

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31436

Richard Brudvik-Lindner

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 rest of submission max limit of text copied below:</p> <p>Summarised - greenfield expansion should be limited, need to be creative about intensification of existing centres, supports Kaka Valley but opposes Orchard Flats, supports Tasman Bay Village Market Town concept.</p> <p>I think growth should be happening over the next 30 years in the vast majority of cases (at least 65%) via intensification within existing town centres. Sprawl into farmland (arable land) around Richmond and across Tasman, must stop. We need to have Tier 1 City classification allowances in place to help make this happen on a greater scale, and faster than urban intensification would occur without it. (But perhaps Tier 1 can be modified a bit to fit smaller scale cities?) Tier 1 status must however ensure rich green spaces/landscaping and sunlight access.</p> <p>We must be creative and aggressive about finding ways to put most of our growth in existing town centres. Golden Bay's isolation should allow some flexibility there however.</p> <p>I do not accept TDC/NCC rejection of intensification (due to their assertions that growth needs cannot be met this way) in existing centres as the primary growth strategy . Build taller buildings in Nelson and Richmond (up to 6 story) and incentivize urban infill. Allow more mixed use and build Peter Olorenshaw's CBD fringe donut</p>

		<p>idea. Figure out how to make intensification (more verticality, more infill, greater density) meet the vast majority of our growth needs.</p> <p>Expansion into greenfield areas close to the existing urban areas should be allowed in limited situations. For the most part we should build up into the hillsides (in a seismically safe and aesthetically-conscious way). Kaka Valley is in close proximity to the Nelson CBD, and if traffic can primarily be channeled onto State Highway 6 then this is the kind of greenfield that should be allowed (but it must impose limits on the size of engine, fuel type of engine and decibel level of any vehicle that travels from Kaka Valley into Maitai Valley Rd -- transponder technology allows this to be monitored using artificial intelligence). I do not see how Orchard Flats can be allowed to develop unless it's traffic can be diverted to a major arterial highway, and so I do not support it unless there were stringent aesthetic/environmental restrictions on sections developed at that site, along with title restrictions that required all vehicle traffic in/out/inside/through the site to be</p>
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Richard Brudvik-Lindner - Sub# 31436 - 1

From: Richard Brudvik [REDACTED]
Sent: Saturday, 9 April 2022 4:03 pm
To: Submissions
Subject: Future Development Strategy Submission

CAUTION: External email.

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

I think growth should be happening over the next 30 years in the vast majority of cases (at least 65%) via intensification within existing town centres. Sprawl into farmland (arable land) around Richmond and across Tasman, must stop.

We need to have Tier 1 City classification allowances in place to help make this happen on a greater scale, and faster than urban intensification would occur without it. (But perhaps Tier 1 can be modified a bit to fit smaller scale cities?) Tier 1 status must however ensure rich green spaces/landscaping and sunlight access.

We must be creative and aggressive about finding ways to put most of our growth in existing town centres. Golden Bay's isolation should allow some flexibility there however.

I do not accept TDC/NCC rejection of intensification (due to their assertions that growth needs cannot be met this way) in existing centres as the primary growth strategy. Build taller buildings in Nelson and Richmond (up to 6 story) and incentivize urban infill. Allow more mixed use and build Peter Olorenshaw's CBD fringe donut idea. Figure out how to make intensification (more verticality, more infill, greater density) meet the vast majority of our growth needs.

Expansion into greenfield areas close to the existing urban areas should be allowed in limited situations. For the most part we should build up into the hillsides (in a seismically safe and aesthetically-conscious way). Kaka Valley is in close proximity to the Nelson CBD, and if traffic can primarily be channeled onto State Highway 6 then this is the kind of greenfield that should be allowed (but it must impose limits on the size of engine, fuel type of engine and decibel level of any vehicle that travels from Kaka Valley into Maitai Valley Rd -- transponder technology allows this to be monitored using artificial intelligence). I do not see how Orchard Flats can be allowed to develop unless it's traffic can be diverted to a major arterial highway, and so I do not support it unless there were stringent aesthetic/environmental restrictions on sections developed at that site, along with title restrictions that required all vehicle traffic in/out/inside/through the site to be limited to small electric vehicles (limits on power, decibels), cycling and other alternative transportation.

The only new town that should be allowed to be created should be Carsten Buschkuehle's MarketTown concept for Tasman Bay Village. This is a developer who is trying to develop in a responsible way. Responsible development such as this that creates density, aesthetics, a local economy, and a lighter environmental impact should be allowed in the region. Perhaps something similar could happen in Hira.

But we should not be stringing out development along SH6 and the Coast unless it is done similar to the MarketTown concepts (developed by Claude Lewenz). Buschkeuhle's development has proposed adopting this model and should be approved on that basis. Existing villages/towns (Hope/Brightwater/Wakefield/Stoke/Mapua/Motueka/Appleby/Hira/Takaka/Pohara/Collingwood/Murchison, etc) that want to develop more growth should have to follow the MarketTown model exclusively.

Richard Brudvik-Lindner

 Nelson

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31437

Mr & Mrs Derek & Gaylyn Ball

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	Regular bus services provided
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	Intensification should be concentrated on centres that have the services to support it.

	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	Residential development in the regions result in increased commuter traffic.
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	Recent developments in Richmond and Mapua do not provide diversity.
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	Land should not be re-zoned for development based on predicted growth that may not eventuate.
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	But restricting buildings on ridges, returning green spaces and trees among houses.
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	Planning must take account of sea level rise and extreme weather events, calling into question development on low lying land. eg. Aranui Rd, Mapua.
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	Lower Queen St residential development is on usable land! Horticulture is being squeezed out as land values increase due to re-zoning.

	production. Please explain your choice:		
TDC - Environment and Planning	11 Please indicate whether you support or do not support Outcome 11: All change helps to revive and enhance the mauri of Te Taiao. Please explain your choice:	Disagree	
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		Re-zooming land from rural to high density residential will change the nature of the community.
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	Greenfield expansion will change the character of smaller townships forever.
TDC - Environment and Planning	14 Where would you like to see growth happening over the next 30 years? Please list as many of the following options that you agree with: (a) Largely along the SH6 corridor as proposed (b) Intensification		Intensification within existing town centres.

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

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	Greenfield re-zoning should be rural residential as previously indicated, to blend with neighbouring areas of Crusader Drive, Joseph Senior Way and Pomona Rd.
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	Disagree with residential re-zoning of the Maitai Valley.
TDC - Environment and Planning	23 Do you agree with the location and scale of proposed greenfield housing areas in Stoke? Please explain why.	Agree	
TDC - Environment and Planning	24 Do you agree with the location and scale of proposed greenfield housing areas in Richmond? Please explain why.	Disagree	T 040 Should be a continuation of neighbouring rural residential area. Disagree with re-zooming areas that are orchards and nurseries.
TDC - Environment and Planning	25 Do you agree with the location and scale of proposed greenfield	Don't know	

	housing areas in Brightwater? Please explain why.		
TDC - Environment and Planning	26 Do you agree with the location and scale of proposed greenfield housing areas in Wakefield? Please explain why.	Don't know	
TDC - Environment and Planning	27 Do you agree with the location and scale of proposed greenfield housing areas in Motueka? Please explain why.	Strongly disagree	Why not limited in Motueka? Make Motueka a viable township with a by pass.
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	Mapua does not have the services to support the proposed development. 70% growth will alter the village character of Mapua forever.
TDC - Environment and Planning	29 Do you think we have got the balance right in our core proposal between intensification and greenfield development? (Approximately half intensification, half greenfield for the combined Nelson Tasman region.)?	Disagree	
TDC - Environment and Planning	30 If you don't think we have the balance right, let us know what you would propose. Tick all that apply.	Less greenfield expansion	
TDC - Environment and Planning	31 Do you support the secondary part of the proposal	No	The proposed developments are separated by rural 3 zoned land and would not lead to a coherent development.

	for a potential new community near Tasman Village and Lower Moutere (Braeburn Road)? Please explain why.		
TDC - Environment and Planning	32 Do you agree with the locations shown for business growth (both commercial and light industrial)? Please explain why.	Neutral	
TDC - Environment and Planning	33 Let us know if there are any additional areas that should be included for business growth or if there are any proposed areas that you consider are more or less suitable.		Provide for business growth in Motueka (which doesn't have any new growth proposed)
TDC - Environment and Planning	34 Do you agree with the proposed residential and business growth sites in Tākaka?	Don't know	
TDC - Environment and Planning	35 Do you agree with the proposed residential and business growth sites in Murchison?	Don't know	
TDC - Environment and Planning	36 Do you agree with the proposed residential and business growth sites in Collingwood?	Don't know	
TDC - Environment and Planning	37 Do you agree with the proposed residential and business growth sites in Tapawera?	Don't know	
TDC -	38 Do you agree	Don't	

Environment and Planning	with the proposed residential and business growth sites in St Arnaud?	know	
TDC - Environment and Planning	39 Let us know which sites you think are more appropriate for growth or not in each rural town. Any other comments on the growth needs for these towns?		Growth for Motueka is very limited and a centre with already established services and infrastructure Motueka is well provisioned for growth.
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?		We question the accuracy of the growth predictions for the area. Councils are rushing ahead to provide for future growth which may not happen!

Derek & Gaylyn Ball - Sub# 31437 - 1

Received at Nelson City Council

8/04/2022 3:23:12 PM

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Paula Carte

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SUBMISSION FORM

DRAFT NELSON TASMAN FUTURE DEVELOPMENT STRATEGY 2022-2052

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

Name: Derek & Gaylyn Ball

Organisation represented (if applicable): _____

Address: [Redacted] Bay

Email: [Redacted] Phone number: [Redacted]

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

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

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

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

Strongly agree Agree Neutral Disagree Strongly disagree Don't know

Regular bus services provided

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

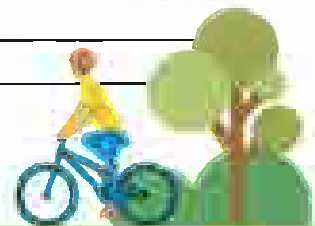
Strongly agree Agree Neutral Disagree Strongly disagree Don't know

Intensification should be concentrated on centers that have the services to support it

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

Strongly agree Agree Neutral Disagree Strongly disagree Don't know

Residential development in the regions results in increased commuter traffic



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

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

Recent developments in Richmond and Mapua do not provide diversity

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

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

Land should not be re-zoned for development based on predicted growth that may not eventuate.

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

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

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

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

But restricting building on ridges, retaining green spaces and trees among houses.

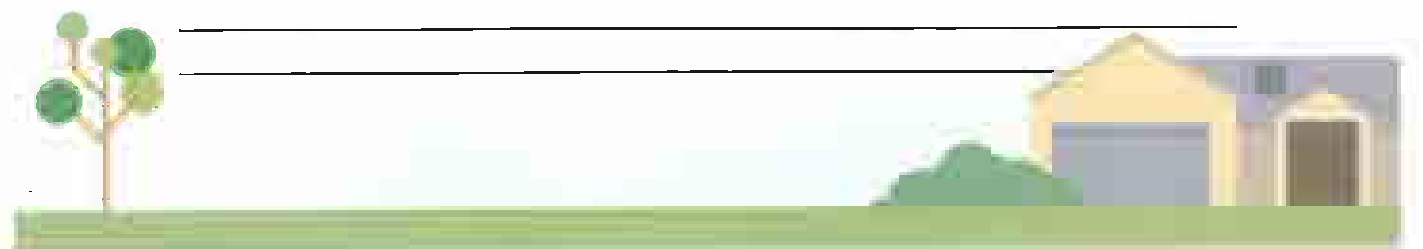
8. Please indicate whether you support or do not support Outcome 8: Nelson Tasman is resilient to and can adapt to the likely future effects of climate change. Please explain your choice.

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

Planning must take account of sea level rise and extreme weather events, calling into question development on low lying land eg Aronui Rd, Mapua.

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

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



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

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

*Mount Queen St residential development is on arable land!
Horticulture is being squeezed out as land values
increase due to re-zoning*

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

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

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

*Re-zoning land from rural to high density
residential will change the nature of the community*

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

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

*Greenfield expansion will change the character
of smaller townships for ever*

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

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



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

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

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

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

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

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

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

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

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

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

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

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



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

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

Greenfield re-zoning should be rural residential as previously indicated, to blend with neighbouring areas of Crusader Drive, Joseph Senior way and Pomona Rd

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

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

Disagree with residential re-zoning of the marāi Valley

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

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

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

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

T 040 should be a continuation of neighbouring Rural Residential area. Disagree with re-zoning areas that are orchards and nurseries.

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

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

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

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



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

Please explain why:

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

*why so limited in motueka?
make motueka a viable township with a by pass*

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

Please explain why:

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

*mapua does not have the services to support
the proposed development. 70% growth will alter
the village character of mapua for ever.*

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

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

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

- More intensification Less intensification More greenfield expansion Less greenfield expansion

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

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

*The proposed developments are separated by rural 3
zoned land and would not lead to a coherent
development.*

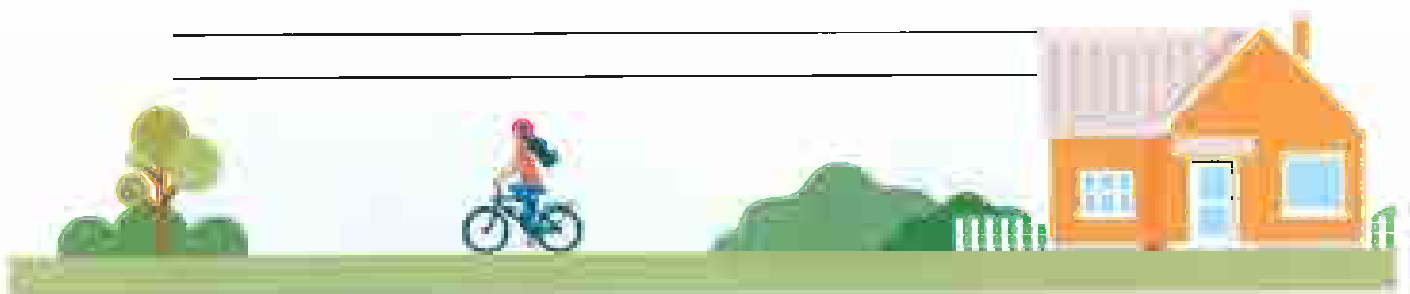
32. Do you agree with the locations shown for business growth (both commercial and light industrial)?

Please explain why:

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

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

*Provide for business growth in motueka (which
doesn't have any new growth proposed)*



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

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

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

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

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

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

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

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

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

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

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

Growth for Motueka is very limited, as a centre with already established services and infrastructure Motueka is well provisioned for growth.

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?

*We question the accuracy of the growth predictions for the area.
Councils are rushing ahead to provide for future growth which may not happen!*

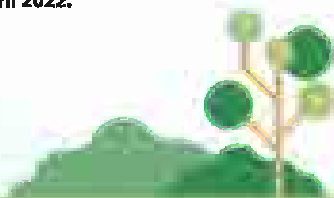
It's important to have your say on the big choices.

Once you've filled out this submission form:

- Email it to futuredevelopmentstrategy@ncc.govt.nz or futuredevelopmentstrategy@tasman.govt.nz.
- Post it to Tasman District Council, 188 Owen Street, Private Bag 4, Richmond 7050 or Nelson City Council, PO Box 645, Nelson 7040.
- Drop it off to your nearest customer service centre for either Tasman District or Nelson City Council.

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

Submissions close 14 April 2022.



Submission Summary

Nelson Tasman Future Development Strategy - Submission #31438

Aleisha Hosie

Speaker? False

Department	Subject	Opinion	Summary
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. Please explain your choice:	Agree	Yes, Small areas like Brightwater would benefit from growth - with amenities been easily accessible
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	Strongly agree	Yes, People need access to all of the above to be able to positively participate in the community

	public and active transport, and in locations where people want to live. Please explain your choice:		
TDC - Environment and Planning	04 Please indicate whether you support or do not support Outcome 4: A range of housing choices are provided that meet different needs of the community, including papakāinga and affordable options. Please explain your choice:	Strongly agree	Yes, Everyone has different wants and needs when it comes to housing types - so all options should be considered.
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 - this needs to exceed demand. land prices are excessive.
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded and delivered to integrate with growth and existing infrastructure is used efficiently to support growth. Please explain your choice:	Agree	
TDC - Environment and Planning	07 Please indicate whether you support or do not support	Strongly agree	Yes - developing land gives great opportunity to take into account existing environment and also provide opportunities of restoration or provide more green spaces.

