to 15%, where Tahunanui will need 6 stories buildings in the existing 2 story zoned areas?

I object that Tasman seems to be driving this infill zone changes and blanket Tahunanui with 6 story buildings.

The Nelson Council has outlined on all residents LIMs in Tahunanui low areas, that coastal flooding and coastal sea rising is likely to impact this area within 100 years. How do you justify high rise buildings in Tahunanui knowing this will happen?

Finally, I am very concerned that Tahunanui area was not mentioned on the Nelson mail one full page ad, nor is it on the NCC web page maps saying Tahunanui is also to be impacted by intensification. By not mentioning Tahunanui suggests Tahunanui is not part of the intensification and lack of consultation to inform those effected. All throughout the public online meeting Tahunanui was not mentioned except for a 2 second mention somewhere randomly within the online meeting.

I raised this as a concern that there was no obvious prompt that Tahunanui was impacted especially the map and adverts. I was told to think about the big picture and the reason is that they had a lot of material to cover in the document and map. I was also advised they will consider this next time.

Please note: This Is why I am writing a submission as I am thinking about the big picture! What are you going to do to rectify the Council missed mentioning Tahunanui within your public communication campaign to ensure Tahunanui residents are given a fair opportunity to provide feedback?

It is the Councils responsibility to ensure you inform your constituents. Tahunanui has an 8 mtr and 10mtr zoning areas and every person in this community has the right to be informed. I believe you have not done a proper consultation on this.

In summary

I object and decline the high-rise development plan for Tahunanui.

I have no confidence that the Councils are working in the best interest of residents and the community.

I have absolute belief it's a lazy strategy as it over rides all current zone considerations. A blanket change to make it easier on Councils and Developers. Depowers residents and their communities.

2004 Tahunanui plan was an excellent planning document. Buildings are only part of the plan. Where is the rest?

Jill Southon  
Tahunanui Resident



## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31369

**Mr Joseph Blessing**

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	
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.	Don't know	

	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:	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?		To permit and promote new community development in various sizes up to small town development on lease land: For central or local government to purchase land and develop it in simple forms to get services there and lease the land to be built on lease hold contracts. Objectives: to foster affordable housing and promote housing for smaller income groups as an additional form of housing. To consider here is also to promote permaculture growing on the lease hold sections. Then the land can also be on semi fertile parcels/in such zoning as the residents will - together with council directives and education - grow food .. fruit and veggies.

## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31370

**Mrs Deborah Knowler**

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	Any reduction in GHG is essential to help combat climate change
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	Best practice to intensify rather than utilise greenspace areas

	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	Prefer to intensify in town locations where walking or biking is the main form of transport.
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:	Neutral	Choice too wide ranging
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	Look for areas that don't creep into greenspace areas, or utilise areas that can be intensified.
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Neutral	Any new housing utilises existing infrastructure although upgrading would be necessary to manage population growth.

	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	Why would you not 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	How do we know what the effects of climate change will be?
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	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	Highly productive land should not be used for housing

	production. Please explain your choice:		
TDC - Environment and Planning	11 Please indicate whether you support or do not support Outcome 11: All change helps to revive and enhance the mauri of Te Taiao. Please explain your choice:	Neutral	
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		Any greenspace areas should be kept for future generations for recreational activities and not used for housing at all.
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	Intensification is fine but definitely a no to using greenspace area.
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		b - intensification thereby providing much needed life to city centres rather than spreading out housing which would rely on transport for jobs etc. We really need to keep any greenspace areas, ie Maitai Valley for the future generations for recreation and mental health needs.

	<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	Need to look closely at spaces above shops, and even having underground carparks (as overseas do). Or creating housing above parking areas. So many single height buildings, need to look at how Nelson will look in years to come with specific housing planning essential.
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	Good idea
TDC - Environment and Planning	<p>17 Do you agree with the level of intensification proposed in Richmond, right around the town centre and along McGlashen Avenue and Salisbury Road? Any comments?</p>	Agree	As above
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?	Disagree	
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.	Strongly disagree	Definitely do not put housing in the Maitai Valley. There are heaps of sections being developed in the Bayview/Atawhai subdivision, Whakapuaka subdivision and Enner Glynn etc.....along with these sites, and intensification why would you need to use greenspace areas such as 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.	Strongly disagree	Using productive land simply is creating and forcing the use of intense horticulture in areas further away for population bases.
TDC - Environment and Planning	25 Do you agree with the location and scale of proposed	Strongly disagree	As above



	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.	Disagree	As above
TDC - Environment and Planning	27 Do you agree with the location and scale of proposed greenfield housing areas in Motueka? Please explain why.	Disagree	
TDC - Environment and Planning	28 Do you agree with the location and scale of proposed greenfield housing areas in Māpua? Please explain why.	Neutral	
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	Don't know	

	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	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?	Neutral	
TDC - Environment and Planning	39 Let us know which sites you think are more appropriate for growth or not in		If you want growth in the smaller towns, then each area will need services etc so the need for transport isn't necessary. Look to Canberra in Australia where they have small towns each able to service the people with shops and

	each rural town. Any other comments on the growth needs for these towns?		Health services.
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 think Nelson needs to look really hard at how the city will look in 30 years, taking into account climate change ie flood levels etc, the existing infrastructure and how will this hold up ie Waste water treatment plant, water supply, transport etc etc.

## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31371

**Ms Gabriela Kopacikova**

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	Strongly agree with the objective. 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 people drive their cars more - not less. It also means that the ones 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	Strongly agree	Strongly agree with the objective. 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 the 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.

	supported by a 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	Strongly agree with the objective. Absolutely! That would immediately cut down how much time is being spent behind the wheel. 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 2 of 16 NelsonTasman2050 - Future Development Strategy 2022-2052 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	Strongly agree with the objective. This is so important! There are 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:	Disagree	Disagree with the objective. I'm not sure about that. We seem to predominantly provide for large stand-alone houses, but there is a lot of demand in not only this community for smaller, more affordable, and other housing options. It seems like the character and productivity of the beautiful landscape is selling out to accommodate everybody who wants to buy a house here. Maybe it should be protected what makes this region so special and the focus should be on providing cheaper housing options in towns and centres.
TDC - Environment and Planning	06 Please indicate whether you support or	Agree	Agree with the objective. Yes, this is important, but the focus should well be on affordable infrastructure long term - infrastructure that

	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:		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	Strongly agree with the objective. 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	Agree with the objective. 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	Strongly agree with the objective. 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 Outcome 10: Nelson	Strongly agree	Strongly agree with the objective. 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 landscape character that makes our region so special. However, I'm

	Tasman's highly productive land is prioritised for primary production. Please explain your choice:		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?
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	Strongly agree with the objective. 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 don't see in the current strategy enough holistic partnership with iwi to ensure this outcome. The Tasman Village proposal in particular seems to be at odds with this and doesn't 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 wonder if calling the objectives "outcomes" is actually misleading, given that the strategy does very little to achieve these. - selling out the character and land productivity to accommodate everybody who wants to buy a house rather than protection of the landscape - missing the focus on providing variety of housing - 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. 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? - The FDS seems to provide capacity for houses that are known to sell well rather than considering first what this community really needs. - It looks to me that 99% of our existing housing stock consists of large stand alone houses. There is a lot of unmet demand for smaller houses and units. - 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.