	Outcome 7: Impacts on the 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:	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 production. Please explain your choice:	Strongly agree	
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	Strongly agree	

	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?	Strongly agree	Yea, with a mixture of housing with pockets of commercial to allow for shopping hubs ie foodsuplies, takeaways, chemist, etc.
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		All of the above.
TDC - Environment	18 Do you agree with the level of		Yes, with the already earmarked areas for residential it would be nice to see more

and Planning	intensification proposed around the centre of Brightwater? Any comments?		commercial areas as stated above. With the potential rezoning behind Lord Rutherford memorial it would be nice to see a small space for a shopping hub. For basic supplies.
TDC - Environment and Planning	25 Do you agree with the location and scale of proposed greenfield housing areas in Brightwater? Please explain why.	Agree	The Brightwater Community Association supports the application that the T-102 area should include the 4ha of land tot he west and north of snowdens bush. We would support this proposal if a portion of land was donated o DOC to provide a buffer of protection to Snowdens Bush - as per attached letter (summarised above).
TDC - Environment and Planning	34 Do you agree with the proposed residential and business growth sites in Tākaka?	Agree	
TDC - Environment and Planning	35 Do you agree with the proposed residential and business growth sites in Murchison?	Agree	
TDC - Environment and Planning	36 Do you agree with the proposed residential and business growth sites in Collingwood?	Agree	
TDC - Environment and Planning	37 Do you agree with the proposed residential and business growth sites in Tapawera?	Agree	
TDC - Environment and Planning	38 Do you agree with the proposed residential and business growth sites in St Arnaud?	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 think consideration needs to be made when developing land for residential areas that pockets of green space/parks are provided, with section sizes getting smaller we need to provide a place for families to play/meet and socialize. I feel that Tasman especially is lacking in this department - its all well and good to leave a reserve - but more playgrounds are needed. one just needs to Look at the Marine Parade in Napier - the Margret Mayhe -

	anything you think we have missed? Do you have any other feedback?		playground in Christchurch - Anderson Park In Napier - Kowhai Park in Whanganui. All these are amazing examples of amazing play spaces. Tasman really does not compare.
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Brightwater Community Association - Sub# 3148 - 1

Brightwater Community Association



Tasman District Council
189 Queen Street
Richmond
Tasman 7020

To whom it may concern,

RE: SUBMISSION TO THE FUTURE DEVELOPMENT STRATEGY (70A WAINEA WEST ROAD, BRIGHTWATER)

We write to express our support for Joe Roberts 70A Wainea West road Subdivision submission to the Future Development Plan. We agree the potential for growth to the Brightwater region with the potential of more housing will be beneficial to our region.

We, the Brightwater Community Association would agree to this zone change under the agreement that a portion of land to the East side of Snowden's Bush running down the lane were to be donated to the Department of Conservation to act as a buffer.

This buffer would aid in the protection of Snowdens Bush. Allowing space for native bush to be planted and therefore protecting the areas biodiversity.

If you have any questions, please get in touch.

Kind regards
BRIGHTWATER COMMUNITY ASSOCIATION

MATT STUART
CHAIRMAN
ALEISHA HOSIE
Secretary



Submission Summary

Nelson Tasman Future Development Strategy - Submission #31439

Mr Bruce Gilkison

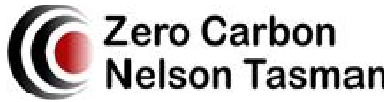
Speaker? True

Department	Subject	Opinion	Summary
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	See attached. However the FDS will not achieve it. NZs carbon emissions are continuing to rise. We should be reducing carbon emissions 10 % year on year. When we read the FDS which is for the next 28 years up to 2050, we see many fundamental errors.
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		See attached. National Policy Statement on Urban Development 2020 (NPSUD) The Objectives of this NPS are important, and can be used to judge whether this FDS actually meets them, in the light of the predictions by climate scientists and IPCC AR6 for our future. Objective 1. New Zealand has well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety now and into the future. (our emphasis) Objective 4. Includes future generations when considering changes over time. Objective 8 (b) New Zealand's urban environments are resilient to the current and future effects of climate change.

			In summary this FDS does not prepare for the future effects of climate change. The DAPP process will start to do that, particularly because it includes a 100 year time frame. This FDS proposal for intensification in inundation zones, greenfield development and infrastructure proposals before this process has been undertaken does not meet the Objectives of the NPSUD that this Future Development Strategy is based on.
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	Neal Park is mostly an old landfill, and it is imperative that no dwellings are built over or too near the landfill waste footprint, as methane and other emissions from the refuse can cause houses to subside, or detonate, as has happened overseas.
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	Māpua town centre is low lying, and currently relying on protection from coastal rock walls on private land. Any intensification here is not recommended.
TDC - Environment and Planning	38 Do you agree with the proposed residential and business growth sites in St Arnaud?	Disagree	
TDC - Environment and Planning	40 Is there anything else you think is important to include to guide growth in Nelson and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?		<p>Q38 St Arnaud T195 is very close to the Alpine fault line, and T181 is not much further away, and may be subjected to a fire hazard from the surrounding Kanuka forest. Neither of these properties should be developed.</p> <p>It is vital that a Future Development Strategy pays heed to factors that are certain to occur over the next few decades and that will affect generations to come. While the speed of climate change might not be known with absolute certainty, the direction and the nature of its impacts are crystal-clear. It will be costly, wasteful and short-sighted not to plan for these impacts, and to lock ourselves into decisions, directions and development that future generations will regret and, one way or another, will have to pay for.</p>

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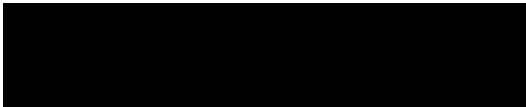
Bruce Gilkison - Sub# 31439 -1



12 April 2022

Submission on Draft Nelson Tasman Future Development Strategy 2022-2052

Name: Bruce Gilkison on behalf of Zero Carbon Nelson Tasman Inc.



Yes: We wish to speak at the Hearing 27 April

Introduction

Zero Carbon Nelson Tasman is an incorporated society with a broad range of expertise which includes education, environmental and climate science, energy, medicine and business. Collectively we have substantial insight into the problems and solutions for the climate crisis in both mitigation and adaptation. We work with councils and communities to reduce regional emissions so that we can limit the global temperature increase to less than 1.5°C and build resilience in adapting to climate change.

Our submission focuses on Outcomes 8 and 12.

Outcome 8: Nelson Tasman is resilient to and can adapt to the likely future effects of climate change.

Strongly agree that this should be an outcome.

However this FDS will not achieve it.

NZs carbon emissions are continuing to rise, and yet the IPCC and climate scientists tell us they should be decreasing, halved by 2030 and net zero by 2050. We should be reducing carbon emissions 10% year on year. When we read the FDS which is for the next 28 years up to 2050, and look at it through a climate lens we see many fundamental errors.

- Accepting continued growth with no consideration for the carrying capacity of this region, and seemingly being unaware of ecological overshoot. If we keep on building houses of course people will keep on coming until we run out of water, food-growing spaces and flat land.
- Ignoring the requirements of the Zero Carbon legislation to reduce emissions, and the fact that building houses and infrastructure can use large quantities of energy and resources, which all emit greenhouse gases. Urban sprawl is the worst contributor and yet it remains on the list.
- Presuming that we will always have access to cheap available energy, without understanding the implication of declining supplies and reduced net energy.
- Failure to start with a 100 year plan, as the new builds of today should last at least 100 years and should not be located where they will be flooded or damaged. The Coastal Policy Statement should have priority over the National Policy Statement on Urban Development.

- The importance of growing food, and the protection of productive land (both soil and aspect). Greenfield development should not be on the list.
- Not actively responding to the relatively low income of this region. Housing should be tailored for a range of income levels. A Housing Trust or the councils, not the Property Developers with no carbon emissions restrictions, should be providing these houses.
- Overlooking the need to allocate areas for communities that will need to retreat from low lying areas, preferably before insurance retreat drives them out.
- The community values (page 53) collected at the previous FDS make sense, and yet they have not been followed. This does not encourage community engagement.

Dynamic Adaptation Planning Process

There is hope! The DAPP that both councils are starting with their low lying and vulnerable communities is the type of consultation that will find out what these vulnerable communities want over time, and what is feasible bearing in mind the 100 year prediction of sea level rise. This is where the reduced energy availability, demands on council funding for needs such as flood control, new infrastructure construction, and public poverty will influence the outcome.

The strategy for the Nelson City Centre.

We know from the council's coastal inundation maps (Shape Nelson) that extensive areas of the city are in the inundation zone for 1.5m SLR which is in about 100 years' time. (MfE's table: RCP 8.5 at 2160 and RCP 8.5H+ at 2130). The council maps also show that the rivers contribute to flooding of adjacent and low lying land (Draft Nelson Plan Maps) and presumably when the model of both river and coastal hazard are mapped together we will have a better idea of the vulnerable land.

We assume that the FDS team had access to these maps because in the FDS map of Strategic Constraints on page 8 we can see hatched areas for both sea and river flood risks.

How is it then, in Fig 5a, that the areas in the Nelson inundation zone (N108, 109, 110,016) are shown as areas for proposed intensification, and in the Table page 32 have been allocated many 100s of dwellings?

The multi-criteria assessment matrix in the technical document appendix shows inconsistencies in column 15. The strategic constraints map shows coastal & river flooding and yet only three locations are noted as having a significant or potential issue, and not the low lying areas in the inundation zone listed above.

This raises questions: Was this FDS peer reviewed and this contradiction noted between the Strategic Constraints map and the intensification proposal in Fig 5a, plus the lack of concern in the MCA matrix?

When the public are submitting on this FDS are they to believe the text section on climate change which mentions a significant piece of long term adaptive planning is going to be undertaken for sea level rise, and the outputs from this will inform a range of council functions? Or are they commenting on the Strategic Constraints map, or the entirely different Nelson City centre map Fig 5a?

Building on flood plains does not future proof the region

Building infrastructure or buildings on land that is going to be flooded frequently in the next 100 years is a huge waste of resources. Not only will they eventually have to be removed or decommissioned with much of this waste going to landfill, but this development will encourage people to live in flood prone areas, with limited or no insurance, and without easy access to dry land and public services.

This is not fair or equitable, and is why we challenged the location of Kainga Ora housing in the inundation zone. Just raising the floor doesn't stop the flood waters from surrounding the building, and damaging anything on the ground floor and on the street. Getting to and from the apartment buildings, cleaning up the mess around the landscaping, coping with the Public Health effects of sewage-contaminated silt are all serious situations, to be repeated on a regular basis. We can do better than this, and plan a future that avoids this situation.

Library location

When considering the next 30 years it is appropriate to reconsider the location and expense of the proposed new NCC library. Social resilience is important for residents, and having a library which is safe, warm, easily accessible and high and dry is what is required. Not an expensive grand building with a raised floor, perched on a riverbank with the sea level encroaching and storms and floods occurring at a greater frequency. IPCC AR6 predicts an increase in SLR and heavy rainfall, as well as longer and more extreme droughts, heat waves and fires.

The cost of the geotech stabilising, building a raised floor, access ramps, stormwater diversion, servicing issues, could all be saved if it was located instead on a flat inland location such as the corner of Buxton Square, or the NMIT area (and maybe share the library?) or closer to Albion Square, or if decentralised libraries are constructed. Is there land to swap or purchase that would be suitable for Civic House and the library to be together on one footprint?

The real cost is far more than \$45m, as the proposal is for it to be debt serviced at \$2m/year for 65 years. Future ratepayers will pay \$130million, and that's before cost overruns, supply chain issues, pandemics and inflation etc. NCC should not assume to have the social licence for that level of future expenditure in Nelson in our uncertain times.

The future should be smart '20 minute towns', to reduce vehicle emissions. This would see a number of smaller libraries, doubling up as information and public transport hubs.

Any future proposals to protect the new library location will set a dangerous precedent for owners of other low-lying properties, who will want ratepayers' money spent to protect their assets. Councillors have spoken of this stubbornness to stay put as if it's a good thing, to encourage people to live with water. It isn't. It's not a realistic long term solution to play at King Kanute, and instead we should be thinking 7 generations ahead, being good ancestors and planning for a managed retreat.

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

National Policy Statement on Urban Development 2020 (NPSUD)

The Objectives of this NPS are important, and can be used to judge whether this FDS actually meets them, in the light of the predictions by climate scientists and IPCC AR6 for our future.

Objective 1.

*New Zealand has well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety now and **into the future. (our emphasis)***

Objective 4. Includes *future generations* when considering changes over time.

Objective 8 (b) *New Zealand's urban environments are resilient to the current and future effects of climate change.*

In summary this FDS does not prepare for the future effects of climate change. The DAPP process will start to do that, particularly because it includes a 100 year time frame. This FDS proposal for intensification in inundation zones, greenfield development and infrastructure proposals before this process has been undertaken does not meet the Objectives of the NPSUD that this Future Development Strategy is based on.

Q15 Caution for Neal Park

Neal Park is mostly an old landfill, and it is imperative that no dwellings are built over or too near the landfill waste footprint, as methane and other emissions from the refuse can cause houses to subside, or detonate, as has happened overseas.

Q 21

Māpua town centre is low lying, and currently relying on protection from coastal rock walls on private land. Any intensification here is not recommended.

Q38

St Arnaud T195 is very close to the Alpine fault line, and T181 is not much further away, and may be subjected to a fire hazard from the surrounding Kanuka forest. Neither of these properties should be developed.

It is vital that a Future Development Strategy pays heed to factors that are certain to occur over the next few decades and that will affect generations to come. While the speed of climate change might not be known with absolute certainty, the direction and the nature of its impacts are crystal-clear. It will be costly, wasteful and short-sighted not to plan for these impacts, and to lock ourselves into decisions, directions and development that future generations will regret and, one way or another, will have to pay for.

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31440

Chris Prattley

Speaker? False

Department	Subject	Opinion	Summary
TDC - Environment and Planning	25 Do you agree with the location and scale of proposed greenfield housing areas in Brightwater? Please explain why.	Strongly agree	<p>See attached- summarised below: Owners of 100 Bryant Road in T-102 site, agree with outcomes and support site for urban growth.</p> <p>Our submission is limited to the future growth of Brightwater, and we are neutral on other areas which are being considered for growth. We own the property shown as T-102. The draft NTFDS identifies this as a suitable site for detached residential development. We strongly support this.</p> <p>We support growth of Brightwater both through intensification within the existing village and appropriately located greenfield areas. While we appreciate that the NTFDS addresses growth options for the next 30 years and may inform but does not directly rezone land through the TRMP, we believe that T-102 is a growth area that is well located and well serviced to meet the demand for residential property in the district in the short to medium term.</p>

SUBMISSION FORM

DRAFT NELSON TASMAN FUTURE DEVELOPMENT STRATEGY 2022–2052

Name: Snowdens Bush Vineyard and Wine Company Ltd (Chris Prattley and Rob Grey)

Organisation represented (if applicable):

Address:

Email:

Phone:

Do you wish to speak at a hearing? No

Our submission is limited to the future growth of Brightwater, and we are neutral on other areas which are being considered for growth under the Draft Nelson Tasman Future Development Strategy 2022-2052 (NTFDS).

We own the property at 100 Bryant Road, Brightwater, shown as Site T-102 in the. The Draft NTFDS identifies this as a suitable site for detached residential development, with potential for in excess of 110 sections with an average lot size of 500m², as a managed greenfield expansion option for Brightwater. We strongly support this (refer Q.25 of the on-line submission form).

The whole of our property at 100 Bryant Road was previously in vineyard. The title is divided by a stormwater swale, evident in Figure 1 below, and all land to the west of this (and including 28 and 32 Waimea West Road) is zoned Residential in the TRMP. We are part of a joint venture development proposal for that land, and consent has recently been granted to a 65 lot residential development (Figure 2) which has seen a large part of the vineyard removed. The consented subdivision provides for road access through to the balance of the land in 100 Bryant Road, consistent with the indicative road network annotated in the TRMP (which incidentally extends through the site back to Bryant Road as shown in Figure 3), the wastewater pump station and services have been designed, sized or have capacity to be upgraded, and the stormwater swale will be formed, in anticipation that there is further urban development potential in the balance of the property. As a growth option under the NTFDS, there is potential to leverage off consented infrastructure connections to this land.



Figure 2: Consented Wairoa Subdivision



Figure 1: 100 Bryant Road (yellow) and T-102 (red)



Figure 3: Indicative Road, TRMP

We support growth of Brightwater both through intensification within the existing village and appropriately located greenfield areas.

We generally agree or strongly agree with the outcomes identified on Council's online submission form, and it is for this reason that Site T-102 is suitable for urban growth:

- Demand for residential land: the rate of growth in Brightwater has confirmed that this is a community where people want to live, and the adjoining land has recently been consented for residential development (Stage 1 of Wairoa Subdivision is under construction).
- Reduction in greenhouse gas emissions: the site is within easy walking distance of shops and community facilities within Brightwater; the Great Taste Cycle Trail to Richmond and Nelson passes along Bryant Road, and the Council has a planned public transport/bus service linking Wakefield-Brightwater-Richmond.
- Access to jobs, services and amenities: in addition to jobs, services and amenities in or close to Brightwater, the site has good linkage to the strategic transport networks (State Highway 6 and Waimea West Road) linking south, north and west of the village, and excellent road access via Bryant Road and the adjoining subdivision.
- Range of housing choices: the site is large enough, and well located within Brightwater, that it can provide for a range of housing choice and affordability.
- Services are available or planned to support urban growth: the site has access to wastewater and water reticulation (subject to further upgrades) and stormwater can be managed within the site.
- Resilience to climate change and the risk of natural hazards: the adjoining Wairoa Subdivision has confirmed how these risks or resilience can be satisfactorily factored into development.
- Highly productive land: while in general we support the district's highly productive land being prioritised for primary production, at a strategic level the sustainable management of resources through the consolidation of urban areas may on occasion best be achieved at the expense of this. Any loss of productive land in T-102 will be minimal and must be balanced against the strategic value of this land to the growth of Brightwater and existing impact on the vineyard as a result of consented urban development of part of the property.