			<p>When we try to get more people to live in our centres, how do we make sure that they don't have to live in slums? Are there any controls to make sure that everyone has a nice view, gets sunlight and that there are playgrounds for children and families, parks etc.? There is a lot of talk about packing more people into our centres, but not a lot about the quality of living conditions that we should provide to make urban living an attractive choice.</p> <p>It appears that the council is reluctant to intensify and is afraid of local backlash, people objecting against change that may change their views or bring more people to their neighbourhoods. I feel that the Council needs to look past such individual concerns and prioritise doing what is right for all of us as a community.</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>
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		<p>(b) Intensification within existing town centres and (f) In Tasman's existing rural towns</p>



	<p>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	<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.                  With all this intensification we need to be careful for Nelson not to lose its wonderful character with historic buildings and leafy streets.                  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.                  With all this intensification we need to be careful for Nelson not to lose its wonderful character with historic buildings and leafy streets.</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>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>
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>	Strongly disagree	<p>More intensification needed 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.                  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.                  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</p>

			town and started to see some really positive examples of higher density urban living.
TDC - Environment and Planning	18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?	Disagree	I'm not sure if there is enough employment in Brightwater to grow the population. Otherwise it only becomes a commuter suburb.
TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?	Disagree	
TDC - Environment and Planning	20 Do you agree with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?	Neutral	
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	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. 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.
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	For all the reasons pointed out above, there is no need to turn the picturesque landscape into concrete and tarmac covered monotony
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, there is no need to turn the picturesque landscape into concrete and tarmac covered monotony
TDC -	24 Do you agree	Strongly	For all the reasons pointed out above, there is

Environment and Planning	with the location and scale of proposed greenfield housing areas in Richmond? Please explain why.	disagree	no need to turn the picturesque 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, there is no need to turn the picturesque 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, there is no need to turn the picturesque 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	For all the reasons pointed out above, there is no need to turn the picturesque landscape into concrete and tarmac covered monotony
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 all the reasons pointed out above, there is no need to turn the picturesque landscape into concrete and tarmac covered monotony
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	Strongly disagree	

	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, there is no need to turn the picturesque landscape into concrete and tarmac covered monotony
TDC - Environment and Planning	32 Do you agree with the locations shown for business growth (both commercial and light industrial)? Please explain why.	Disagree	More opportunities for businesses in areas, including rural towns, that have a known employment shortage.
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.		More 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	Strongly disagree	

	residential and business growth sites in Collingwood?		
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?		Generally, growth should only be enabled through intensification and in both existing town centres and existing rural towns
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?		A fundamental change as to how growth is being approached and managed is needed. Instead of focusing on short term budgets, a longer view would be appropriate. "Business as usual" is no longer working and the time for change is here and now!

## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31373

**Ms Jenny Daniell**

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.	Strongly 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:	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	
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	Provision of land capacity should be matched with environmental protection and positive social outcomes rather than the nebulous economic indicator of "meet demand".
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Disagree	Efficient and well planned infrastructure is necessary to support a healthy lifestyle, not for the purpose of supporting economic growth.

	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	Our precious natural environment is of extreme importance.
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	Our resilience in the face of climate change should be addressed before any future development and urban intensification.
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	22 Do you agree with the location and scale of the proposed greenfield housing areas in Nelson? Please explain why.	Disagree	Intensification is more environmentally sustainable in the long run.
TDC - Environment and Planning	23 Do you agree with the location and scale of proposed greenfield housing areas in Stoke? Please explain why.	Disagree	Intensification is more environmentally sustainable in the long run.
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 for a potential new community near Tasman Village and Lower Moutere (Braeburn Road)? Please explain why.	Don't know	
TDC - Environment and Planning	40 Is there anything else you think is		I think this development plan has its eyes closed to the issues raised in the IPCC Climate Change report released this month. We need to

	<p>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>decarbonise and to slash fossil fuel usage. Intensification must be planned with this in mind. Greenfields development must stop until we have the knowledge and will to honestly work towards averting climate disaster.</p>
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## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31374

**Dr Inge Bolt**

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	Need to improve efficiencies of transport corridors for energy conservation, carbon use reduction and improvement of urban living conditions.
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	Urban sprawl is no longer acceptable, while we see this as a "new" model, it is actually a very old model, tested and tried. About time we learn.

	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	As above
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 current 3 -4 bed house is not accomodating to many, yet alone affordable. Change the model! Change the incentives for urban developers, so that we move away from the same old same old Californian model. Council needs to adopt an open mind about what and how people live and the accept the range of accomodations people are comfortable with. e.g. Currently I could divide my house, to accommodate a couple for instance, but it is impossible (in the practical / financial) sense to do so due to the regulations - eg allowing another kitchen space.
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	Demand needs to be sustained before these decisions are made. Otherwise land is released ahead of demand on the backs of speculators, subsequently it lies empty, abandoned and wasted. Focus on the areas already available, and make better use of these.
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Neutral	THis depends on your planning model, and what you regard as "efficient", as in who defines "efficiency"? e.g a bike lane adjacent to a heavy road use road may appear "Efficient" but if no one uses it because the trucks go past you too fast, then its a fail. Much current infrastructure is not ideal so it may be difficult

	and delivered to integrate with growth and existing infrastructure is used efficiently to support growth. Please explain your choice:		and very compromising to use it to "efficiently support growth".
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	Because we have to live within our means (globally, locally), and with nature, not against it.
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	Not sure it is resilient. Not sure its doing enough to adapt. It would be nice to believe so.
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 see little that resembles either smart or hardline decision making on behalf of the council. Look at all that coastal development.
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	In general yes- we all need to eat. Primary production should not be equated with land exploitation / abuse, but that needs to be balanced with excellent use of the land, including protecting waterways, abandoning use of very steep land for forestry / farming etc.

	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	We'd all be better off.
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		Microchip cats - make it your strategy to help control cats and enhance wildlife protection.
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		b) Intensification within existing town centres f) In Tasman's existing rural towns In some cases - c) Expansion into greenfield areas close to the existing urban areas

	<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>	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 - 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 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 why.	Don't know	
TDC - Environment and Planning	25 Do you agree with the location and scale of proposed	Don't know	



	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.	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.)?	Neutral	
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	Don't know	

	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.	Don't know	
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?	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	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?		
TDC -	40 Is there		What about wharf development, for resilience

Environment and Planning	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?		and alternative transport options.
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## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31376

**Mr Wayne Scott**

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 for further detail: Key Points below -</p> <ul style="list-style-type: none"> <li>• Aggregate is an essential ingredient in climate change adaption; and the building of infrastructure, roading and housing and will be needed to achieve the growth and development of the region as anticipated in the Strategy.</li> <li>• The risk of shortages due to sterilisation and the need to protect aggregate resources from future development is overlooked in the Strategy.</li> <li>• We are concerned that the “core areas for new growth” outlined in the Strategy, happen to be areas of high aggregate potential meaning an important supply of future access to aggregate could be off limits if care is not taken.</li> <li>• In order to future proof Nelson Tasman, land for existing and future aggregate extraction activities must be adequately identified and protected from encroachment of non-compatible land uses.</li> <li>• The Strategy seems to be focused on protecting “highly productive” agricultural land for primary production but not highly productive quarrying land. We note that quarrying is part of the primary production definition in the Nation Planning Standards.</li> </ul>

## Wayne Scott - Aggregate & Quarry Ass - Sub# 31376 - 1

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**From:** Jeremy Harding [REDACTED]  
**Sent:** Friday, 8 April 2022 2:37 pm  
**To:** Future Development Strategy  
**Subject:** Future Development Strategy  
**Attachments:** Submission - Nelson Tasman.docx

**CAUTION:** External email.

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

Please find attached a submission on the Future Development Strategy from the Aggregate and Quarry Association. We do not wish to verbally present in support of our feedback.

Thanks  
Jeremy Harding



# Submission from the AQA on the Nelson Tasman Future Development Strategy

April 2022

## Introduction

The Aggregate and Quarry Association (AQA) is the industry body representing construction material companies which produce 50 million tonnes of aggregate and quarried materials consumed in New Zealand each year.

Funded by its members, the AQA has a mandate to increase understanding of the need for aggregates to New Zealanders, improve our industry and users' technical knowledge of aggregates and assist in developing a highly skilled workforce within a safe and sustainable work environment.

We would like to thank the Tasman District and Nelson City Councils for the opportunity to comment on the [Draft Future Development Strategy](#) (the Strategy).

## Key Points

- Aggregate is an essential ingredient in climate change adaption; and the building of infrastructure, roading and housing and will be needed to achieve the growth and development of the region as anticipated in the Strategy.
- The risk of shortages due to sterilisation and the need to protect aggregate resources from future development is overlooked in the Strategy.
- We are concerned that the “core areas for new growth” outlined in the Strategy, happen to be areas of high aggregate potential meaning an important supply of future access to aggregate could be off limits if care is not taken.
- In order to future proof Nelson Tasman, land for existing and future aggregate extraction activities must be adequately identified and protected from encroachment of non-compatible land uses.
- The Strategy seems to be focused on protecting “highly productive” agricultural land for primary production but not highly productive quarrying land. We note that quarrying is part of the primary production definition in the Nation Planning Standards.

## The Importance of Aggregates and Council Planning

Aggregate (crushed rock, gravel and sand) is an essential resource for the construction of housing, roading projects and other transport infrastructure. It is used for general construction - in concrete, asphalt, mortar and other building products.



Aggregate is also important for increasing resilience and adapting to extreme weather events and climate change.

Due to the unprecedented levels of construction and infrastructure development activity, aggregate is increasingly in short supply in many parts of New Zealand including Nelson Tasman.

Not only is there high demand, supply is constrained. Aggregate deposits are 'location specific' - limited in quantity, location and availability. They can only be sourced from where they are physically located and where the industry is able to access them.

This means it is important that the location of aggregate resources are identified by councils and access is not inadvertently shut off through land development and council planning.

### **The Nelson Tasman Future Development Strategy**

The Nelson Tasman Future Development Strategy aims to influence where and how growth occurs in the region over the next 30 years.

We are concerned that insufficient attention has been given in the Strategy to aggregates in achieving the growth and to ensuring that land for existing and future aggregate extraction activities is available, adequately identified and protected from encroachment of non-compatible land uses.

Nelson Tasman's growing economy and population means there is increasing pressure on appropriate land for quarrying as expanding rural residential areas and competing industrial land uses put areas of aggregate supply at risk.

### **Highly Productive Land**

The Strategy makes many references to highly productive land but seems to be referring to agriculture land in this context. For example, in many places it states highly productive land is prioritised for primary production. We note that quarrying is part of the primary production definition in the Nation Planning Standards.

Just as the document emphasises that productive farmland should be protected it needs to do the same for productive land incorporating aggregate and other mineral resources. And where it is referring to agriculture it could instead perhaps use the term highly productive soils rather than highly productive land.

### **Aggregate Shortfall**

We are particularly concerned that the "core areas for new growth" outlined in the Strategy, both industrial and residential, happen to be areas of high aggregate potential and so development could sterilise future access to aggregate if care is not taken.



This is shown by the map provided by GNS Science attached in Appendix 1 which outlines the areas of aggregate potential for the Top of the South. It is notable that there is clear overlap in the areas of high hard rock opportunity and the core areas for new growth, as outlined in the map on page 27 of the Strategy and reproduced as Appendix 2.

This is a high-level representation, and we recommend that the councils work with the industry to identify aggregate potential at a more granular level.

Not only are the expected areas of population growth at risk of sterilising the aggregate, the aggregate is actually what is needed to achieve the growth. So it is a circular argument.

Aggregate production in the Nelson Tasman region has been at around 1 million tonnes a year in recent years (in 2020 it dropped to 640,000 due to Covid factors). The region is a higher (per person) user of aggregates than other parts of the country because of its population growth, extensive roading network and lengthy coastal area but the anticipated growth, as reflected in the strategy, suggests this will need to increase.

Looking at housing alone, the anticipated 29,000 new homes needed in the next 30 years amounts to 7.2 million tonnes of aggregate, based on industry averages<sup>1</sup>, or 240,000 additional tonnes being required annually.

The extra 7.2 million tonnes shows the extent of the shortfall. Aggregate will either need to be produced locally or imported at a much higher cost to fill this gap.

## Climate Change

The Strategy rightly highlights that Nelson Tasman is subject to a range of natural hazards and the effects of climate change.

It is important to note the role of aggregates in strengthening resilience to natural hazards and climate change. Aggregates, for example, are needed for flood protection and to adapt to sea level rise and coastal erosion through strengthening of sea walls etc. They will be needed to repair damage to coastal infrastructure and to make infrastructure generally more resilient to greater intensity storms and extreme weather events.

In terms of climate change mitigation and the reduction of emissions, aggregate plays a role in, for example, the construction of wind farms. New wind capacity for New Zealand, expected by the Climate Change Commission in the next 15 years, will require an additional 1 million tonnes of aggregate and sand.

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<sup>1</sup> The building of an average house requires about 250 tonnes of aggregate.





## **Other Issues**

Determining an optimal distance for residential areas from potential quarry areas, is important. Too far away means significant expense of transporting quarry materials as well as congestion and CO<sub>2</sub> emissions. (The cost of aggregate doubles when transported 30 kilometres from its source.) Too close brings reverse sensitivity issues due to the nature of extractive industry operations including noise, vibration and dust. Development areas should ideally be as close as reasonable to identified areas of aggregate.

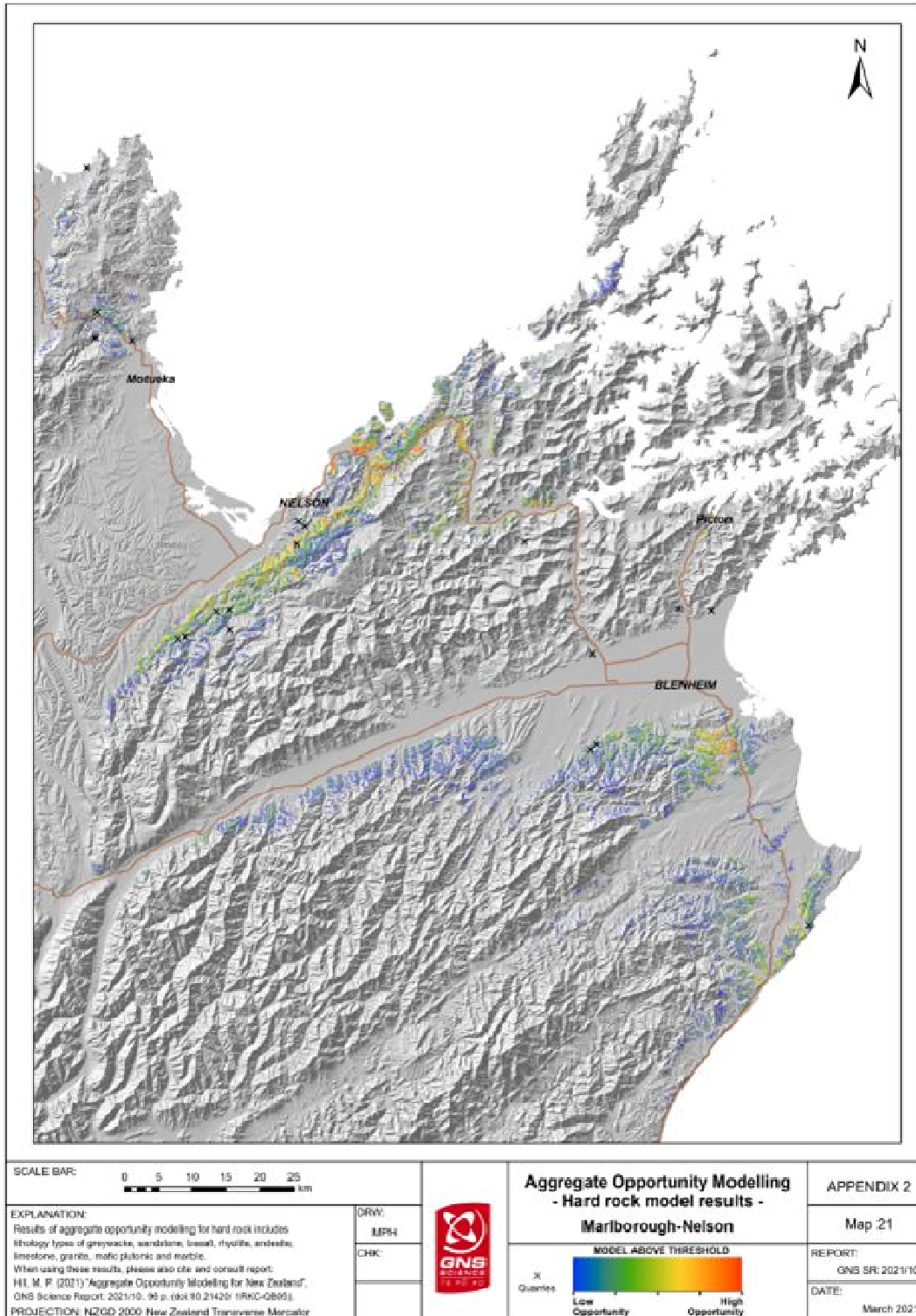
Note that quarries have a finite life. Once the rock is extracted the land is returned to the community and can be used in a variety of ways. It is not inconceivable that housing and other developments can occur on and around former quarry land that has had the rock extracted.