While we appreciate that the NTFDS addresses growth options for the next 30 years and may inform but does not directly rezone land through the TRMP, we believe that T-102 is a growth area that is well located and well serviced to meet the demand for residential property in the district in the short to medium term.

.....
(Chris Prattley, Director of SBVWCL)

.....
(Rob Grey, Director of SBVWCL)

Dated 6 April 2022

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31441

Mr Chris Head

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	I agree, but it is difficult to tell from the document how transport could evolve to support GHG reductions, given the planned expansion as far out as Hira, Wakefield and Tasman. Cycling and walking into Nelson isn't going to be a viable option for many people living that far out so how is frequent, efficient and reliable public transport going to be expanded to circumvent the current reliance on private transport?
TDC - Environment and Planning	02 Please indicate whether you support or do not support Outcome 2: Existing main centres including Nelson City Centre and Richmond Town Centre are consolidated and intensified, and these main centres are supported by a network of smaller settlements.	Agree	As above, whatever growth is planned beyond Nelson, Stoke and Richmond MUST be done in conjunction with an efficient public transport system.

	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	As long as development is done in a way that "where people want to live" is consistent with creating a sustainable network of transport options, rather than making assumptions on where you think people might want to live without regard for how this could be sustainably achieved long-term.
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	You may need to expand your definitions of what constitutes "housing choices" (i.e. prefab, tiny houses, container houses, apartments, etc), rather than continuing to rely on traditional housing techniques. We are currently so limited in what we can build that it just seems to play into the hands of developers, lenders and the council, which all contributes to pushing the cost of building a maintaining adequate housing beyond many people's reach.
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 it isn't just continued greenfield expansion.
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Strongly agree	Again, this must be done either in conjunction with, or prior to, any new development, to enable it to be used sustainably and responsibly from day 1.

	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	The massive development of Berryfields/Lower Queen St calls that into question, given that most of that development sits on land known to be at significant risk of coastal inundation. It appears that the Council pays lipservice to the projected effects of climate change while prioritising/incentivising shorter-term financial gains from developments in high-risk 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	Given that large areas of housing currently exists in areas known to be at risk of coastal inundation and slope instability (including new development west of Richmond), I'm not sure about the level of resilience here.
TDC - Environment and Planning	10 Please indicate whether you support or do not support Outcome 10: Nelson Tasman's highly productive land is prioritised for primary	Strongly agree	It would be a grave mistake to allow highly productive land to give way to residential/commercial property expansion.

	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	This outcome is directly related to all the others.
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		<p>I think the amount of proposed greenfield expansion is at odds with many elements of the FDS outcomes. You've said you're focused on:</p> <ul style="list-style-type: none"> - "Supporting reductions in greenhouse gas emissions by integrating land use and transport" - "New housing is focused in areas where people have good access to jobs, services and amenities by public and active transport" - "New infrastructure is planned, funded and delivered to integrate with growth and existing infrastructure is used efficiently to support growth" - "Nelson Tasman is resilient to and can adapt to the likely future effects of climate change" <p>yet you're proposing greenfield expansion in areas that are a long way from any planned public transport/walkways/cycleways, and planned/existing industrial/commercial zones. I can't see any planned public transport infrastructure serving planned expansion out to Hira.</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?	Agree	As long as smart and innovative thinking is undertaken around how these areas tie in to efficient transport options, sustainable & responsible use of resources (not just continuing to expand infrastructure at an ever-increasing cost to ratepayers). My worry about this proposal in general is that it's just an traditional expansion plan with little thought put into how the Nelson/Tasman district could become a world-class example of a "future-proof" city

<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>I think we should be focusing on making the best use of the areas we have already developed, rather than continuing to expand into new areas. I don't have a problem with some development of new communities around the Tasman area, but I think the big focus should be on how we can turn what we already have into a resource that is second-to-none in keeping with the FDS outcomes.</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>Strongly agree</p>	<p>Forward thinking cities around the world are using this method of urban development. We would be foolish to ignore this and continue with our 20th Century thinking.</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>Strongly agree</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 agree</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?	Strongly agree	
TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?	Agree	I don't know if the proposed Pigeon Valley expansion fits with the Outcomes (it's a long way out of Wakefield and access to transport options into Richmond/Stoke/Nelson).
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	What is the purpose of residential expansion in Mapua? I know it's seen as a desirable place to live, but it doesn't support a large employment base, meaning the majority of Mapua residents would be commuting to work. How does the TDC plan to allow for this while moving away from large-scale private vehicle travel?
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	Again, it feels as though this expansion is being rushed through without due consideration for future-proofing (just continuing to expand the way we've always done it). I understand Council's concern about market perceptions regarding intensification vs greenfield (the assumption I suppose being that Kiwis want their own plot of land) but I think if the Councils did a good job of planning and sharing how intensification would create opportunities for property ownership and engagement in neighbourhoods and communities, that there would be a high level of uptake, particularly from international immigrants who are more used to this style of living. I think the Councils should be wary of just playing to perceptions of what they think people want. There will be uptake either

			way, and it is up to the Councils to take the lead on how we manage housing development in our City.
TDC - Environment and Planning	23 Do you agree with the location and scale of proposed greenfield housing areas in Stoke? Please explain why.	Disagree	
TDC - Environment and Planning	24 Do you agree with the location and scale of proposed greenfield housing areas in Richmond? Please explain why.	Disagree	
TDC - Environment and Planning	25 Do you agree with the location and scale of proposed greenfield housing areas in Brightwater? Please explain why.	Disagree	
TDC - Environment and Planning	26 Do you agree with the location and scale of proposed greenfield housing areas in Wakefield? Please explain why.	Disagree	
TDC - Environment and Planning	27 Do you agree with the location and scale of proposed greenfield housing areas in Motueka? Please explain why.	Disagree	
TDC - Environment and Planning	28 Do you agree with the location and scale of proposed greenfield housing areas in Māpua? Please explain why.	Disagree	
TDC - Environment	29 Do you think we have got the	Disagree	

and Planning	balance right in our core proposal between intensification and greenfield development? (Approximately half intensification, half greenfield for the combined Nelson Tasman region.)?		
TDC - Environment and Planning	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.	Yes provided agreement can be reached with Te Atiawa	I have no Maori heritage, but believe it is imperative that any development is done with the full support of the original owners of the land.
TDC - Environment and Planning	32 Do you agree with the locations shown for business growth (both commercial and light industrial)? Please explain why.	Agree	Again, residential development and transport infrastructure need to go hand-in-hand with areas of existing and planned business growth.
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 -	36 Do you agree	Neutral	

Environment and Planning	with the proposed 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?	Neutral	
TDC - Environment and Planning	38 Do you agree with the proposed residential and business growth sites in St Arnaud?	Neutral	
TDC - Environment and Planning	40 Is there anything else you think is important to include to guide growth in Nelson and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?		<p>I just hope that this planning is being carried out with due diligence and research into methods that successful cities around the world have used to sustainably grow and support their communities. I hope you have bold people amongst your group who are willing to take the steps required to push through responsible changes. My experience of regional city planning in NZ is a resistance to taking steps very far beyond the way it's always been done. It will be a real shame if the eventual outcome of this project is a facsimile of sustainable, efficient, environmentally responsible urban development, but in reality just the same Nelson region with a 30-year veneer of "upgrades" tacked on.</p> <p>Transport is a significant issue in Nelson and surrounding areas. Traffic density is high and appears to be increasing. From what I have seen, serious roading and transport development appears to have taken a back seat to land development, resulting in hilariously inadequate transport options around the city and surrounding region. The bus system is archaic and unreliable, and there are few other options apart from using a private vehicle. I live in Brightwater and work at the airport. There is no other way for me to get to work except private transport. In fact there is no public transport option serving the airport. Extensive, reliable, efficient public transport forms the backbone of every successful city (and not just a fleet of ageing diesel buses). This proposal needs to more adequately address how transport incorporates into the 30-yr plan.</p>

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31443

Dr Monika Clark-Grill

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	In particular a focus on a save, convenient and pleasant active transport infra structure.
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	<p>I am concerned about ongoing greenfield developments and urban sprawl, which is neither desirable with regard to lowering emissions nor is this socially the best form of living and it gobbles up valuable green spaces. There are many more creative forms of intensification that could be used to accomodate people within the existing city boundaries than have been mentioned in this draft strategy. New Zealanders have not had a chance to experience them and are therefore not able to imagine them either. Surveys reflect this and should not be giving the lead. We are in a climate emergency - this should be our foremost determinator.</p> <p>Any greenfield development should be delayed until intensification has been exhausted. Absolutely NO greenfield development in Mahitahi and Orchard Flats: The Maitai Valley is</p>

	Please explain your choice:		Nelson's precious recreational space which deserves to be maintained as such and not destroying its peacefulness and recreational value through urbanization
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	I do support the first part of the question but not if that means developing new suburbs in the first instance. As in my previous comment: there should be a halt on building low density suburbs until all options of intensification have been taken. Building transport infra structure to new sprawling suburbs is extremely costly and if done, is taking up green spaces that could be otherwise used productively.
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	I do support a range of housing but not guided by surveys. As previously said, New Zealanders have not been exposed to a good range of creative medium to high housing solutions. Sprawling new suburbs are not compatible with climate change goals
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 is enough land available within the present city borders that, if well used can accommodate the predicted population growth
TDC - Environment and Planning	06 Please indicate whether you support or do not support	Disagree	Growth is a problematic term. If there is population growth we need to focus on housing. Economic growth has to be compatible with climate goals. If economic growths implies

	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:		higher emissions, it has to be halted.
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	Absolutely! But it has to be reflected in the actual strategy. There is too much emphasis on urban sprawl, even into highly valued spaces (Maitai)
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	That should be our foremost goal - and clearly followed by creative solutions.
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	That is a no brainer. Again, more creativity than shown in the draft is needed.
TDC - Environment and Planning	10 Please indicate whether you support or do not support Outcome 10: Nelson Tasman's highly	Agree	Yes - but also to be extended to land that is not highly productive in food terms, but highly productive in social and recreational terms (eg Maitai, Mahitahi, Kaka)

	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:	Don't know	
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		There are two aspects that I feel are not highlighted enough or even contradicted: There has to be a clear reflection in any new housing considerations that we are in a climate change emergency and that it is absolutely crucial to make this first priority. To even suggest Mahitahi and Orchard Flats as potential urbanization options goes totally against the notion of enhancing natural spaces
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	No - intensification not urban sprawl and commuting
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)		B) Intensification within existing town centres

	<p>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>		
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>	Disagree	<p>Intensification should happen in all the centres, Nelson, Stoke, Richmond, Motueka .. If we were to regulate in such a way that housing developments were barred from greenfields, intensification could happen much more quickly. As long as greenfield developments are an option, developers will use it as it is more profitable and easier to do it than intensify.</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	
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</p>	Neutral	

	around the centre of Brightwater? Any comments?		
TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?	Neutral	
TDC - Environment and Planning	20 Do you agree with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?	Disagree	Intensification should be within existing urban boundaries
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	Maitahi and Orchard Flat area should definitely NOT be included for housing developments. Too important for recreation, easily accessible even by active transport. It would be extremely short sighted and a crime to present and future generations to spoil this precious valley through urbanization.
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.	Disagree	Richmond needs to be intensified rather than expanded out

TDC - Environment and Planning	25 Do you agree with the location and scale of proposed greenfield housing areas in Brightwater? Please explain why.	Disagree	This is part of sprawling with no suitable transport infrastructure, forcing people into cars to get to jobs and schools etc
TDC - Environment and Planning	26 Do you agree with the location and scale of proposed greenfield housing areas in Wakefield? Please explain why.	Disagree	Same 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	Again - sprawling with car dependency...
TDC - Environment and Planning	28 Do you agree with the location and scale of proposed greenfield housing areas in Māpua? Please explain why.	Disagree	Same as above
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	That is sprawling again - First priority intensification - only if exhausted should this be considered
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?	Disagree	
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?	Agree	

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31444

Kate Graham

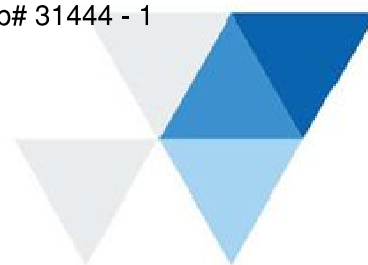
Speaker? False

Department	Subject	Opinion	Summary
TDC - Environment and Planning	40 Is there anything else you think is important to include to guide growth in Nelson and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?		<p>See attached. The specific parts of the FDS the Ministry's submission relates to is: Capacity of existing and future educational facilities and provision for active modes of transport and public transport.</p> <p>Schools fall under "additional infrastructure" and the Ministry is concerned that the FDS does not identify the educational facilities required to support or service the development proposed. There is no clarity on the timing of the potential development to allow for forward planning of education facilities by the Ministry.</p> <p>The Ministry values the relationship that exists between both Councils, including a willingness to share data. The FDS is high-level and will require further in-depth discussion between the Councils and the Ministry; and further data exchange to allow the Ministry to assess the implications of the FDS on the current school network.</p> <p>The Ministry suggests that the role of the Council should be further defined within the FDS, acknowledging the finer details will be further considered within the implementation plan. The proposed area of growth around Tasman Village is of particular interest to the Ministry as it has the potential to create a satellite village.</p> <p>The Ministry is supportive of intensification in principle. Clarity regarding timeframes is sought to better understand the implications of the proposed growth on the Nelson/Tasman school network.</p>

			<p>The Ministry seeks to work with both NCC and TDC to ensure development is provided for in a timely and coordinated manner that allows for infrastructure, including schools, to be upgraded or established as and where needed.</p>
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Sensitivity: General

Ministry of Education - Sub# 31444 - 1



To: Tasman District Council

Name of submitter: Te Tāhuhu o te Mātauranga | Ministry of Education ('the Ministry')

Address for service: [REDACTED]

Attention: Kate Graham

Phone: [REDACTED]

Email: [REDACTED]

This is a submission to Tasman District Council (TDC) in relation to the Nelson City and Tasman District Council's Draft Future Development Strategy (FDS) 2022-2052 by the Ministry. NCC and TDC have advised that formal consultation on the new draft FDS 2022-2052 will run from 14 March 2022 to 14 April 2022. Subsequent to this, hearings are scheduled for April and May 2022.

The specific parts of the Nelson City and Tasman District Council's Draft Future Development Strategy (FDS) 2022-2052 that the Ministry of Education's submission relates to is:

- Capacity of existing and future educational facilities.
- Provision for active modes of transport and public transport.

Background:

The Ministry of Education is the Government's lead advisor on the New Zealand education system, shaping direction for education agencies and providers and contributing to the Government's goals for education. The Ministry assesses population changes, school roll fluctuations and other trends and challenges impacting on education provision at all levels of the education network to identify changing needs within the network so the Ministry can respond effectively.

The Ministry has responsibility not only for all State schools owned by the Crown, but also those State schools that are not owned by the Crown, such as designated character schools and State integrated schools. For the Crown owned State school this involves managing the existing property portfolio, upgrading and improving the portfolio, purchasing and constructing new property to meet increased demand, identifying and disposing of surplus State school sector property and managing teacher and caretaker housing.

The Ministry is a considerable stakeholder in terms of activities that may impact on existing and future educational facilities and assets in the Nelson and Tasman District.

The Ministry of Education's submission is:

The FDS outlines the strategic growth options for future housing and business land in the Nelson and Tasman regions for the period 2022 – 2052, and generally proposes focused consolidated growth alongside State Highway 6 (both Brownfield and Greenfield) and the development of a new satellite village.

Sensitivity: General

Under Section 3.13(2) of the NPSUD every FDS must spatially identify:

- a. the broad locations in which development capacity will be provided over the long term, in both existing and future urban areas, to meet the requirements of clauses 3.2 and 3.3; and
- b. the development infrastructure and additional infrastructure required to support or service that development capacity, along with the general location of the corridors and other sites required to provide it; and
- c. any constraints on development

Schools fall within the definition of 'additional infrastructure' under the NPS-UD and the Ministry is concerned that the FDS does not identify the educational facilities required to support or service the development proposed. Most importantly whilst it is acknowledged that the FDS is a high-level document, there is no clarity on the timing of the potential development to allow for forward planning of educational facilities by the Ministry. Understanding Council priorities, timing and the high-level requirements of development will ensure the Ministry can work productively alongside Councils and other stakeholders to help realise the FDS vision.

Under Policy 10 of the NPS-UD there is a requirement for Tier 1,2 and 3 local authorities to:

(b) engage with providers of development infrastructure and additional infrastructure to achieve integrated land use and infrastructure planning”.