**Wayne Scott**  
**Chief Executive Officer**  
[Aggregate and Quarry Association](#)



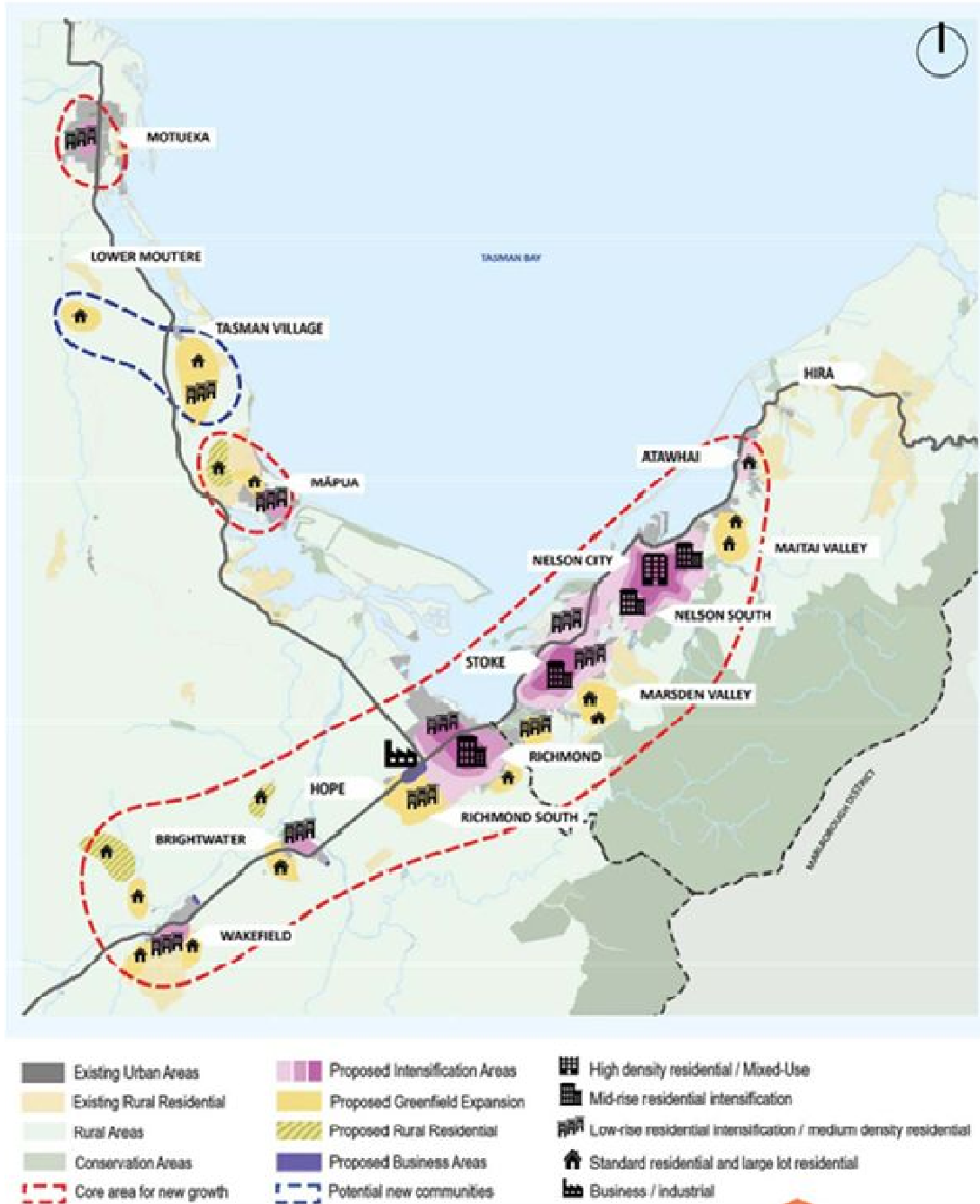


## Appendix 1 – Aggregate Potential, Top of the South





## Appendix 2 - Future Development Strategy “The Proposal”



## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31377

**Mr Lutz Totzauer**

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:	Neutral	
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:	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	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?	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 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	Agree	

	Richmond, right around the town centre and along McGlashen Avenue and 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?	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?	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	Neutral	



	Stoke? Please explain why.		
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 greenfield housing areas in Wakefield? Please explain why.	Neutral	
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	Neutral	

	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.	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.	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?	Neutral	
TDC - Environment and Planning	37 Do you agree with the proposed residential and	Neutral	

	business growth sites in Tapawera?		
TDC - Environment and Planning	38 Do you agree with the proposed residential and business growth sites in St Arnaud?	Neutral	
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?		I disagree because I am against the idea of getting 50 new houses at site T-163 Rangihaeata/ 42 Keoghan Road in Takaka as this location is right next to our lifestyle block.

## Submission Summary

Nelson Tasman Future Development Strategy - Submission #31378

**Liz Potter**

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	Please SEE ATTACHED: TEXT COPIED BELOW (selected strongly disagree after reading sub) - I wish to lodge my major objection to the proposed development of the Matai Valley. This is such a special area so close to town and the walk from the city into the lovely river environment was one the big attractions as we made the decision to move to the Nelson area. It a travesty that such an asset could be lost to all the users and lovers of that part of the valley. I am very concerned that I will be amongst the last generation to enjoy the open spaces, peace and tranquillity and beautiful natural landscapes of the Maitai Valley if construction of many hundreds of houses goes ahead. I am also worried about the impacts on the Maitai Valley and river itself. PLEASE RECONSIDER APPROVING THIS DEVELOPMENT. Liz Potter

## Liz Potter - Sub# 31378 - 1

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**From:** Liz Potter [REDACTED]  
**Sent:** Friday, 8 April 2022 4:23 pm  
**To:** Future Development Strategy  
**Subject:** Objection!

**CAUTION:** External email.

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

I wish to lodge my major objection to the proposed development of the Matai Valley. This is such a special area so close to town and the walk from the city into the lovely river environment was one the big attractions as we made the decision to move to the Nelson area. It a travesty that such an asset could be lost to all the users and lovers of that part of the valley. I am very concerned that I will be amongst the last generation to enjoy the open spaces, peace and tranquillity and beautiful natural landscapes of the Maitai Valley if construction of many hundreds of houses goes ahead. I am also worried about the impacts on the Maitai Valley and river itself.

PLEASE RECONSIDER APPROVING THIS DEVELOPMENT.

Liz Potter

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Liz Potter  
[REDACTED]  
Nelson 7011  
New Zealand

## Submission Summary

Nelson Tasman Future Development Strategy - Submission #31379

**Mr Alec Waugh**

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>-</p> <p>This submission on the Future development strategy fully supports the comment of William Samuels "Time councils are more active shaping cities" Nelson mail 9 April 2022</p> <p>The Council Planning department and Council itself, are a primary reason for the lack of diversity in Nelson housing market, associated delays, and increased costs due to a very conservative approach to housing.</p> <p>Protecting current elite nimby's, and poor interpretation of the current RMA , and an inherent bias towards large housing on large sections, has resulted in the current Housing tragedy we all now have to cope with.</p> <p>Change the approach, up rather than out, simple planning rules, and flexibility, with an emphasis on speedy turn around and decision making.</p> <p>The Nelson and Tasman Council approach to housing has long been a primary reason for the current Housing issues, and a readjustment is long overdue.</p> <p>Alec Waugh</p>

## Alec Waugh - Sub# 31379 - 1

---

**From:** Alec Waugh [REDACTED]  
**Sent:** Saturday, 9 April 2022 5:29 pm  
**To:** Future Development Strategy

**CAUTION:** External email.

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

This submission on the Future development strategy fully supports the comment of William Samuels “**Time councils are more active shaping cities**” **Nelson mail 9 April 2022**

The Council Planning department and Council itself, are a primary reason for the lack of diversity in Nelson housing market, associated delays, and increased costs due to a very conservative approach to housing.

Protecting current elite nimby’s, and poor interpretation of the current RMA , and an inherent bias towards large housing on large sections, has resulted in the current Housing tragedy we all now have to cope with.

Change the approach, up rather than out, simple planning rules, and flexibility, with an emphasis on speedy turn around and decision making.

The Nelson and Tasman Council approach to housing has long been a primary reason for the current Housing issues, and a readjustment is long overdue.

Alec Waugh

[REDACTED]

MPP

## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31381

**Robert Haas**

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.	Disagree	<p>Please see attached = text copied below:</p> <p>With reference to '2022 Future Development Strategy'.</p> <p>Question 22: "Do you agree with the location and scale of the proposed greenfield housing areas in Nelson?"</p> <p>I do not agree with the location and scale of the proposed greenfield housing areas in Nelson. See below the reasons for my objection.</p> <p>The Maitai Valley is too precious a resource to lose to a mass housing development. A new suburb in the Maitai Valley would no longer provide a peaceful escape from the urban environment.</p> <p>Hundreds of houses in the Maitai Valley would degrade the widely recognised scenic value of the valley.</p> <p>Maitai Valley Road and Nile Street as well as Collingwood, Brougham, Tasman, Milton and Bridge Street East would all become congested with much greater volumes of traffic (NZTA guidelines estimate thousands of vehicles per day) affecting safety, noise for residents and, passing schools, a creche, and NMIT.</p>



			Robbert Haas
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## Robert Haas - Sub# 31381 - 1

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**From:** Robbert Haas [REDACTED]  
**Sent:** Sunday, 10 April 2022 10:36 am  
**To:** Future Development Strategy  
**Subject:** Maitai Valley - '2022 Future Development Strategy' .

**CAUTION:** External email.

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

With reference to '**2022 Future Development Strategy**'.

Question 22: "*Do you agree with the location and scale of the proposed greenfield housing areas in Nelson?*"

I do not agree with the location and scale of the proposed greenfield housing areas in Nelson. See below the reasons for my objection.

The Maitai Valley is too precious a resource to lose to a mass housing development. A new suburb in the Maitai Valley would no longer provide a peaceful escape from the urban environment.

Hundreds of houses in the Maitai Valley would degrade the widely recognised scenic value of the valley.

Maitai Valley Road and Nile Street as well as Collingwood, Brougham, Tasman, Milton and Bridge Street East would all become congested with much greater volumes of traffic (NZTA guidelines estimate thousands of vehicles per day) affecting safety, noise for residents and, passing schools, a creche, and NMIT.

Robbert Haas

[REDACTED]  
Tahunanui  
Nelson

## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31382

**Mr James P Moran**

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>I do not support the greenfield expansion housing anywhere in the Maitai Valley, especially Kaka tributary or Orchard Flats.</p> <p>The Nelson Council and then the NZ Government has declared a climate emergency. Extreme weather events are increasing world wide. Nelson Council needs to be evaluating how to mitigate the effects of increased flooding in the very near future, particularly around rivers and particularly around the Maitai river. This is quite apparent when one considers the ongoing flooding crises in New South Wales and Queensland currently and also across all parts of New Zealand.</p> <p>It is the duty of the Nelson Council to protect the current housing stocks and not to inflame the situation by allowing further development that will add to the current stock of highly at risk property in the Nelson region.</p> <p>Yours Sincerely James P Moran Registered Psychologist</p>

## James P Moran - 31382 - 1

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**From:** james moran <[REDACTED]>  
**Sent:** Monday, 11 April 2022 8:15 am  
**To:** Future Development Strategy  
**Subject:** Please reject plans to expand housing in the Maitai Valley

**CAUTION:** External email.

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

I do not support the greenfield expansion housing anywhere in the Maitai Valley, especially Kaka tributary or Orchard Flats.

The Nelson Council and then the NZ Government has declared a climate emergency. Extreme weather events are increasing world wide. Nelson Council needs to be evaluating how to mitigate the effects of increased flooding in the very near future, particularly around rivers and particularly around the Maitai river. This is quite apparent when one considers the ongoing flooding crises in New South Wales and Queensland currently and also across all parts of New Zealand.

It is the duty of the Nelson Council to protect the current housing stocks and not to inflame the situation by allowing further development that will add to the current stock of highly at risk property in the Nelson region.

Yours Sincerely  
James P Moran  
Registered Psychologist

[REDACTED]  
Nelson 7010  
[REDACTED]

## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31384

**Mr Jace Hobbs**

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	personal trip reduction and intermodal transport is the key
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	

	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	
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	<p>I do not support the greenfield expansion housing anywhere in the Maitai Valley, especially Kaka tributary or Orchard Flats.</p> <p>The Nelson Council and then the NZ Government has declared a climate emergency. Extreme weather events are increasing world wide. Nelson Council needs to be evaluating how to mitigate the effects of increased flooding in the very near future, particularly around rivers and particularly around the Maitai river. This is quite apparent when one considers the ongoing flooding crises in New South Wales and Queensland currently and also across all parts of New Zealand.</p> <p>It is the duty of the Nelson Council to protect the current housing stocks and not to inflame the situation by allowing further development that will add to the current stock of highly at risk property in the Nelson region.</p>

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:	Strongly disagree	We are in the period of drastic climate mitigation. We need to stop expanding wasteful sewers and greenfield development and move towards composting type sewerage and low impact solutions.
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	Councils are underestimating climate impacts, and i suppose on purpose, as the required actions are disruptive.
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	This is a ridiculous question
TDC - Environment and Planning	10 Please indicate whether you support or	Strongly agree	I can see this is being ignored, even as you consider the plans

	do not support Outcome 10: Nelson Tasman's highly productive land is prioritised for 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:	Agree	
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		<p>I do not support the greenfield expansion housing anywhere in the Maitai Valley, especially Kaka tributary or Orchard Flats.</p> <p>The Nelson Council and then the NZ Government has declared a climate emergency. Extreme weather events are increasing world wide. Nelson Council needs to be evaluating how to mitigate the effects of increased flooding in the very near future, particularly around rivers and particularly around the Maitai river. This is quite apparent when one considers the ongoing flooding crises in New South Wales and Queensland currently and also across all parts of New Zealand.</p> <p>It is the duty of the Nelson Council to protect the current housing stocks and not to inflame the situation by allowing further development that will add to the current stock of highly at risk property in the Nelson region.</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	Disagree	The growth question is moot considering the climate challenge we are in.