Schools fall within the definition of 'additional infrastructure' under the NPS-UD and engagement with the Ministry is therefore required. In addition, with specific reference to the requirements of preparing and updating an FDS, Section 3.15 (2) of the NPS-UD states that

(2) In order to prepare the draft required by that procedure, local authorities must engage with the following: ...

(d) providers of additional infrastructure.

The Ministry values the relationship that exists between both Councils, including a willingness to share data. By its nature, the FDS is high-level and will require further in-depth discussion between the Councils and the Ministry; and further data exchange to allow the Ministry to assess the implications of the FDS on the current school network.

Priority and Focus

The Ministry notes there is a need for prioritising areas of growth, generally known as growth cells, and the need to demonstrate the focus of Council in implementing this growth. It is currently unclear which areas of Brownfield intensification, Greenfield expansion and new village development are supported by Council and in what order they will come live for development. While all may be considered possible, or plausible, there is significant benefit for other stakeholders in identifying what options are desirable and on what timeframes. Providing this at a high level is critical for the FDS to provide leadership to the private sector, other government agencies and the community.

The ministry suggests that the role of Council should be further defined within the FDS, acknowledging the finer details will be further considered within the implementation Plan. The FDS does not currently outline the preferred focus areas that are supported by council, the timeframe they will be delivered on and what other activities are required to ensure these can be delivered. Shaping growth here will require dedicated resource from Council to ensure they can lead development to deliver the FDS. For example, undertaking

Sensitivity: General

well resourced Structure Planning and Plan Change processes instead of waiting for Private Plan Changes to occur in a potentially ad hoc fashion.

Greenfield Development

The supporting technical document for the FDS, which outlines the methodologies and how the analysis was undertaken, briefly mentions that proposed greenfield areas 'would likely need to be supported by provision of amenities (e.g. a new park or **school**)'. We look forward to engagement from Councils regarding the detailed planning for these areas to ensure these new communities have access to education facilities.

The proposed area of growth around Tasman Village is of particular interest to the Ministry as it has the potential to create a satellite village. At this stage the FDS, or the accompanying technical document, does not provide the rationale behind this area of development. Given the potential impact of a satellite village on the growth patterns and urban form going forward this requires much greater evaluation to understand the effects and second order impacts on both Ministry assets and the community.

Intensification and impacts on existing network

The Ministry is supportive of intensification in principle. Clarity regarding timeframes on the proposed intensification, and servicing, is sought to better understand the implications of the proposed growth on the Nelson/Tasman school network. This will enable investment decisions to be made by the Ministry that ultimately assist in achieving the FDS vision.

Further consultation and discussion

Given this is a joint strategy, the Ministry seeks to work with both NCC and TDC to ensure development is provided for in a timely, and co-ordinated manner that allows for infrastructure, including schools, to be upgraded or established as and where is needed to accommodate the projected population growth. The Ministry requests further consideration is given to the following:

- Location and timing of development (Brownfield intensification, Greenfield expansion and new village development) – including the high-level infrastructure planning required to service this
- Provision of active transport mode facilities in addition to public transport routes between areas of intensification.

As discussed above, the Ministry also seeks further clarification on Council's role in terms of implementing and leading the FDS. This can help ensure the proposed development is undertaken cohesively and comprehensively.

The Ministry appreciates the opportunity to provide feedback and acknowledges that at this stage the FDS is in draft form, however requests that more engagement in accordance with the requirement of the NPS-UD is undertaken. The Ministry looks forward to engaging with NCC and TDC closely in the near future regarding the implementation plan and the supporting documents such as the LTP for the Nelson and Tasman region.

Please contact the undersigned if further information is needed.



Kate Graham
Planner

Sensitivity: General

Beca
(Consultant to the Ministry of Education)
Date: 11 April 2022

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31447

Dr David Jackson

Speaker? True

Department	Subject	Opinion	Summary
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. Please explain your choice:	Agree	Except I strongly disagree that a village at Hira was dropped from the draft FDS. This is close to Nelson City, would take traffic pressure off the roading network to the south, and could easily be serviced by an extended bus network and cycleway. Why can Tasman have nodes of villages, but not Nelson. It makes no sense. I would much prefer to see new development at Hira, rather than irreversibly spoiling the lower Maitai Valley with the Kaka Valley and Orchard Flat area (n-032).
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	Strongly agree	

	papakāinga and affordable options. 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	But the proposed development areas up the lower Maitai (Kaka Valley and Orchard Flat) will have a significant effect on the natural and social values of this area. Have any of the authors of the FDS ever swum at Black, Dennes or Sunday Hole, and seen the number of Nelsonians who enjoy these amenities and the land resources around them.
TDC - Environment and Planning	08 Please indicate whether you support or do not support Outcome 8: Nelson Tasman is resilient to and can adapt to the likely future effects of climate change. Please explain your choice:	Strongly agree	
TDC - Environment and Planning	09 Please indicate whether you support or do not support Outcome 9: Nelson Tasman is resilient to the risk of natural hazards. Please explain your choice:	Strongly agree	
TDC - Environment and Planning	10 Please indicate whether you support or do not support Outcome 10: Nelson Tasman's highly productive land is prioritised for primary production. Please explain your choice:	Strongly agree	The continued sprawl of Richmond onto productive land is very sad.
TDC - Environment	13 Do you support the	Disagree	As I said above, it makes no sense why a village at Hira was removed from the consultation draft. I

and Planning	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?		would support the statement "consolidated growth along SH6 between Hira and Wakefield but also including Māpua and Motueka and meeting needs of Tasman rural towns". That is removing the word 'Atawhai. Hira is still close enough to Nelson City to be able to meet transport proximity etc objectives.
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		As above but: a) not up the Maitai and Kaka Valleys b) to include a village at Hira
TDC - Environment and Planning	22 Do you agree with the location and scale of the proposed greenfield	Strongly disagree	Strongly disagree with proposed growth areas in the Kaka Valley (i.e. Kaka part of N-106) and all of N-106. N-032 is called 'Orchard Flat' - presumably this ironic as the flat part of the location is reserve land

	<p>housing areas in Nelson? Please explain why.</p>	<p>and is not available for housing (and to be fair is not identified as part of N-032). The land in N-032 is very steep. It beggars belief that is (again) is proposed to be included in the FDS for housing. The topography is not ideal and access to the land will be difficult. But most significantly the proposed area would extend from about 40m from Black Hole, up the Maitai past Sunday Hole. Sunday Hole and Waahi Taakaro would become an island surrounded completely by housing up Kaka Valley and Orchard Flat, and both Black Hole and Sunday Hole would be overlooked by the proposed housing in N-032, just for the gain of 206 houses. Black, Dennes and Sunday Hole are regional treasures and well used and loved picnicing, BBQ and swimming amenities just a few minutes from urban Nelson, but with the same feel of travelling for 30 or 40min up the Aniseed or Lee Valley, but without the carbon cost. The natural and amenities values of these sites would be forever lost in what seems like a shortsighted and indecent haste to pack in every more houses. Once that is spoiled - where to next? Can some things not be sacrosanct? More and affordable housing is important but not at any cost. The politicians of New York and Christchurch have managed to keep their hands off Central Park and Hagley Park, even though they'd meet a lot of the criteria in the FDS - close city centre, flat, good transport links, not very high natural values (human created environments). Can Nelson's councillors not have the courage and foresight to protect the Maitai Valley from the Kaka and Orchard Flat developments, as our Central or Hagley Park. Once lost, these areas can never be regained.</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>How about creating a city and villages with heart and character? Any fool can jam in more housing and get density, but to create liveable neighbourhoods and cities takes care and intelligence. I don't seen much of the latter two.</p>

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31448

Dominic Williams

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>We have a request in relation to the FDS that is not able to be addressed in the online questionnaire. It relates to Zone T-01, and specifically to our 4Ha rural lifestyle property at number 106 Jeffries Road, Brightwater.</p> <p>Under the current proposal our property would be almost exactly bisected, and our visible rural skyline and outlook dominated by housing. This is not an appealing prospect given that we actively chose and paid a premium to have a secluded rural living environment.</p> <p>We are also concerned that the current plan will have a significant impact on the value of the remaining (i.e. un-rezoned) half of our property. There is a high chance it would be viewed as an uneconomic but high maintenance property with all of the drawbacks and none of the benefits of either suburban or rural living - and potentially very high annual rates if it was to remain undeveloped.</p> <p>We feel the current proposal has potential to put us at a very significant disadvantage.</p> <p>So, our request is: If the T-01 rezoning is inevitable, please include all of our property in the plan. This would enable us to make a clean break with little additional impact on the surrounding landscape or on neighbouring properties - and with the added advantage to council of a further 10 or 15 residential dwellings.</p> <p>Please let us know when the next public forum on</p>

			the FDS is being held as we would like to discuss this matter with the decision makers before the proposal is finalised.
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Dominic Williams - Sub# 31448 - 1

[Redacted]

[Redacted] g

From: Wildwoodhill <[Redacted]>
Sent: Monday, 11 April 2022 10:43 am
To: Future Development Strategy <futuredevelopmentstrategy@tasman.govt.nz>
Subject: FDS Zone T-01 Jeffries Road, Brightwater

Hello TDC,
We have a request in relation to the FDS that is not able to be addressed in the online questionnaire. It relates to Zone T-01, and specifically to our 4Ha rural lifestyle property at number 106 Jeffries Road, Brightwater.

Under the current proposal our property would be almost exactly bisected, and our visible rural skyline and outlook dominated by housing. This is not an appealing prospect given that we actively chose and paid a premium to have a secluded rural living environment.

We are also concerned that the current plan will have a significant impact on the value of the remaining (i.e. un-rezoned) half of our property. There is a high chance it would be viewed as an uneconomic but high maintenance property with all of the drawbacks and none of the benefits of either suburban or rural living - and potentially very high annual rates if it was to remain undeveloped.

We feel the current proposal has potential to put us at a very significant disadvantage.

So, our request is:
If the T-01 rezoning is inevitable, please include all of our property in the plan. This would enable us to make a clean break with little additional impact on the surrounding landscape or on neighbouring properties - and with the added advantage to council of a further 10 or 15 residential dwellings.

Please let us know when the next public forum on the FDS is being held as we would like to discuss this matter with the decision makers before the proposal is finalised.

Thank you and we look forward to hearing from you.
Dominic Williams & Louise Clives

[Redacted]

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31449

Mr John Chisholm

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.	Agree	

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

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

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

	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	
TDC - Environment and Planning	16 Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?	Agree	
TDC - Environment and Planning	17 Do you agree with the level of intensification proposed in Richmond, right around the town centre and along McGlashen Avenue and Salisbury Road? Any comments?	Agree	
TDC - Environment and Planning	18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?	Agree	
TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?	Agree	
TDC -	20 Do you agree	Agree	

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?	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.	Agree	
TDC - Environment and Planning	23 Do you agree with the location and scale of proposed greenfield housing areas in Stoke? Please explain why.	Agree	
TDC - Environment and Planning	24 Do you agree with the location and scale of proposed greenfield housing areas in Richmond? Please explain why.	Agree	
TDC - Environment and Planning	25 Do you agree with the location and scale of proposed greenfield housing areas in Brightwater? Please explain why.	Agree	
TDC - Environment and Planning	26 Do you agree with the location and scale of	Agree	

	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.	Agree	
TDC - Environment and Planning	28 Do you agree with the location and scale of proposed greenfield housing areas in Māpua? Please explain why.	Agree	I agree with Greenfields development however more townhouses and multi-level housing should be considered
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 of the proposal for a potential new community near Tasman Village and Lower Moutere (Braeburn Road)? Please explain why.	Yes	<ul style="list-style-type: none"> - Climate change as it will detrimentally influence future growth in and around Motueka - Good roading networks nearby - Sunny north facing land - A development here would be relatively secluded and therefore not detrimentally effect landscape perspectives/views from other areas - Restricted productive capability on the land without irrigation - Potential for enhanced biodiversity by planting and restoration of waterways

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?	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?	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>Improve roading</p> <p>More cost-effective planning process to build</p> <p>Less bureaucracy</p> <p>Encouragement for business development i.e high tech, manufacturing</p> <p>encouragement of overseas investment</p> <p>fewer retirement villages</p> <p>expansion of the airport, possible international flight to Australia</p> <p>cargo facilities and distribution hub at the airport</p>

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31450

Mr David Clark

Speaker? False

Department	Subject	Opinion	Summary
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	22 Do you agree with the location and scale of the proposed greenfield housing areas in Nelson? Please explain why.	Strongly disagree	I am strongly against that Kaka Valley and Orchard Flat are designated for housing development. This is a valuable recreational area that must be maintained for future generations.

Submission Summary

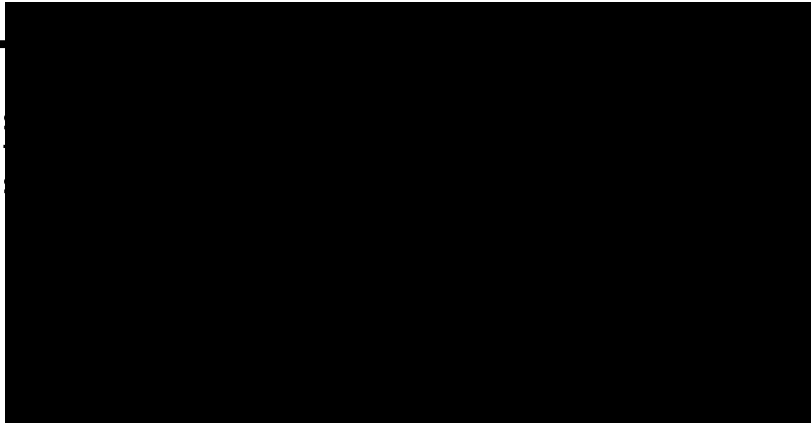
Nelson Tasman Future Development Strategy - Submission #31451

Janet Huddleston

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>I object to the T-163 proposal for land development in Rangihaeata.</p> <p>I am concerned for the impact on the Onahau estuary and the adjacent Esplanade reserve. This is a rich and diverse habitat of estuarine plants and birdlife, including some rare and endangered species.</p> <p>I have sighted the New Zealand banded rail in the Onahau estuary, one of it's few known habitats in the South Island.</p> <p>Over several seasons a NZ bittern has been seen and heard in the estuary during breeding and nesting season.</p> <p>The Onahau estuary is fernbird habitat with a healthy population thriving there. Harrier hawks also breed there.</p> <p>I am concerned about the impact an increased number of people living near the edge of the estuary would have, especially pets such as cats and dogs. This could be devastating to such a fragile habitat.</p> <p>Also of concern is the increase in sewage outflow and grey water into the Onahau estuarine habitat.</p>

Janet Huddleston - Sub # 31451 - 1



From: Janet Huddleston <huddleja@gmail.com>
Sent: Monday, 11 April 2022 6:55 pm
To: Future Development Strategy <futuredevelopmentstrategy@tasman.govt.nz>
Subject: Re: T-163 submission

I object to the T-163 proposal for land development in Rangihaeata.

I am concerned for the impact on the Onahau estuary and the adjacent Esplanade reserve. This is a rich and diverse habitat of estuarine plants and birdlife, including some rare and endangered species.

I have sighted the New Zealand banded rail in the Onahau estuary, one of it's few known habitats in the South Island.

Over several seasons a NZ bittern has been seen and heard in the estuary during breeding and nesting season.

The Onahau estuary is fernbird habitat with a healthy population thriving there. Harrier hawks also breed there.

I am concerned about the impact an increased number of people living near the edge of the estuary would have, especially pets such as cats and dogs. This could be devastating to such a fragile habitat.

Also of concern is the increase in sewage outflow and grey water into the Onahau estuarine habitat.

Sincerely,

Janet Huddleston

On Mon, 11 Apr 2022, 6:49 pm Janet Huddleston, <huddleia@gmail.com> wrote:

I object to the T-163 proposal for land development in Rangihaeata.

I am concerned for the impact on the Onahau estuary and the adjacent Esplanade reserve. This is a rich and diverse habitat of estuarine plants and birdlife, including some rare and endangered species.

I have sighted the New Zealand banded rail in the Onahau estuary, one of it's few known habitats in the South Island.

Over several seasons a NZ bittern has been seen and heard in the estuary during breeding and nesting season.

The Onahau estuary is fernbird habitat with a healthy population thriving there. Harrier hawks also breed there.

I am concerned about the impact an increased number of people living near the edge of the estuary would have, especially pets such as cats and dogs. This could be devastating to such a fragile habitat.

Also of concern is the increase in sewage outflow and grey water into the Onahau estuarine habitat.

Sincerely,

Janet Huddleston

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31452

Mr David Bartle

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:	Disagree	Scientific evidence shows this proposition applies in certain situations but not in others, such as ribbon development or satellite towns
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	Intensification is essential in order to respond to future energy shortages and the climate crisis. It also relates best to the future financial viability of both councils.

	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	Locations where people want to live is too non-specific. Livability is changing and hard to predict. Outcome 3, as stated, is a lost opportunity to highlight cycling/walking feasibility and also key safety and risk considerations including from sea-level rise, earthquakes and extreme weather.
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 strategy should have a baseline of current stock and population mix. Currently the former appears poorly matched to the latter
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	Supply creates its own demand in housing, as people migrate within NZ. There is unmet need in housing demand in the current market. Business composition will also change, such as fisheries as temperature change in key fishing areas reduce fish stock Outcome 5 should focus on vibrant and sustainable community needs
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Strongly disagree	TDC is currently struggling to fund existing infrastructure on a sustainable basis. This draft strategy, as it stands will seriously undermine rate payer confidence in councils. The strategy should be deferred until there is an accompanying set of financials to show what is needed to ensure sustainable infrastructure. It is also necessary to

	and delivered to integrate with growth and existing infrastructure is used efficiently to support growth. Please explain your choice:		show how infrastructure can be made resilient to severe weather events
TDC - Environment and Planning	07 Please indicate whether you support or do not support Outcome 7: Impacts on the natural environment are minimised and opportunities for restoration are realised. Please explain your choice:	Strongly agree	The natural environment includes our river systems and both councils have looked closely at urban impacts on our rivers.
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	This is a key strategic outcome
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	This is also a key strategic outcome
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	Communities throughout NZ look to our to contribute food and this is a national security responsibility. The housing development suggestions in the plan are inconsistent with this outcome, and this inconsistency will be highly divisive across our communities

	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	I am unqualified to comment
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		Three further outcomes are needed covering 1. Organisational outcomes- A new Urban Regeneration Agency is necessary to meet core housing needs 2 Consistency with Council financial viability 3. Low cost affordable housing
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	The proposal is unaffordable, given the current financials pressures on infrastructure. It is inconsistent with the need to reduce our carbon footprint. It is inconsistent with the agreed 2019 principals. This could lead to judicial review and threaten the viability of property developers,
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 It is unclear how much growth is needed or justified. Nelson Tasman should not carry the cost of weak policies in Auckland or Christchurch. This will require councils to urgently regulate for substantial green belts to support farming and prevent further lifestyle block subdivision

	<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	<p>Intensification in Nelson should be accelerated through:</p> <ol style="list-style-type: none"> 1. Formation of and investment by NCC in an Urban Regeneration Agency. Private investment should also be sought, as was done for the Waimea Dam 2. Rate rebates for new intensification investment
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>	Strongly agree	<p>Existing business space, schools, parks, shopping and entertainment are already available. intensification would help establish Richmond as a second city</p>
TDC - Environment and Planning	<p>18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?</p>	Strongly disagree	
TDC -	<p>19 Do you agree</p>	Agree	<p>This would simply further expand Wakefield as a</p>

Environment and Planning	with the level of intensification proposed near the centre of Wakefield? Any comments?		dormitory town and is inconsistent with core objectives to reduce carbon emissions
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.	Strongly disagree	This is high financial risk to TDC . Completed dormitory suburbs are already generating track which our roading system struggle's to accommodate. The plan would substantially reduce agricultural land, affect rural workforce employment and be highly divisive amongst local communities
TDC - Environment and Planning	25 Do you agree with the location and scale of proposed greenfield	Strongly disagree	This would simply further expand Brightwater as a dormitory town and is inconsistent with core objectives to reduce carbon emissions

	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	This would simply further expand Wakefield as a dormitory town and is inconsistent with core objectives to reduce carbon emissions
TDC - Environment and Planning	27 Do you agree with the location and scale of proposed greenfield housing areas in Motueka? Please explain why.	Don't know	
TDC - Environment and Planning	28 Do you agree with the location and scale of proposed greenfield housing areas in Māpua? Please explain why.	Don't know	
TDC - Environment and Planning	29 Do you think we have got the balance right in our core proposal between intensification and greenfield development? (Approximately half intensification, half greenfield for the combined Nelson Tasman region.)?	Strongly disagree	
TDC - Environment and Planning	30 If you don't think we have the balance right, let us know what you would propose. Tick all that apply.	Less greenfield expansion	
TDC - Environment and Planning	31 Do you support the secondary part of the proposal	No	This would destroy agricultural land a create a dormitory community with more commuting

	for a potential new community near Tasman Village and Lower Moutere (Braeburn Road)? Please explain why.		
TDC - Environment and Planning	32 Do you agree with the locations shown for business growth (both commercial and light industrial)? Please explain why.	Don't know	
TDC - Environment and Planning	34 Do you agree with the proposed residential and business growth sites in Tākaka?	Don't know	
TDC - Environment and Planning	35 Do you agree with the proposed residential and business growth sites in Murchison?	Don't know	
TDC - Environment and Planning	36 Do you agree with the proposed residential and business growth sites in Collingwood?	Don't know	
TDC - Environment and Planning	37 Do you agree with the proposed residential and business growth sites in Tapawera?	Don't know	
TDC - Environment and Planning	38 Do you agree with the proposed residential and business growth sites in St Arnaud?	Don't know	
TDC - Environment and Planning	40 Is there anything else you think is important to include to guide growth in Nelson		Councils should focus on sustainability, not growth. This includes setting more robust boundaries that protect agricultural land The Strategy should be urgently reviewed for its financial implications. Intensification will require a special purpose investment vehicle and finance.

	<p>and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?</p>	<p>Councils should look further at all options for sustainable housing investment including green finance, and local investment. Councils should both commit to investing in social housing and set explicit social housing portfolio targets as a core part of this strategy. Could the councils establish more explicit criteria for use of greenfield sites? All new developments should include children's playgrounds, parks, provision for local shops, and cycle routes.</p>
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Submission Summary

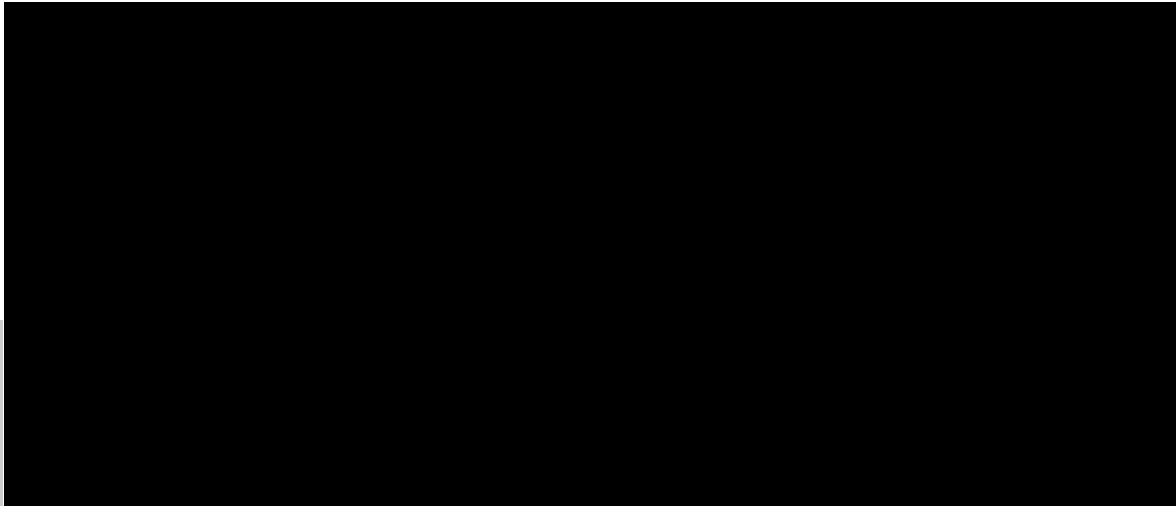
Nelson Tasman Future Development Strategy - Submission #31453

Paul Kilgour

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>I object to this proposal, labeled T-163.</p> <p>Concern for the impact on the Onahau estuary and the adjacent Esplanade reserve. This is a rich and diverse habitat of estuarine plants and Birdlife, including some rare, and endangered species.</p> <p>I have sighted the New Zealand Banded Rail in the Onahau estuary. One of it's few known habitats in the South Island.</p> <p>Over several seasons a NZ Bittern has been seen and heard during breeding and nesting season, in the estuary.</p> <p>The Onahau estuary is Fernbird habitat with a healthy population thriving there.</p> <p>Harrier Hawks also breed there.</p> <p>I am concerned about the impact an increased number of people living near the edge of the estuary would have. Especially pets such as cats and dogs.</p> <p>This could be devastating to such a fragile habitat.</p> <p>Also of concern is the increase in sewage outflow, and grey water, into the Onahau estuarine habitat.</p>

Paul Kilgour - Sub# 31453 - 1



From: Paul Kilgour <[REDACTED]>
Sent: Monday, 11 April 2022 6:34 pm
To: Future Development Strategy <futuredevelopmentstrategy@tasman.govt.nz>
Subject: Housing Development proposal at 42 Keoghan Rd., Rangihaeata

I object to this proposal, labeled T-163.

My reasons being:

Concern for the impact on the Onahau estuary and the adjacent Esplanade reserve. This is a rich and diverse habitat of estuarine plants and Birdlife, including some rare, and endangered species.

I have sighted the New Zealand Banded Rail in the Onahau estuary. One of it's few known habitats in the South Island.

Over several seasons a NZ Bittern has been seen and heard during breeding and nesting season, in the estuary.

The Onahau estuary is Fernbird habitat with a healthy population thriving there.

Harrier Hawks also breed there.

I am concerned about the impact an increased number of people living near the edge of the estuary would have. Especially pets such as cats and dogs.

This could be devastating to such a fragile habitat.

Also of concern is the increase in sewage outflow, and grey water, into the Onahau estuarine habitat.

Sincerely, Paul Kilgour

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31454

Mrs Tracey Koole

Speaker? False

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

	Please explain your choice:		
TDC - Environment and Planning	03 Please indicate whether you support or do not support Outcome 3: New housing is focussed in areas where people have good access to jobs, services and amenities by public and active transport, and in locations where people want to live. Please explain your choice:	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	Don't know	

	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:	Don't know	
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	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/Tasman area needs to learn from bigger cities that are in a position of urban sprawl and gridlocked roads. (For example Auckland and Bay of Plenty) Too much concrete and too much sprawl is detrimental to the environment. There are already issues with too much concrete over land in coastal areas such as Piha in Auckland and low lying sprawling Bay of Plenty towns. I am worried about low lying areas such as Tasman village if it is covered in concrete. Growth in existing urban areas, upward and intensified I think will allow enough people to utilise a slick public transport system. Look at Europe to see the benefits of a rail system that works and living in apartments with adequate local green

			<p>areas and big trees. Auckland should have had a rail to the airport in the 1960s when it was on the cards but was voted out and now the whole city is a slave to roads. People can have affordable housing in apartment living and without stress of land care. To have parks and large trees amongst the intensification of existing areas works in Europe with the transport underground. I am disappointed in the set up in berry fields and hope the future plan is not continuing this way.</p>
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Submission Summary

Nelson Tasman Future Development Strategy - Submission #31455

Cynthia McConville

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. I oppose the proposal to rezone land at Site T163 to rural residential. Rangihaeata is made up of lifestyle blocks and any multi housing development would be out of context with the nature of the area. Any considerable population increase needs to take place on the main highway. T140 aligns with outcomes 1,3 and 5 of the FDS. Public transport, residential and business land and a reduction in greenhouse gas emissions could be achieved at T140.</p> <p>The Onahau wetland encroaches onto the property and there is exceptional birdlife that surrounds.</p> <p>Infrastructure for any development there would need to be provided by individual homes in a challenging environment.</p> <p>To protect the Onahau Estuary from any disturbance requires Council to remove the undeveloped extension of Keoghan Road down to the estuary and close the road off.</p>

Cynthia McConville - Sub# 31455 - 1

SUBMISSION ON THE DRAFT FUTURE DEVELOPMENT STRATEGY

I am a resident of Rangihaeata and I am submitting to oppose the proposal in the Future Development Strategy to rezone land at Site T163, 42 Keoghan Road to rural residential.

Rangihaeata is a quiet rural community, with unsealed country lanes (Keoghan Road is one of them) and a narrow sealed rural road that services homes from the main Takaka Collingwood highway. There are no footpaths in Rangihaeata. Walkers, dog owners and people riding horses use the road to access the beach and for their enjoyment of the pastoral countryside. There is a riding school opposite my house where many small children from around Golden Bay learn to ride and use the road to take their ponies out for exercise. Increased traffic from a housing development would risk the safety of our residents and visitors.

Rangihaeata is made up of lifestyle blocks and any multi housing development would be out of context with the nature of the area. Privacy and a peaceful rural environment are some of our reasons for living here. Our community is small and we know our neighbours well. In times of need this is a community that responds to support the people who live alongside us. Any considerable population increase in Rangihaeata needs to take place on the main highway. For example, T140 on the Takaka Collingwood highway aligns with outcomes 1, 3 and 5 of the Future Development Strategy. Realistically, public transport, residential and business land and a reduction in greenhouse gas emissions could be achieved at T140.

T163 at 42 Keoghan Road aligns with none of these outcomes and contravenes Outcome 7 *"to minimize impacts on the natural environment."* I am an avid bird watcher and I participate in the global science community birding project E bird which informs both research and conservation. The Onahau wetland encroaches onto the property and I am familiar with the exceptional birdlife that surrounds and is present on the property at 42 Keoghan Road. It is a whitebait breeding site, supports the critically endangered bittern and other at risk species, and is a nesting site for the harrier hawk.

Infrastructure for any development there would need to be provided by individual homes in a challenging environment with pakihi soils, adding additional building costs. Access from Keoghan Road to the property would also be challenging due to the nature of the steep slopes surrounding the terraced area. For road safety reasons I oppose any access to this property from Fraser Road. Seepage of sewage and grey water, run off from soil disturbance caused by roading and preparation of building sites, run off from houses, driveways and roads would all enter the Onahau wetland. Thousands of native trees need to be planted on the steep slopes and the flat boggy pastureland that adjoins the wetland. Along with housing come dogs, cats and rats and the threats these animals place on wildlife. Not just on birds and their eggs, but on skinks, weta and other insects. A trapping programme around the perimeter is also needed. It is clear from the above that none of the much-needed affordable housing in Golden Bay can be provided at T163.

To protect the Onahau Estuary from any disturbance requires Council to remove the undeveloped extension of Keoghan Road down to the estuary and close the road off. The Onahau estuary and Onahau sandspit are home to large numbers of protected shorebirds

and seabirds that forage, nest and roost there. The estuary itself includes a rich and diverse habitat of estuarine plants. Both are designated of national importance.

Taking all of these matters into consideration including Council's responsibilities under the RMA, the New Zealand Coastal Policy Statement and the TRMP I ask that T163, 42 Keoghan Road be removed from the Future Development Strategy. I wish to speak in support of this submission.

Cynthia McConville, 

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31457

Mr J Santa Barbara

Speaker? True

Department	Subject	Opinion	Summary
TDC - Environment and Planning	01 Please indicate whether you support or do not support Outcome 1: Urban form supports reductions in GHG emissions by integrating land use transport. Please explain your choice:	Strongly agree	GHG reductions should be an overriding goal of all development activities. There are many aspects of development that traditionally contribute to emissions. These should be identified and reduced significantly, at least in line with the Zero Carbon Act.
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 default model for development should be medium density mixed use projects. This applies to both Nelson and Richmond town centres, as well as other settlements in the region. Mixed use should include essential services so that transport needs are greatly reduced.

	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	Existing settlement areas need to be transformed to medium density mixed use. These areas should be made attractive and their advantages marketed to make them where people want to live. People are too likely to currently want detached single family homes, which should be discouraged. Simply "leaving it to the market" will not yield good outcomes.
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	Not only affordable but also smaller and well insulated and passive solar to save energy
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	There needs to be recognition that business and residential can coexist, hence the emphasis on mixed use medium density
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Strongly disagree	We should not be expanding infrastructure to accommodate growth. Use should be made of existing infrastructure and new infrastructure should contribute to the mixed use medium density model.

	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	Councils should undertake a carrying capacity study of the region to determine what level of impact we are already having on the natural environment and what level of consumption our region can sustainably support.
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 need a clearer understanding of what resilience for our region would be - hence the carrying capacity study suggested above.
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	We need to clarify what natural hazards we need to adapt to and which we should avoid.
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	This outcome is a necessity if we are to thrive into the future.

	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?		You have overlooked the issues of energy descent and carrying capacity. Both need to be understood and incorporated into the plan.
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	No greenfield expansion in this area. Focus on expanding existing areas with med density mixed use.
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, f.

	<p>within existing town centres (c) Expansion into greenfield areas close to the existing urban areas (d) Creating new towns away from existing centre (please tell us where) (e) In coastal Tasman areas, between Mapua and Motueka (f) In Tasman's existing rural towns (g) Everywhere (h) Don't know</p>		
TDC - Environment and Planning	<p>15 Do you agree with prioritising intensification within Nelson? This level of intensification is likely to happen very slowly over time. Do you have any comments?</p>	Strongly agree	Intensification should be strongly prioritised and incentivised over greenfield expansion.
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>	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?	Strongly agree	T-017 is well suited for rural residential (or more intensive) development.
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	No greenfield expansion in this area. Focus on expanding existing areas with med density mixed use.
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 greenfield expansion in this area. Focus on expanding existing areas with med density mixed use.
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	No greenfield expansion in this area. Focus on expanding existing areas with med density mixed use.
TDC - Environment and Planning	25 Do you agree with the location and scale of proposed greenfield	Strongly disagree	No greenfield expansion in this area. Focus on expanding existing areas with med density mixed use.