	expansion and rural residential housing. Please explain why?		
TDC - Environment and Planning	14 Where would you like to see growth happening over the next 30 years? Please list as many of the following options that you agree with: (a) Largely along the SH6 corridor as proposed (b) Intensification within existing town centres (c) Expansion into greenfield areas close to the existing urban areas (d) Creating new towns away from existing centre (please tell us where) (e) In coastal Tasman areas, between Mapua and Motueka (f) In Tasman's existing rural towns (g) Everywhere (h) Don't know		b
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	climate chaos is happening fast and you councils are responding slow.....lack of duty of care
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	Agree	

	Salisbury Road? Any comments?		
TDC - Environment and Planning	20 Do you agree with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?		Motueke will be under water from storm driven high tides in the period of this plan, yet you ignore the ipcc guidance on this for a rosey BAU plan.
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?	Disagree	Adaptation of coastal flooding in the area during this time is the prime consideration.
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>I do not support the greenfield expansion housing anywhere in the Maitai Valley, especially Kaka tributary or Orchard Flats.</p> <p>The Nelson Council and then the NZ Government has declared a climate emergency. Extreme weather events are increasing world wide. Nelson Council needs to be evaluating how to mitigate the effects of increased flooding in the very near future, particularly around rivers and particularly around the Maitai river. This is quite apparent when one considers the ongoing flooding crises in New South Wales and Queensland currently and also across all parts of New Zealand.</p> <p>It is the duty of the Nelson Council to protect the current housing stocks and not to inflame the situation by allowing further development that will add to the current stock of highly at risk property in the Nelson region.</p>
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	Strongly disagree	

	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.	Less greenfield expansion	

## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31385

**Mr Gordon Hampson**

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	Need both urban and rural

	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	In Golden Bay a definite trend of folks moving from cities and working remotely . I do not think the plan takes account of this sufficiently.
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:	Strongly disagree	Many people in Golden Bay are living "under the radar" because there is no viable option for them to afford a legal and healthy dwelling.
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Neutral	

	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:	Disagree	
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	eg Takaka Hill
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:	Don't know	
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		g

	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?	Neutral	
TDC - Environment	20 Do you agree with the level of	Agree	



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.	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 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	Don't know	

	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.	Agree	
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 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 why.	Agree	
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?	Don't know	
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?	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	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?		Need the ability to build more legal movable dwellings on rural land to give flexibility to cater for future trends.

## Submission Summary

Nelson Tasman Future Development Strategy - Submission #31388

**Mr Colin Garnett**

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>See attached.</p> <p>Productive soils: Recent developments have seen the loss of countless hectares of highly productive soil on the outskirts of Richmond with more loss planned. How can this be justified? There is no real protection being given to remaining fertile soils around the urban areas.</p> <p>Rural 3 has been an unmitigated failure in retaining any "rural" flavor in the district. It is time Rural 3 Zones are rezoned Rural Residential to reduce the urbanization of the country.</p> <p>Rural Residential: If you want to form new villages/settlements then these need to be an appropriate size and fully serviced with community infrastructure. In my opinion the structure you are proposing needs a total rethink rather than following the same mistakes and thinking.</p> <p>Alternative settlements: Rabbit and Rough Islands present a real opportunity here. No flooding or sea level effects and sewer and water on hand.</p> <p>Rezoning of historic oversights: The rezoning of the Waimea West properties is probably only symptomatic of historic oversight. It is time these and other oversights were visited.</p> <p>Growth plan changes: There seems to be a lack of overall vision and purpose. The plan changes are just tinkering with a set of woefully inadequate and destructive rules and regulations we are laboring under. Go back to</p>

			the drawing board and present us with something to be proud of.
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Colin Garnett - Sub #31388 - 1

Submission on Draft Nelson Tasman Future Development Strategy 2022-2052 and Growth Plan change consultation.

Name : Colin Garnett

Address: [REDACTED]

Email : [REDACTED]

Phone: [REDACTED]

I wish to be given the opportunity to speak. 3 May would suit best but other dates might work.

**FDS:**

**Productive soils** (Protected – yea right)

I note with concern that recent developments have seen the loss of countless hectares of highly productive soil on the outskirts of Richmond with more such loss indicatively planned both there and in other places.

I am at a loss to see how this can be justified with the strategy seeming to place importance on protecting productive soils from further loss.

The spreadsheet that apportion a score to each area actually ranks three flat good soil areas as the highest for development. Such brings the ranking and evaluation system's integrity into question.

This is a serious matter facing the whole country and this strategy seems to be advocating for the development of housing on our productive soils. This needs attention. Just as historically there was never any real protection given to reserve good soils there also now appears to be NO real protection being given to the remaining fertile soils that surround the urban areas.

**Rural 3**

In the body of the document and supporting documents there is the expectation that land zoned Rural 3 will continue to provide for future development in an acceptable manner. Rural 3 has been an unmitigated failure in retaining any "rural" flavour in the district. By default other rural zones in which subdivision has been not freely allowed, have been left to retain some rural aspect. The development that has taken place on Rural 3 does not bear any resemblance to rural, it is urbanisation of the country. The council has achieved a "pepperpotting" of housing in a once rural landscape which was the exact opposite of what the purpose of Rural 3 was supposed to achieve.

It is time the Rural 3 zones were rezoned Rural Residential with appropriate subdivision minimums to try and reduce this urbanisation of the country. Alas in many cases we are too late.

Rural 3 may have been a boon to big developers but it is too problematic for the average landowner.

There is nothing permitted as of right and a planning nightmare ensues if you require to go down the development route with countless changes having taken place as to what is, or is not required or allowed.

Better to have a more defined framework such as Rural Residential to work under. But I am sure that it too will need to be refined to make such development practicable for average landowners.

### **Rural residential**

New large rural residential areas or settlements should ideally be properly located and serviced. Random placement of some of the new proposed areas appear to be taking place without proper thought to community or service provision.

If you want to form new villages/settlements then these need to be an appropriate size and fully serviced and provided with community infrastructure. This is the problem with Rural 3 and what it is doing or not doing. It is presently urbanising the countryside without providing the required community services. Problems all around. A new settlement should not be rural residential – even if it is placed in the country it should be called for what it is. It is urban. It is urbanisation of the countryside. So we need to call it what it is. I think true rural residential would require larger minimum lot sizes than is being envisaged so there is a major problem. What exactly do we want the countryside to look like? If we want it to be rural in nature and aspect then Rural 3 fails in both areas. There needs to be a total rethink of what is happening because we are quickly heading towards the quasi urbanisation of all the countryside. Is this what the strategy wishes? Because if it fails to heed the visual urbanisation problems created by rural 3 then it will continue to fail on that and other fronts.

I do not think the structure you are presenting is well thought out or robust enough to achieve anything other than a messy urbanisation of the countryside.

In my opinion it needs a total rethink rather than following the same old mistakes and thinking. Development worth having in the rural area may require some tough decisions to be made and thus far these seem to have been avoided.

### **Alternative settlements**

Rabbit and Rough Islands present a real opportunity here. The documents claim no flooding or sea level effects to be had here. Easy to service thousands of houses. Both sewer and water on hand. Yet the strategy is devoid of any assessment of this option. Sure there are questions as to sacrificing areas of income producing forestry for the Council but the fact that this resource has not even entered into the consideration of the development strategy shows how blinkered and ineffectual the whole process has been to date.

### **Rezoning of historic oversights.**

The rezoning of the Waimea West properties is probably only symptomatic of historic oversight. Looking at how council has behaved historically in rezoning areas there are quite a few issues that arise as to whether best practice and a consistent approach has been applied. It is time these other such oversights and anomalies were visited and ameliorated.