	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	No greenfield expansion in this area. Focus on expanding existing areas with med density mixed use.
TDC - Environment and Planning	27 Do you agree with the location and scale of proposed greenfield housing areas in Motueka? Please explain why.	Strongly agree	T-017 is well suited for rural residential (or more intensive) development.
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	No greenfield expansion in this area. Focus on expanding existing areas with med density mixed use.
TDC - Environment and Planning	29 Do you think we have got the balance right in our core proposal between intensification and greenfield development? (Approximately half intensification, half greenfield for the combined Nelson Tasman region.)?	Disagree	
TDC - Environment and Planning	30 If you don't think we have the balance right, let us know what you would propose. Tick all that apply.	Less greenfield expansion	
TDC - Environment and Planning	31 Do you support the secondary part of the proposal	No	

	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	Energy descent suggests that there will be less business areas needed in the future. Existing space may be adequate. Please explore energy descent and its implications.
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.		We support more mixing of residential and commercial, especially for med density areas.
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?		The T-17 area in Motueka is an excellent site for mixed use med density development. There are adjacent sites already zoned rural residential and in development.
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 explore the implications of carrying capacity and energy descent and integrate these concepts into all planning activities.

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31458

Mr Brent John Page

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.	Neutral	

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

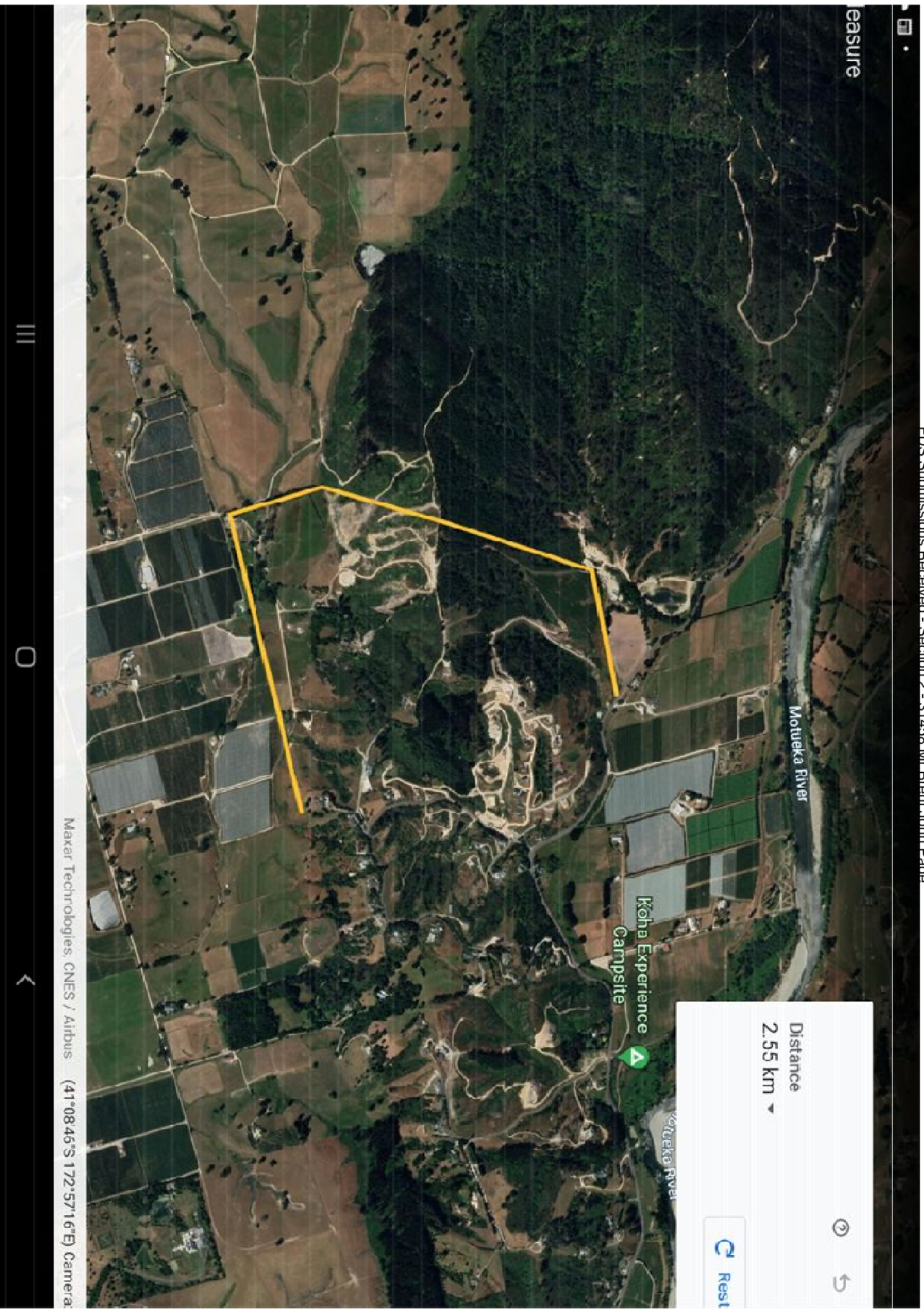
	existing centre (please tell us where) (e) In coastal Tasman areas, between Mapua and Motueka (f) In Tasman's existing rural towns (g) Everywhere (h) Don't know		
TDC - Environment and Planning	15 Do you agree with prioritising intensification within Nelson? This level of intensification is likely to happen very slowly over time. Do you have any comments?	Neutral	
TDC - Environment and Planning	16 Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?	Neutral	
TDC - Environment and Planning	17 Do you agree with the level of intensification proposed in Richmond, right around the town centre and along McGlashen Avenue and Salisbury Road? Any comments?	Neutral	
TDC - Environment and Planning	18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?	Neutral	
TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?	Neutral	
TDC - Environment	20 Do you agree with the level of	Strongly agree	We wish to have a area on our existing owned farm 14 Waiwhero Road. Valuation Roll Number

and Planning	intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?		19280-19506
TDC - Environment and Planning	21 Do you agree with the level of intensification proposed in Māpua (intensifying rural residential area to residential density)? Any comments?	Neutral	
TDC - Environment and Planning	22 Do you agree with the location and scale of the proposed greenfield housing areas in Nelson? Please explain why.	Neutral	
TDC - Environment and Planning	23 Do you agree with the location and scale of proposed greenfield housing areas in Stoke? Please explain why.	Neutral	
TDC - Environment and Planning	24 Do you agree with the location and scale of proposed greenfield housing areas in Richmond? Please explain why.	Neutral	
TDC - Environment and Planning	25 Do you agree with the location and scale of proposed greenfield housing areas in Brightwater? Please explain why.	Neutral	
TDC - Environment and Planning	26 Do you agree with the location and scale of proposed	Neutral	

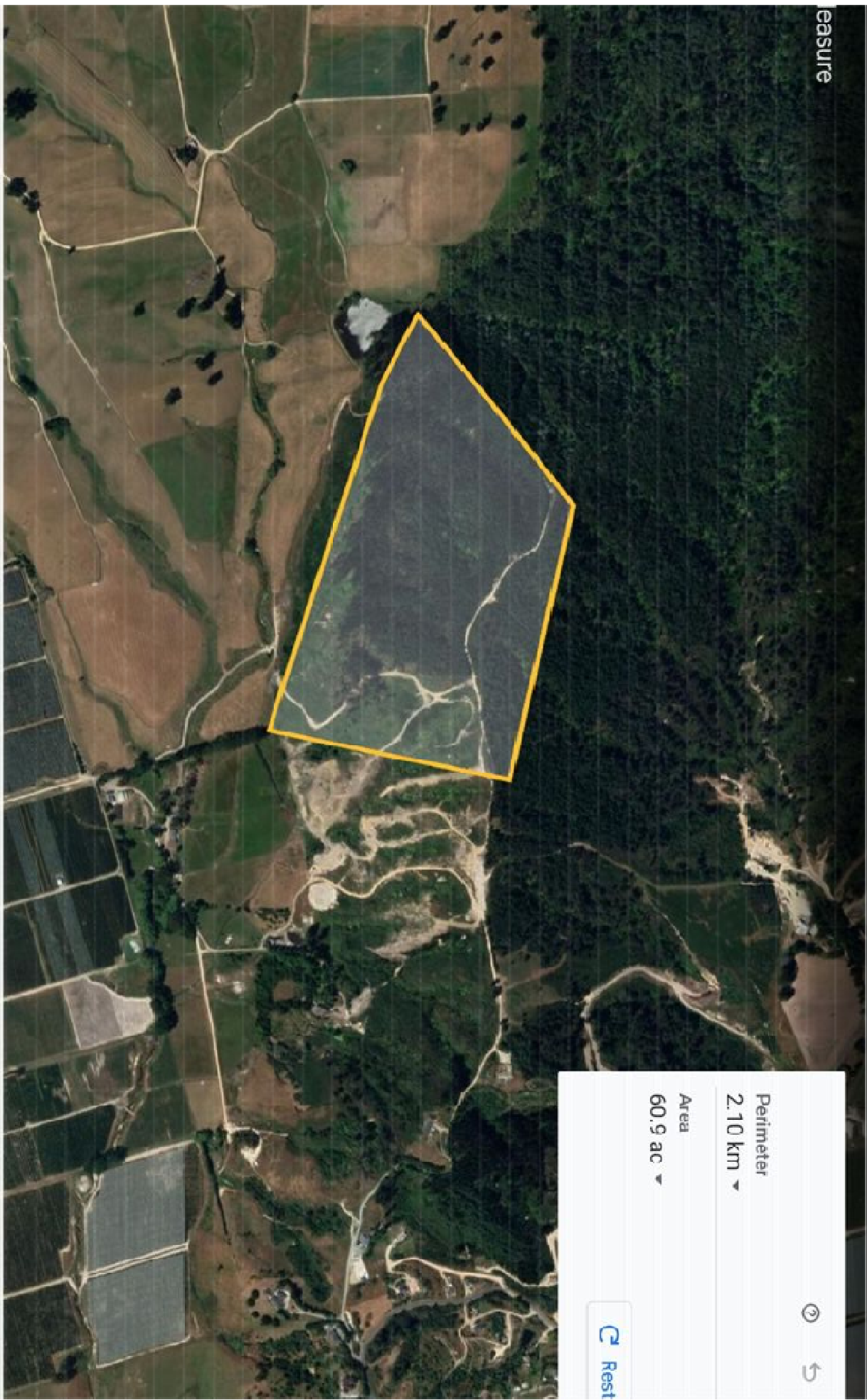
	greenfield housing areas in Wakefield? Please explain why.		
TDC - Environment and Planning	27 Do you agree with the location and scale of proposed greenfield housing areas in Motueka? Please explain why.	Agree	We Support existing productive land to stay in production and look to re-zone marginal land for housing growth
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	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.	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	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.		We enclose a area we wish to have considered in the 30 year strategy devolepment in Motueka/Moutere.
TDC - Environment and Planning	34 Do you agree with the proposed residential and business growth sites in Tākaka?	Neutral	
TDC - Environment and Planning	35 Do you agree with the proposed residential and business growth sites in Murchison?	Neutral	
TDC - Environment and Planning	36 Do you agree with the proposed residential and business growth sites in Collingwood?	Neutral	
TDC - Environment and Planning	37 Do you agree with the proposed residential and business growth sites in Tapawera?	Neutral	
TDC - Environment and Planning	38 Do you agree with the proposed residential and business growth sites in St Arnaud?	Neutral	
TDC - Environment	40 Is there anything else		Please find attached map of proposed area we would like to be included.

and Planning	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?		
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Measure



Perimeter 2.10 km ▾

Area 60.9 ac ▾

Rest

Maxar Technologies (41°09'06"S 172°57'18"E) Camera:

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31459

Ms Ruth Newton

Speaker? False

Department	Subject	Opinion	Summary
TDC - Environment and Planning	01 Please indicate whether you support or do not support Outcome 1: Urban form supports reductions in GHG emissions by integrating land use transport. Please explain your choice:	Don't know	I do not know what GHG is
TDC - Environment and Planning	02 Please indicate whether you support or do not support Outcome 2: Existing main centres including Nelson City Centre and Richmond Town Centre are consolidated and intensified, and these main centres are supported by a network of smaller settlements.	Strongly agree	I strongly believe that full intensification of central city for both residential and business use is vital to create a vibrant life style. To support this I believe that a marked increase in provision of public transport is necessary. The dependence on motor traffic for residents in smaller townships is both environmentally and aesthetically detrimental. The current development of properties on productive land outside city and town centres is becoming an urban sprawl.

	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 my opinion this means nearer to town centres - to say 'where people want to live 'is a distraction given the perceived desirability of so called lifestyle blocks etc. Living centrally has many advantages.
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 main housing shortage is for single - often older people and families or individuals on lower incomes.I believe that housing should focus on these groups and that in any case more stringent planning controls should limit larger and less environmentally appropriate 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:	Don't know	This is a vague question and I would need more information on what land capacity is being considered.
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Neutral	It depends on detail. For example increased road development is not necessarily desirable. As economic circumstances are changing the emphasis on growth is open to a broader discussion.

	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 too little awareness of the impact of even quite small changes in land use. The effects of changes in land use are not always realised until too late. Again more careful planning and research is needed even given the urgent pressure of need.
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	I am not confident that the effects of climate change are fully considered. The heavy dependence on fossil fuel transport, use of building materials and the old fashioned ways of building houses and estates does not make the area resilient.
TDC - Environment and Planning	09 Please indicate whether you support or do not support Outcome 9: Nelson Tasman is resilient to the risk of natural hazards. Please explain your choice:	Disagree	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	Given the pressures of climate change and other geopolitical factors I believe that primary production should be retained on good productive land. This area has the capacity to be self sufficient for most essential items.

	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	One of the attractions of this area , and one which supports both national and international tourism is the natural environment. It is a duty/responsibility to protect this and to enhance it.
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		I do not know what FDS outcomes are. I could check back but it would e helpful if abbreviations are not used invariably.
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	AS above I believe town centres should be developed through intensification. It is unclear what greenfield expansion means in this context but I believe this proposal is a recipe for urban sprawl.
TDC - Environment and Planning	14 Where would you like to see growth happening over the next 30 years? Please list as many of the following options that you agree with: (a) Largely along the SH6 corridor as proposed (b) Intensification		Definitely (b) If (a) is considered I believe that any development should be in clusters with suitable community facilities- shops, under 5s centres, clinic facilities etc to allow for local use without travel to larger urban unless for specific recreation or other reason.

	<p>within existing town centres (c) Expansion into greenfield areas close to the existing urban areas (d) Creating new towns away from existing centre (please tell us where) (e) In coastal Tasman areas, between Mapua and Motueka (f) In Tasman's existing rural towns (g) Everywhere (h) Don't know</p>		
TDC - Environment and Planning	<p>15 Do you agree with prioritising intensification within Nelson? This level of intensification is likely to happen very slowly over time. Do you have any comments?</p>	Strongly agree	<p>Why does this have to happen slowly. The need is here and now. If transport arrangements were improved the need for parking, a constant complaint from commuters could be reduced.</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>	Neutral	<p>No comments about Stoke.</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>	Neutral	<p>No comment.</p>
TDC - Environment and Planning	<p>18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?</p>	Neutral	<p>No comment</p>

TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?	Neutral	No comment
TDC - Environment and Planning	20 Do you agree with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?	Neutral	No comment
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	No comment
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 consider that the plans for the Matai area are very misguided. The area is extremely well used for recreation. I understand that the type of much of the housing is likely to be similar to that currently being built around Atawhai - large houses, reliant on vehicle transport with many householders have more than one car. The disruption through Nelson is very significant and will continue possibly for years.</p> <p>It is said that this greenfield land is not productive . However although it may not be suitable for arable I understand it has been farmed in the past.</p> <p>I am aware that Ngati Koata are to build some 'social' or affordable housing towards the river. There could be other areas for this.at</p> <p>The building itself will affect river flow, land settlement etc I understand that the plan is to divert the river flow, Usually a way of creating future difficulties. This development should not go ahead.</p>
TDC - Environment and Planning	23 Do you agree with the location and scale of proposed greenfield housing areas in Stoke? Please explain why.	Neutral	No comment
TDC -	24 Do you agree	Neutral	No comment

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.	Neutral	No comment
TDC - Environment and Planning	26 Do you agree with the location and scale of proposed greenfield housing areas in Wakefield? Please explain why.	Neutral	No comment
TDC - Environment and Planning	27 Do you agree with the location and scale of proposed greenfield housing areas in Motueka? Please explain why.	Neutral	No comment
TDC - Environment and Planning	28 Do you agree with the location and scale of proposed greenfield housing areas in Māpua? Please explain why.	Neutral	No comment
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	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?	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>Greater consideration of climate and economic factors.</p> <p>Please note that although question 30 says 'tick all that apply' the system does not allow this...</p>

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31460

Kris Woods

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	Public transportation is desperately needed. The amount of traffic for a small town is ridiculous
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.		Intensification is an option, however this needs to be planned. However I do not agree with the methodology: "Because intensification within existing urban areas occurs slowly over time, neighbourhood planning can happen at the same time, or after, land is zoned for intensification" This doesn't work. A full plan must occur before any intensification. Otherwise infrastructure lags behind - just look at the traffic from Richmond to Nelson. Nightmare! Development has occurred w/out infrastructure to support

	Please explain your choice:		
TDC - Environment and Planning	03 Please indicate whether you support or do not support Outcome 3: New housing is focussed in areas where people have good access to jobs, services and amenities by public and active transport, and in locations where people want to live. Please explain your choice:	Agree	
TDC - Environment and Planning	04 Please indicate whether you support or do not support Outcome 4: A range of housing choices are provided that meet different needs of the community, including papakāinga and affordable options. Please explain your choice:		Affordable needs to be truly affordable. As currently exhibited - smaller footprint does not mean more "affordable"
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:		<ul style="list-style-type: none"> • infrastructure must be able to support any additions.
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Strongly agree	This needs to be first. Otherwise the rest does not work.

	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:		Left to be determined
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:		Left to be determined. Thinking it is possible, and it actually occurring in a way that is positive and sustainable are 2 very different things
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	Productive land is a priority. I do not agree with ruining this resource by paving over

	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	All change is not positive. • New infrastructure and services are needed to support growth – public transport, active transport, three waters, roads, schools, open space, local shops, cafes, community facilities. • Highly productive land should be protected from development. • The natural environment, water quality and landscape are important. • New development should not be to the detriment of existing open spaces and recreation areas
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		I just saw one mention of schools. Plus, instead of "infilling", purchasing land and creating a Planned Community. Instead of allowing 6 storey buildings in the Wood why not use the great location of the area to create a Planned Community that is of mixed use and highly functioning. Stop the patch work that is determined by Developers and not very positive for really anyone. Many of the older houses in central area are dilapidated and the "newer builds 2000+ are of such poor quality they won't last another 30 years. So why not maximise the area with a Fully Functioning Plan instead of a cobble job of poor quality.
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?		• New infrastructure and services are needed to support growth – public transport, active transport, three waters, roads, schools, open space, local shops, cafes, community facilities. • Highly productive land should be protected from development. • The natural environment, water quality and landscape are important. • New development should not be to the detriment of existing open spaces and recreation areas
TDC - Environment and Planning	15 Do you agree with prioritising intensification within Nelson? This level of intensification is likely to happen very slowly over		It is the slow infill that I disagree with. This allows for Lot to Lot to be decided by the purchaser or developer and what they want to do with it. That is not a cohesive plan, nor does it produce the best outcome for Nelson.

	time. Do you have any comments?		
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 am not opposed to Growth or intensification themselves as these both can be positive and enhance the area. However if the recent past development and growth are an indicator of what will occur in the future than I am strongly opposed. I believe that the current way the Nelson/Tasman area has been allowed to "grow" is ruining the area. Instead of maximizing opportunities, having a cohesive, functioning plan that takes into account infrastructure and land use, it is a hodge podge of quickly thrown up, poor quality buildings that is an environmental atrocity as it is "throw away" and not meant to last, combined with a traffic problem that is completely unnecessary for a small rural area.

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31461

Mr Matt Olaman

Speaker? True

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

	Please explain your choice:		
TDC - Environment and Planning	03 Please indicate whether you support or do not support Outcome 3: New housing is focussed in areas where people have good access to jobs, services and amenities by public and active transport, and in locations where people want to live. Please explain your choice:	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	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:	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?	Agree	Support the t-32 Rural Residential Development Area in Pigeon Valley but it needs to be extend further up the valley to include 405 & 433 Pigeon Valley Road (see attachment). Attachment summarised below: Reasons for inclusion given rural residential character, access, servicing and no flooding. Includes images/maps of site.
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?	Don't know	
TDC - Environment and Planning	17 Do you agree with the level of intensification proposed in	Neutral	

	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?	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	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.	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.	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	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?		There needs to be an extension of the T-032 Rural re Future Development Area in Pigeon Valley to provide more housing for the extended Wakefield community.
TDC - Environment and Planning	40 Is there anything else you think is important to include to guide growth in Nelson and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?		<p>See attached. Summarised below:</p> <p>This is a request that 433 Pigeon Valley Road and 405 Pigeon Valley Road be included in the T-032 Rural Residential Future Development area for Pigeon Valley.</p> <p>The reasons for this submission are as follows:</p> <ul style="list-style-type: none"> Over the last 20 years there has been widespread rural residential subdivision in the Pigeon Valley and this has extended to the end of the seal on Pigeon Valley Road. In terms of character and amenity, these two properties with areas of 6ha and 9ha are part of that rural residential character that defines the valley area. The end of the seal generally defines the extent of rural residential development in the valley and these two properties are within that area. Both properties are accessed by the sealed Pigeon Valley Road. Any further subdivisions of these properties can easily be provided with on-site wastewater and stormwater. Both properties can be provided with good dwelling setbacks from any nearby commercial forestry land to ensure there no reverse sensitivity issues with rural residential development in the valley. The Pigeon Valley is ideally suited to Rural residential development with good sealed road to access the nearby Wakefield Township. Both properties are not at risk from flooding from the Pigeon Valley Stream

Matt Olaman - Sub# 31461 - 1

**SUBMISSION TO THE
DRAFT NELSON TASMAN FUTURE DEVELOPMENT STRATEGY (DFDS)**

This is a submission from Matt Olaman of 433 Pigeon Valley Road.

My submission is a request that my property at 433 and the neighbouring property 405 be included in the T-032 Rural Residential Future Development Area for Pigeon Valley that currently extends to the southern boundary of 405 Pigeon Valley Road. (see **Attachment 1**).

I have consulted with the owners of 405 Pigeon Valley Road and they are OK with the request for the rezoning.

The submitters seeks that the land within this property (433)and the adjoining property to the south (405) which is currently zoned Rural 2 be rezoned Rural Residential and be shown as part of the Rural Residential Future Development Area T-032 in the DFDS.

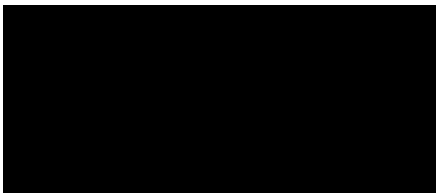
The areas to be rezoned rural residential are shown on the attached plan shown as "433 and 405 Pigeon Valley Road." as shown on the attached plan (**Attachment 2**).

The reasons for this submission are as follows:

- Over the last 20 years there has been widespread rural residential subdivision in the Pigeon Valley and this has extended to the end of the seal on Pigeon Valley Road.
- In terms of character and amenity, these two properties with areas of 6ha and 9ha are part of that rural residential character that defines the valley area.
- The end of the seal generally defines the extent of rural residential development in the valley and these two properties are within that area.
- Both properties are accessed by the sealed Pigeon Valley Road.
- Any further subdivisions of these properties can easily be provided with on-site wastewater and stormwater.
- Both properties can be provided with good dwelling setbacks from any nearby commercial forestry land to ensure there no reverse sensitivity issues with rural residential development in the valley.
- The Pigeon Valley is ideally suited to Rural residential development with good sealed road to access the nearby Wakefield Township.
- Both properties are not at risk from flooding from the Pigeon Valley Stream.

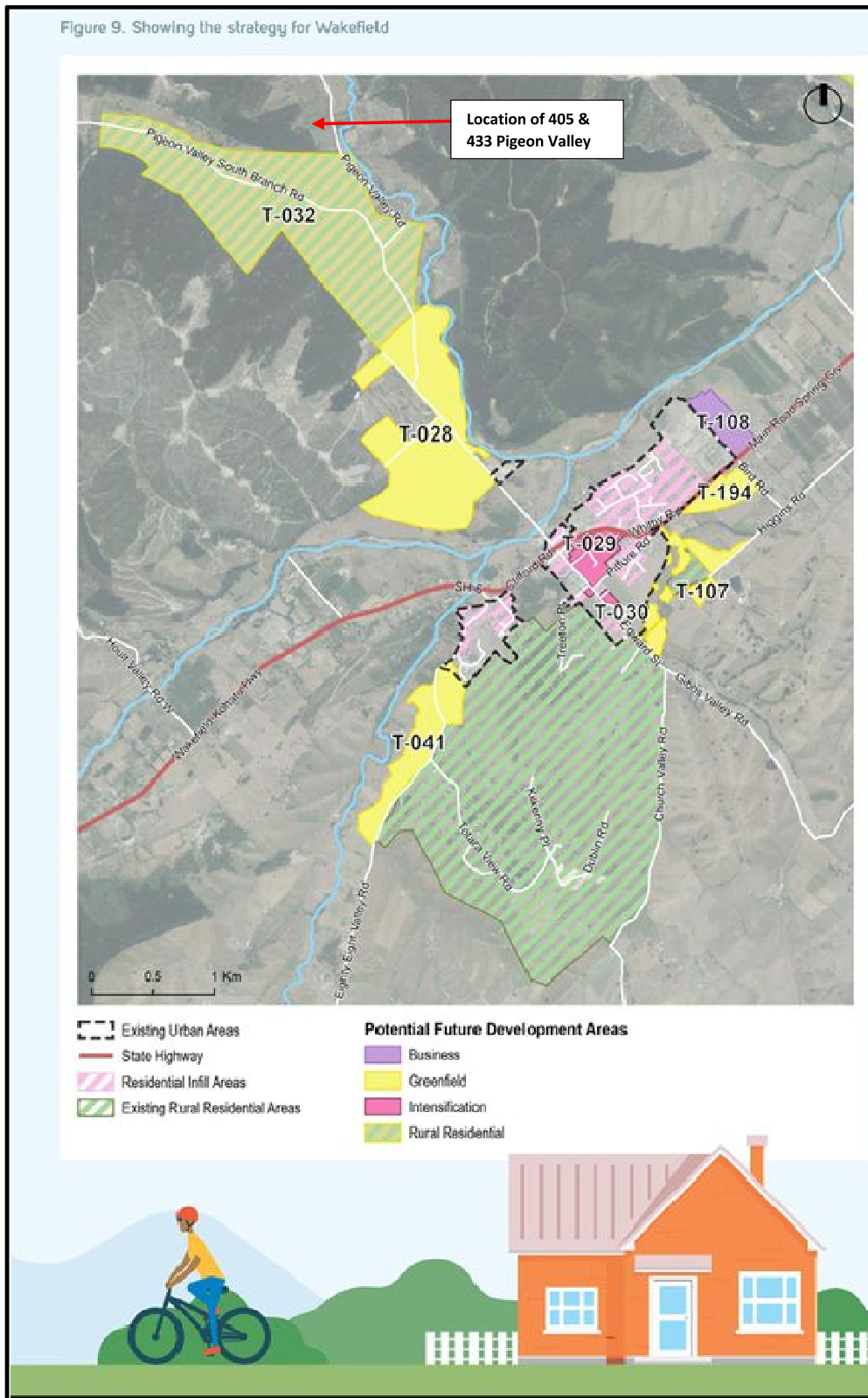
I wish to be heard in relation to my submission.

Matt Olaman



14 April 2022

ATTACHMENT 1: Figure 9 of DFDS- Strategy for Wakefield.



Attachment 2: Plans showing 405 and 433 Pigeon Valley Road to be included in the T-032 Rural Residential Future Development Area.



Submission Summary

Nelson Tasman Future Development Strategy - Submission #31462

Mr Graham Watson

Speaker? False

Department	Subject	Opinion	Summary
TDC - Environment and Planning	22 Do you agree with the location and scale of the proposed greenfield housing areas in Nelson? Please explain why.	Strongly disagree	<p>I am against the areas in the Maitai Valley being earmarked for intensification. They is currently zoned as rural and should be left as such. It has been so highly valued by past generations that it has been protected for more than a century and was more recently publicly consulted on in 2006. At that time there was very strong public opposition to such a development and the Council stated that there would never be intensification in the Maitai Valley. It was then erroneously included in the 2019 plan by referring to it as Kaka Valley and Orchard Flat, which were areas most Nelsonians had not heard of and therefore did not raise any objection to. Obviously if the words "Maitai Valley" had been correctly used, there would have been hundreds of objections raised at that time.</p> <p>I don't believe that the Maitai Valley is a suitable place for a new subdivision. The negative impact on the Valley and surrounding roads and areas of Nelson will be enormous. I note it has now miraculously grown to include 900 houses in Kaka (plan change was for 350) and 200 on Orchard flats - so 1,100 houses in this last remaining, undeveloped valley, it just does not make sense. The Maitai Valley is one of the many reasons that made me fall in love with Nelson - how lucky are we to have this beautiful asset so close to our city, for all to enjoy. Yes, I know the tracks will still be there should this development be pushed through, but the area will be forever changed ... and not in a good way. If people are relying on a portion of these houses being "affordable" I am thinking that</p>

			by the time if/when they are built, they will be hugely out of reach for most so please do not use that as a reason to barrel on ahead. Once this is done, it cannot be undone so please think about whether progress for progress' sake is really progress at all.
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 #31463

Jo Kinross

Speaker? False

Department	Subject	Opinion	Summary
TDC - Environment and Planning	22 Do you agree with the location and scale of the proposed greenfield housing areas in Nelson? Please explain why.	Strongly disagree	<p>I am totally opposed to areas of the Maitai Valley, especially Kaka Valley and Orchards Flats being included in the FDS as future areas for Greenfield development.</p> <p>I believe, along with thousands of others, that the Maitai Valley's rural character and amenity should be protected and preserved for the benefit of current and future generations. Urban development will change the nature of this valley forever. The expansion of residential developments into the Maitai will result in the loss of open space in the city's greenbelt, and conflict with recreational values. Undeveloped green spaces like the Maitai Valley are essential for the community's health and wellbeing.</p> <p>There is already sufficient land for housing in the Nelson region without the Maitai Valley, Kaka Valley or Orchards Flats being included in the FDS as a potential greenfield area.</p> <p>Please remove Kaka Valley, Orchards Flats and the Maitai Valley in general from the Draft FDS as a potential area for Greenfield development.</p>

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31464

Mr David Matulovich

Speaker? False

Department	Subject	Opinion	Summary
TDC - Environment and Planning	05 Please indicate whether you support or do not support Outcome 5: Sufficient residential and business land capacity is provided to meet demand. Please explain your choice:	Strongly disagree	
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	
TDC - Environment and Planning	14 Where would you like to see growth happening over the next 30 years? Please		HIRA!

	<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>		
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	<p>Up not out, like you've been told before by Nelsonians.</p>
TDC - Environment and Planning	<p>22 Do you agree with the location and scale of the proposed greenfield housing areas in Nelson? Please explain why.</p>	Strongly disagree	<p>The Maitai/Kaka valleys are a sanctuary for Nelsonians and visitors. If this area was lost to development, it would be such a loss to future generations. Once lost, it can never be retrieved. There are other places to build without ruining this unique and priced area. Also the ease and enjoyment of living in Nelson township will be compromised, as it doesn't have the infrastructure, motorways in and out, enough parking spaces, etc.</p>

Submission Summary

Nelson Tasman Future Development Strategy – Submission #31467

J R Duncan

Speaker? False

Department	Subject	Opinion	Summary
TDC - Environment and Planning	22 Do you agree with the location and scale of the proposed greenfield housing areas in Nelson? Please explain why.	Strongly disagree	<p>Please see attached for further detail - have summarised email below (Summarised from email that they strongly disagree - did not answer multi-choice question)</p> <p>Reasons I do not support greenfield subdivision in general and the Maitai Valley in particular:</p> <ol style="list-style-type: none"> 1. Greenfield development or 'urban sprawl' contravenes the aims of the National Policy Statement on Urban Design (NPS-UD). 2. Greenfield development has multiple negative impacts on the environment. 3. It increases reliance on private motor vehicles, which in turn create more climate change emissions. 4. It uses more resources for yet more infrastructure, when we could simply increase use of existing infrastructure by intensification. 5. It draws investment and residents away from the city and limits meaningful growth within existing urban areas. 6. It reduces market demand for intensification by stymying uptake and perpetuating the unsustainable cycle of ever-increasing urban sprawl. 7. It results in negative impacts on housing affordability. 8. It contravenes the desires of the Nelson community, who in feedback last year noted an overwhelming "preference for intensification over expansion". Continual outward expansion of our suburbs is not the future we want. 9. The Maitai Valley (or Mahitahi, or Maitahi) including its tributary Kaka Valley has very high

			<p>amenity value for many people as a tranquil rural backdrop to the very popular adjacent public recreation and relaxation areas.</p> <p>10. Subdivision in the Maitai Valley area would rob Nelson of a prime asset enjoyed by thousands of the local population as well as visitors to the region.</p>
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J R Duncan - 31467 - 1

From: MikeRo-sey Climate [REDACTED]
Sent: Tuesday, 12 April 2022 1:45 pm
To: Future Development Strategy
Subject: Feedback on 2022 Nelson Tasman Future Development Strategy

CAUTION: External email.

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

Hi there, please acknowledge receipt of this email as formal feedback to the 2022 Nelson Tasman Future Development Strategy.

Response to Question #22:

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

No, I do not agree.