### **Growth Plan Changes**

There are cases and situations alluded to above that will have direct bearing on what is being proposed in the 1 Plan and 5 Growth Plan changes being proposed in the above heading.

I reiterate that there seems to be a lack of overall vision and purpose. There is no overarching plan – because that sometimes means you have to pick winners and losers and nobody appears to have the guts or ability to do this. The plan changes are just tinkering with a set of woefully inadequate and destructive rules and regulations we are labouring under. You only need to look at the mess we are in to see what will happen in the future. And that is what the strategy and plan changes presently being advocated will achieve. More of the same with the ongoing loss of productive flat land soils and the rural nature of the countryside. Is that what we really want? I would like a fair, robust and workable set of rules and regulations to give us clear and achievable development guidance into the future. What we have been provided with is totally inadequate in that regard. It fails at almost every point. We can do much better. Go back to the drawing board and start again and present us with something to be proud of. A challenge. But isn't that what those who have produced this strategy are being paid to do.



## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31389

**Mr Dirk Bachmann**

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.	Strongly 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:	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	
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	There undoubtedly is demand for housing. However, there seems to be rather strong demand for smaller houses, eg. townhouses, which not only are usually more energy-efficient but also cheaper to build and maintain! Also, there are not many housing options in the town centre, but the demand for those is clearly there.
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:	Agree	
TDC - Environment and Planning	09 Please indicate whether you support or do not support Outcome 9: Nelson Tasman is resilient to the risk of natural hazards. Please explain your choice:	Strongly agree	
TDC - Environment and Planning	10 Please indicate whether you support or do not support Outcome 10: Nelson Tasman's highly productive land is prioritised for primary	Strongly agree	

	production. Please explain your choice:		
TDC - Environment and Planning	11 Please indicate whether you support or do not support Outcome 11: All change helps to revive and enhance the mauri of Te Taiao. Please explain your choice:	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?	Strongly disagree	Do not expand too much into greenfields! For both ecological and economical reasons as well as our quality of life future development should be built closer to work, services and public transport. Nobody needs a rather dense stand-alone housing plan away from these points of interest and thus, need to use their car on a daily basis. This will not only cost a lot in petrol, other running costs of the car and road maintenance. There will be even more congestions, too.
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		Definitely (b) Intensification within existing town centres and (f) In Tasman's existing rural towns!  Plus hands off of (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?	Agree	Intensification yes, but not by building 7-storey-buildings in the middle of town. Keppe those to three, maybe four storeys.
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?	Strongly agree	
TDC - Environment and Planning	18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?	Disagree	I do not think there are enough jobs there to rectify this. Brightwater should not just be a commuter town.
TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?	Disagree	I do not think there are enough jobs there to rectify this. Wakefield should not just be a commuter town.
TDC -	20 Do you agree	Neutral	There is more intensification needed. However,

Environment and Planning	with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?		this should be done properly.
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	Please see my comments on Brightwater and Wakefield. The same applies here.
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	We should really shift the focus on conserving the greenlands we have instead of covering them with even more houses outside the town centre. You would be destroying Nelson's special character.
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	No more changing greenlands into housing developments if the demand can also be channelled into townhouses, intensification in towns.
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	Same arguments here!!
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	Same arguments here!!
TDC - Environment and Planning	26 Do you agree with the location and scale of	Strongly disagree	Same arguments here!!

	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.	Disagree	Please see my previous comments on Motueka above.
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	Same arguments here!!
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	Please see my previous comments of this same idea/proposal.

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	I would like to use this quote here: "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 will just feel like a bad suburb of Richmond, surrounded by car yards."
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		I find these arguments quite logical and correct: "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



	<p>comments on the growth needs for these towns?</p>		<p>business opportunities instead - otherwise people will only end up having to commute long distances. We also need to recognise the needs of other members of our communities such as retired people that are looking to downscale. So some intensification targeted at those needs would be acceptable."</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>Why not look at housing and developments overseas, mainly Europe. They seem decades ahead of us in a few of their approaches. Why not pick the best ideas and copy them instead of sticking to the old ways, which are neither ecologically sustainable nor economical?! The times have already changed. Why not plan and live accordingly?! Thank you.</p>

## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31390

**Miss Anne Caddick**

Speaker? False

Department	Subject	Opinion	Summary
TDC - Environment and Planning	34 Do you agree with the proposed residential and business growth sites in Tākaka?	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?		<p>There is no available housing stock in the Takaka area, and rentals are very rare. The population cannot increase because there is no housing. This has a knock on effect on business.</p> <p>The change of zoning in the Rangihaeata area is totally overdue. This is poor agricultural land with poor soils. A much improved use would be housing. This change should have taken place in 2007, and is long overdue. We fully support the zoning change which we consider URGENT.</p>



Dear Madam/Sir

27/3/22

Re:- Zone change Rangihaeata

There is no available housing stock in the Takaka area, and rentals are very rare.

The population cannot increase because there is no housing, this has a knock on effect on business.

The change of zoning in the Rangihaeata area is totally overdue. This is poor agricultural land with poor soils. A much improved use would be housing. This change should have taken place in 2007, and is long overdue.

We fully support the zoning change which we consider URGENT.

Kind Regards.

Anne Caddick  
Bernard Caddick

## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31391

**Anne Palmer**

Speaker? False

Department	Subject	Opinion	Summary
TDC - Environment and Planning	34 Do you agree with the proposed residential and business growth sites in Tākaka?	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?		<p>I would like to fully support the proposed change of zone to land around Rangihaeata in this marginal land area.</p> <p>More housing is obviously needed with sensible travelling distances to Takaka town.</p> <p>This will support businesses and allow more housing stock in a poorly supplied area. This change is long overdue.</p>

26-3-22.

Dear Sir / Madam,

Regarding, Rural residential  
around Rangihaeata.

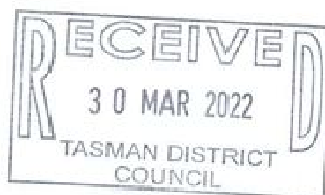
I would like to fully support the proposed  
change of zone to land around Rangihaeata,  
in this marginal land area.

More housing is obviously needed with  
sensible travelling distances, to Takaka  
town.

This will support business and allow  
more housing stock in a poorly supplied  
area.

This change is long overdue.

Yours Sincerely



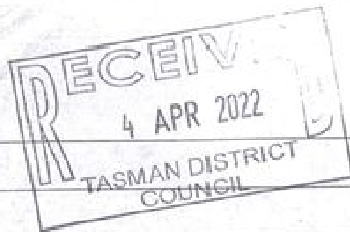
## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31392

**D Gilbert**

Speaker? False

Department	Subject	Opinion	Summary
TDC - Environment and Planning	34 Do you agree with the proposed residential and business growth sites in Tākaka?	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?		<p>My family fully supports the proposed zoning change for Rangihata. This is an ideal area for residential development. There is no housing stock in Takaka. The business is suffering. There are no rentals available, young people are moving away. They cannot find houses. Community is dispersing.</p> <p>The heart of the town cannot expand. People need houses to live in and raise their children. We most strongly support this zone change.</p>



Dear Council, 29<sup>th</sup>, March.

Regarding the proposed  
Zoning change around Rangihaeza

my family fully supports  
the proposed zoning change for  
Rangihaeza. This is ~~an~~ <sup>an</sup> ideal  
area for residential development.

There is no housing stock in Takaka,  
the business is suffering. There are  
no rentals available, young people  
are moving away. They cannot find  
houses. Community is dispersing

con?:- The heart of the town  
cannot expand. People need  
houses to live in and raise  
their children.

We most strongly  
support this zone change.

Yours faithfully.

D. GILBERT.



## Submission Summary

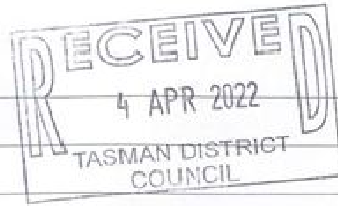
Nelson Tasman Future Development Strategy - Submission #31393

**F Young**

Takaka

Speaker? False

Department	Subject	Opinion	Summary
TDC - Environment and Planning	34 Do you agree with the proposed residential and business growth sites in Takaka?	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?		The proposed zoning change in Rangihaeta is essential. Housing within sensible distance of Takaka is greatly needed. People and businesses need homes.



29.3.22

Dear Sir/Madam,

The proposed zoning change in Rangihata is essential. Housing within reasonable distance of Takaka is greatly needed. People and business need homes.

Yours Sincerely  
F Young.

## Submission Summary

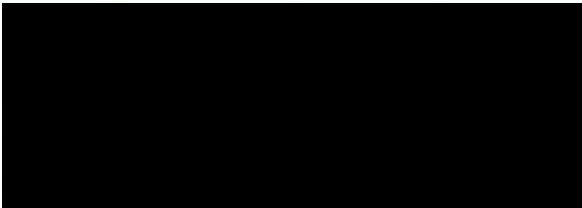
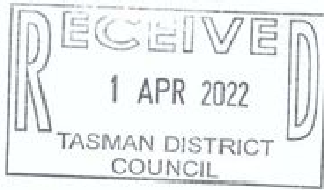
Nelson Tasman Future Development Strategy - Submission #31394

**Jordan Graham**

177 Commercial Street  
Takaka 7110

Speaker? False

Department	Subject	Opinion	Summary
TDC - Environment and Planning	34 Do you agree with the proposed residential and business growth sites in Tākaka?	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?		The Rangihaeta area is situated so near Takaka that it affords to be used to provide urgently needed houses to a really badly supplied area. As the soils are not appropriate for agriculture, I fully support 100% a zoning change.



Dear Council,

The Rangihata area is situated so near Takaka that it affords itself to provide urgently needed houses to a really badly supplied area.

As the soils are not appropriate for agriculture, I fully support 100% a zoning change.

Yours sincerely

A handwritten signature in blue ink, appearing to be "Jordan Graham".

Jordan Graham.

## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31395

**Ms Gretchen Holland**

Speaker? True

Department	Subject	Opinion	Summary
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	I disagree if these area are anywhere in the Maitai Valley but especially Kaka Valley and Orchard Flat
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	Strongly disagree	Development from Atawhai to Wakefield will be what used to be classed as ribbon development. This was once very frowned upon. It would still encourage high vehicle usage. Rural Residential housing in Tasman 'rural towns' will also encourage high vehicle use and perhaps should be more intensified to become a proper actual town.

	<p>mix of intensification, greenfield expansion and rural residential housing. Please explain why?</p>		
<p>TDC - Environment and Planning</p>	<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>	<p>Agree</p>	<p>This is NOT prioritising! It needs to happen faster than 'very slowly over time' as it may not happen at all if other greenfield areas are easier and cheaper for developers to develop. And it needs to be planned and structured intensification - not multi storeyed units blocking the sun of a neighbour or spoiling the ambience of a street of historic villas eg Elliot Street or South Street. Or not so historic villas in other areas of the Wood.</p>
<p>TDC - Environment and Planning</p>	<p>21 Do you agree with the level of intensification proposed in Māpua (intensifying rural residential area to residential density)? Any comments?</p>	<p>Agree</p>	
<p>TDC - Environment and Planning</p>	<p>22 Do you agree with the location and scale of the proposed greenfield housing areas in Nelson? Please explain why.</p>	<p>Strongly disagree</p>	<p>There should be NO residential rezoning/greenfield development (or any other sort) in the Maitai Valley - particularly Kaka Valley and Orchard Flats. Maitai Valley is a major recreation area for the city of Nelson, people from Tasman and visitors (local and international). The majority of users don't go further up the valley than Orchard Flats. They are bikers, dog walkers, walkers, swimmers, picnickers, relaxers, meditators, school groups, family groups, individuals, ethnic groups, frizby throwing groups, pest trapping groups, runners, elderly, youths, children, people of all physical abilities - to name a few. But it is particularly attractive to people with disabilities - it is close to town, flat, good walking/wheel chair/walker areas. It is not forward thinking to plan to annihilate what we already have - a much treasured recreation spot. Development in the Maitai Valley would mean traffic, traffic noise and pollution, construction traffic, noise and pollution. Increased storm water into the Maitai River would detract from the 4 main swimming holes in the river. The Maitai River and Valley are one of Nelson's taonga. The Plan states that recreational areas would be much needed if high density housing went ahead. In 8.1 Nelson City Centre and Surrounds - 'Investment in ..... and new and improved open spaces ... will be needed'. These spaces are already there.</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 missed? Do you have any other feedback?		Please see attached for further detail Summarised - opposing There should be NO residential rezoning/greenfield development (or any other sort) in the Maitai Valley - particularly Kaka Valley and Orchard Flats.
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## Gretchen Holland - 31395 - 1

-----Original Message-----

From: Gretchen [REDACTED]  
Sent: Monday, 11 April 2022 9:31 p.m.  
To: Councillors <councillors@ncc.govt.nz>  
Cc: Rachel Reese <mayor@ncc.govt.nz>; Clare Barton <clare.barton@ncc.govt.nz>; Pat Dougherty <pat.dougherty@ncc.govt.nz>  
Subject: Future Development Strategy

CAUTION: External email.

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

Dear Councillor

I am writing about the proposal to include Kaka Valley and Orchard Flats in the latest FDS for residential development. These areas are both in the Maitai Valley which is a precious recreational area to Nelsonians, people from Tasman and visitors from around NZ and the world. The Maitai Valley and the Maitai River area Nelson taonga. Putting hundreds of houses in this valley does not sit with Project Mahitahi. The area most used, from the Golf Course to Branford Park, is a wonderful recreational area, accessible to people of all physical abilities and is close to the city centre. Section 8.1 of the FDS, Nelson City Centre and Surrounds says 'Investment in ..... and new and improved open spaces ..... will be needed'. With the proposed increase in city intensification, this area, so close to that intensification is going to be more important than ever. How short sighted to do away with an open recreational space already in existence!

I ask you to familiarise yourself with the actual land that is Orchard Flats and be aware of it's closeness to the esplanade reserve along the river and it's exceedingly steep topography.

I ask you to lobby the three NCC councillors and three TDC councillors who will be part of an FDS subcommittee on behalf of myself and the nearly 13,000 others who signed a petition opposing rezoning of the Maitai Valley and requesting it to remain rural. If Hira was removed from the FDS then so too can rural Orchard Flats and Kaka Valley be removed.

Yours faithfully

Gretchen Holland



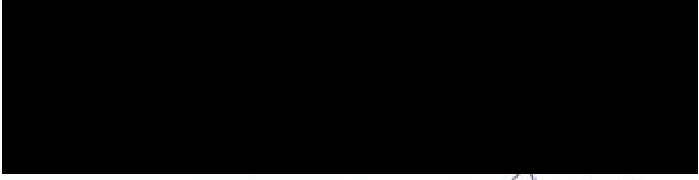
## Submission Summary

Nelson Tasman Future Development Strategy - Submission #31396

**Mrs M Foster**

Speaker? False

Department	Subject	Opinion	Summary
TDC - Environment and Planning	34 Do you agree with the proposed residential and business growth sites in Tākaka?	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?		The Rangihaeta zone change should have been undertaken in 2007. It is well overdue. This land is not productive. Housing is needed badly, especially near town. About time the zone change happens, gives others the chance to live near the town.



7073

26<sup>th</sup> March

Dear Council,

The Rangikaeata zone change should have been undertaken in 2007. It is well overdue. This land is not productive. Housing is needed badly, especially near town.

As soon as the zone change happens, give others the chance to live near the town.

Sincerely

M. Foster (Mrs)