I DO NOT support greenfield housing in general.

I DO NOT support the proposed subdivisions in the Maitai Valley (specifically, but not limited to N-32 Orchard Flats (Maitai Valley) and N-106 Maitahi/Bayview (Maitai Valley PPC28)).

I am one of almost 13-thousand people who signed a petition that was presented to Nelson City Council in **2020** asking for no re-zoning in the Maitai. I have repeatedly requested intensification in the CBD as well as protection of the Maitai Valley, for example in **2006** during the Nelson Urban Growth Strategy consultation, and more recently in my **2016** feedback on the Built Environment, my presentation to NCC meeting in **2020**, in my feedback to the Whakamahere Whakatū Draft Nelson Plan and to the **2021** NCC Long Term Plan, the **2021** Draft Spatial Plan, and now again to the **2022** Nelson Tasman Future Development Strategy.

To be clear **Please prioritise urban intensification, and No re-zoning in the Maitai - Keep it rural !!**

Reasons I do not support greenfield subdivision in general and the Maitai Valley in particular:

1. Greenfield development or 'urban sprawl' contravenes the aims of the National Policy Statement on Urban Design (NPS-UD).
2. Greenfield development has multiple negative impacts on the environment.
3. It increases reliance on private motor vehicles, which in turn create more climate change emissions.
4. It uses more resources for yet more infrastructure, when we could simply increase use of existing infrastructure by intensification.
5. It draws investment and residents away from the city and limits meaningful growth within existing urban areas.
6. It reduces market demand for intensification by stymying uptake and perpetuating the unsustainable cycle of ever-increasing urban sprawl.
7. It results in negative impacts on housing affordability.
8. It contravenes the desires of the Nelson community, who in feedback last year noted an overwhelming "preference for intensification over expansion". Continual outward expansion of our suburbs is not the future we want.
9. The Maitai Valley (or Mahitahi, or Maitahi) including its tributary Kaka Valley has very high amenity value for many people as a tranquil rural backdrop to the very popular adjacent public recreation and relaxation areas.
10. Subdivision in the Maitai Valley area would rob Nelson of a prime asset enjoyed by thousands of the local population as well as visitors to the region.

Why not impose a moratorium on greenfield development and focus on providing high quality intensification to provide a range of housing options closer to the CBD, reduce people's reliance upon private transport, allow for more affordable housing and provide a more liveable urban environment?

J R Duncan,
Nelson.

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31468

Mr Mike Tasman-Jones

Speaker? False

Department	Subject	Opinion	Summary
TDC - Environment and Planning	22 Do you agree with the location and scale of the proposed greenfield housing areas in Nelson? Please explain why.	Strongly disagree	<p>Please see attached for further detail - have summarised email below (Summarised from email that they strongly disagree - did not answer multi-choice question)</p> <p>Reasons I do not support greenfield subdivision in general and the Maitai Valley in particular:</p> <ol style="list-style-type: none"> 1. Greenfield development or 'urban sprawl' contravenes the aims of the National Policy Statement on Urban Design (NPS-UD). 2. Greenfield development has multiple negative impacts on the environment. 3. It increases reliance on private motor vehicles, which in turn create more climate change emissions. 4. It uses more resources for yet more infrastructure, when we could simply increase use of existing infrastructure by intensification. 5. It draws investment and residents away from the city and limits meaningful growth within existing urban areas. 6. It reduces market demand for intensification by stymying uptake and perpetuating the unsustainable cycle of ever-increasing urban sprawl. 7. It results in negative impacts on housing affordability. 8. It contravenes the desires of the Nelson community, who in feedback last year noted an overwhelming "preference for intensification over expansion". Continual outward expansion of our suburbs is not the future we want. 9. The Maitai Valley (or Mahitahi, or Maitahi) including its tributary Kaka Valley has very high

			<p>amenity value for many people as a tranquil rural backdrop to the very popular adjacent public recreation and relaxation areas.</p> <p>10. Subdivision in the Maitai Valley area would rob Nelson of a prime asset enjoyed by thousands of the local population as well as visitors to the region.</p>
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Mike Tasman - Jones - 31468 - 1

From: Mike Tasman-Jones [REDACTED]
Sent: Tuesday, 12 April 2022 3:02 pm
To: Future Development Strategy
Subject: Feedback on 2022 Nelson Tasman Future Development Strategy

CAUTION: External email.

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Kia ora koutou

Please acknowledge receipt of this email as formal feedback to the 2022 Nelson Tasman Future Development Strategy.

Response to Question #22:

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

No, I do not agree.

I DO NOT support greenfield housing in general.

I DO NOT support the proposed subdivisions in the Maitai Valley (specifically, but not limited to N-32 Orchard Flats (Maitai Valley) and N-106 Maitahi/Bayview (Maitai Valley PPC28)).

I am one of almost 13-thousand people who signed a petition that was presented to Nelson City Council in **2020** asking for no re-zoning in the Maitai. I have repeatedly requested intensification in the CBD as well as protection of the Maitai Valley, for example in **2006** during the Nelson Urban Growth Strategy consultation, and more recently in my **2016** feedback on the Built Environment, in my feedback to the Whakamahere Whakatū Draft Nelson Plan and to the **2021** NCC Long Term Plan, the **2021** Draft Spatial Plan, and now again to the **2022** Nelson Tasman Future Development Strategy.

To be clear **Please prioritise urban intensification, and No re-zoning in the Maitai - Keep it rural !!**

Reasons I do not support greenfield subdivision in general and the Maitai Valley in particular:

1. Greenfield development or 'urban sprawl' contravenes the aims of the National Policy Statement on Urban Design (NPS-UD).
2. Greenfield development has multiple negative impacts on the environment.
3. It increases reliance on private motor vehicles, which in turn create more climate change emissions.
4. It uses more resources for yet more infrastructure, when we could simply increase use of existing infrastructure by intensification.
5. It draws investment and residents away from the city and limits meaningful growth within existing urban areas.
6. It reduces market demand for intensification by stymying uptake and perpetuating the unsustainable cycle of ever-increasing urban sprawl.
7. It results in negative impacts on housing affordability.
8. It contravenes the desires of the Nelson community, who in feedback last year noted an overwhelming "preference for intensification over expansion". Continual outward expansion of our suburbs is not the future we want.
9. The Maitai Valley (or Mahitahi, or Maitahi) including its tributary Kaka Valley has very high amenity value for many people as a tranquil rural backdrop to the very popular adjacent public recreation and relaxation areas.
10. Subdivision in the Maitai Valley area would rob Nelson of a prime asset enjoyed by thousands of the local population as well as visitors to the region.

Why not impose a moratorium on greenfield development and focus on providing high quality intensification to provide a range of housing options closer to the CBD, reduce people's reliance upon private transport, allow for more affordable housing and provide a more liveable urban environment?

Nga mihi mahana
Mike Tasman-Jones

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31470

Jocelyn Hogarth

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?		Please see attached - text copied below: Hi< This email is to request NCC remove all reference to the Maitai Kaka Valley and Orchard flats from the future Development Strategy. Kind Regards Jocelyn Hogarth

Jocelyn Hogarth - 31470 - 1

From: Joss Hogarth [REDACTED]
Sent: Tuesday, 12 April 2022 4:16 pm
To: Future Development Strategy
Subject: Maitai

CAUTION: External email.

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

Hi< This email is to request NCC remove all reference to the Maitai Kaka Valley and Orchard flats from the future Development Strategy. Kind Regards Jocelyn Hogarth

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31472

Dr David Briggs

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	This is a terribly poorly worded question because it's not 'urban form' that has these effects, but the way in which urban form is developed and designed. Poorly designed urban forms, as we have now, and as usually develops under the current developer-led process, inevitably increases GHG emissions. Good urban form - with locally integrated services, urban areas designed to fit with public transport, and carefully structured to encourage walking and cycling, and using low emission materials (e.g. not concrete), and regulated to require use of non-fossil domestic fuels - will obviously help to reduce GHG emissions. The question is how you are going to achieve that. Everything that has happened in recent years and all the developments and rezoning currently in the pipeline is NOT designed, so will make matters much worse.
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	Agree	An ambiguous question which I can't answer in any sensible way. I assume it means "will be consolidated and intensified . . . will be supported . . .", not "are (i.e. at present)", since they clearly aren't. If you do achieve this, would obviously be a benefit, though I am puzzled what you mean by "supported by a network . . .". In what way are they supported? To be beneficial, this support requires not just shops and businesses but other social and cultural services (e.g. medical facilities, education, theatres, concert halls). And these need to be provided as part of the development process, not left to emerge by some unspecified commercial process long afterwards.

	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	This is, of course, sensible if we want to reduce GHG emissions and create stable sustainable communities. It implies, however, that these facilities are designed-in from the start, under a process that is led and supervised by the Council - not left to private developers. The key to achieving this aim is proper, interventionist planning.
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	Again, this is a no-brainer. However, it hasn't happened in any way at all so far, so to achieve this requires a total reversal of the way that urban development is done. Again, the need is proper planning which specifies the type of housing that can be built anywhere, the housing density, the plot size, the price, the green space requirements, the transport facilities, the services etc etc. Are you willing (and able) to do that?
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	Demand for housing is simply the monetary expression of the desires of people from anywhere in the world who might want to live in a specified area. But the effect of providing for that demand falls entirely on the existing population. Both have to be considered, but the over-riding priority is to support the public good of people currently living within the area. It is not the job of a Council, therefore, to satisfy demand for housing. Instead, the role of the Council is to MANAGE that demand, and decide what part of it can be satisfied and what can't, in order to safeguard the social and cultural interests of the existing population, as well as wider environmental interests.
TDC -	06 Please	Agree	Another badly worded question because iof the

Environment and Planning	indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded and delivered to integrate with growth and existing infrastructure is used efficiently to support growth. Please explain your choice:		vagueness of some of the terms. In general, it's easy to support the notion that infrastructure should be planned, funded and delivered as part of development; if you don't do this, the existing population suffer greatly due to pressure on their services throughout the development process. That is what happens now. Likewise, it's evident that existing infrastructure needs to be used efficiently. However, it's all a question of what you mean by efficiency. Currently, efficiency invariably means 'for the ease of the developer'. It should mean 'for the benefit of the resident population.'
TDC - Environment and Planning	07 Please indicate whether you support or do not support Outcome 7: Impacts on the natural environment are minimised and opportunities for restoration are realised. Please explain your choice:	Strongly agree	I support this 100% - and it's the aim that should trump all other considerations in the development process and plans. Moreover, this must include long-term impacts; so the aim must be to head off climate change by making all new developments carbon neutral from the start. But that requires strict planning and regulation of the development process. Will you do that?
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	I'm less interested in Nelson and Tasman being resilient to future climate change than I am to it fulfilling its duties to avoid and minimise these changes. At present, adaptation and resilience are used as an excuse not to do the more important thing of actively intervening to halt GHG emissions.
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	Of course. That needs to include tsunamis, storms, earthquakes and future pandemics.
TDC - Environment and Planning	10 Please indicate whether you support or do not support	Strongly agree	One of the more unforgiveable aspects of recent development has been the way good, productive land has been sacrificed to development, often via the morally doubtful process of reducing

	<p>Outcome 10: Nelson Tasman's highly productive land is prioritised for primary production. Please explain your choice:</p>		<p>agricultural intensity for several years (e.g. converting orchards to rough grassland) before development takes place. This needs to be stopped both to protect productive land for farming, and to help minimise GHG emissions (and other environmental pressures) from agriculture - e.g. through the use of regenerative farming. MOre generally, of course, conversions of land to residential uses also needsto be minimised to protect environmental quality.</p>
TDC - Environment and Planning	<p>11 Please indicate whether you support or do not support Outcome 11: All change helps to revive and enhance the mauri of Te Taiao. Please explain your choice:</p>	Don't know	
TDC - Environment and Planning	<p>12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?</p>		<p>What you describe as outcomes, of course, aren't outcomes: they're objectives or aims. Calling them outcomes simply confuses the issue. What I fail to see in any of these objectives is any explicit reference to other essential interests affected by development: i.e. health, education, culture (art etc), democracy. Why?</p>
TDC - Environment and Planning	<p>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?</p>	Strongly disagree	<p>It's impossible to support any development that seems to be simply an open book for developers to get on and do what they want. The rezoning that's suggested seems not to take account of any of the 'outcomes' (aka objectives) listed above. In hat way does any of it help to make Nelson and Tasman carbon neutral, or safeguard the public good. To put it bluntly, it's arse-about-face. It's zoning of residential land BEFORE the relevant services have been considered. First priority should be to designate the green space, and the other environmental assets. Only then should you define zones for residences or anthing else. It makes a mockery of the whole process.</p>
TDC - Environment and Planning	<p>14 Where would you like to see growth happening over the next 30 years? Please list as many of</p>		<p>I don't want growth in any of these specifically. I want a properly integrated plan to minimise GHG emissions and serve the public good which explicitly achieves these aims. In otherwords the question at thuis stage is not where, but how? If you did tackled the issue in that way - i.e. by setting clear requirements for, and constraints on,</p>

	<p>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>development, you could then quantify the suitability of the whole region for development and come up with a set of proposals that would optimise those objectives.</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	See answer to Q14
TDC - Environment and Planning	<p>16 Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?</p>	Neutral	See answer to Q14
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>The development of Richmond to date has been an appalling example of planning. Huge, faceless residential areas, in flood-prone areas, without any local facilities, minimal green space, lousy public transport, poor walking facilities, no obvious educational or health facilities . . . Do we really want more of that?</p>
TDC -	<p>18 Do you agree</p>	Strongly	See response to Q14.

Environment and Planning	with the level of intensification proposed around the centre of Brightwater? Any comments?	disagree	
TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?	Neutral	See response to Q14.
TDC - Environment and Planning	20 Do you agree with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?	Neutral	See response to Q14. Motueka is becoming an increasingly badly designed urban sprawl. None of the outlying areas have local facilities, and all traffic is channeled along the main street. Accessible green space is all but non-existent. If Motueka is to grow, it requires some proper planning to design a much less centralised town - i.e. it needs hubs and spokes and a much more integrated transport network.
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	You are already destroying Māpua as a place to live. It's becoming a disjointed sprawl of poor quality houses (black, architecturally sterile buildings surrounded by high wooden fences). The village facilities (school, medical centre, main shops) are already under huge strain; the visual character of the village is being destroyed by excessive use of concrete. Noise, traffic, street lighting are all becoming worse. The small areas of semi-natural green space (e.g. Aranui Park) are being damaged by developers even before they get permission to develop. This is another example of how not to plan and develop. Please, please, please, stop this archaic way of developing; take hold of the process and PLAN villages in ways that enhance their character and livability. Stop selling our heritage and our environment to developers.
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	A totally stupid idea which will greatly damage Nelson's character.
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	
TDC - Environment and Planning	27 Do you agree with the location and scale of proposed greenfield housing areas in Motueka? Please explain why.	Strongly disagree	
TDC - Environment and Planning	28 Do you agree with the location and scale of proposed greenfield housing areas in Māpua? Please explain why.	Strongly disagree	As already stated, you are destroying Mapua as a place to live. It's becoming a disjointed sprawl of poor quality houses (black, architecturally sterile buildings surrounded by high wooden fences). The village facilities (school, medical centre, main shops) are already under huge strain; the visual character of the village is being destroyed by excessive use of concrete. Noise, traffic, street lighting are all becoming worse. The small areas of semi-natural green space (e.g. Aranui Park) are being damaged by developers even before they get permission to develop. This is another example of how not to plan and develop. Please, please, stop this archaic way of developing; take hold of the process and PLAN villages in ways that enhance their character and livability. Stop selling our heritage and our environment to developers.
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	Less greenfield expansion	

	that apply.		
TDC - Environment and Planning	31 Do you support the secondary part of the proposal for a potential new community near Tasman Village and Lower Moutere (Braeburn Road)? Please explain why.	No	Because, as indicated in the plan, it's NOT a community. It's just an area of residential land. Where is the integrated transport and green space and all the other social and cultural facilities that are needed. And do we need it? That is: does the current population need it?
TDC - Environment and Planning	32 Do you agree with the locations shown for business growth (both commercial and light industrial)? Please explain why.	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?		The whole process of planning simply has to be changed and brought up to date. Your approach is to estimate demand (in what seems to be a very naive and uninformed way) and provide for it - doing your meagre best, then, to limit the environmental and social costs. As local authorities, your responsibility should be to plan the whole of the region in ways that best satisfy all the interests of concern, including environmental good, social good and cultural good. Development shouldn't take precedence over these interests. It should be moderated to help achieve them.

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31473

Mr Andrew Downs

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.	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	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:	Don't know	
TDC - Environment and Planning	05 Please indicate whether you support or do not support Outcome 5: Sufficient residential and business land capacity is provided to meet demand. Please explain your choice:	Don't know	
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Don't know	

	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:	Don't know	
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:	Don't know	
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	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		Not enough consultation time for the Tasman communities who could be significantly impacted by some of these plans, especially about Tasman Village, Ruby Bay and Mapua.
TDC - Environment and Planning	13 Do you support the proposal for consolidated growth along SH6 between Atawhai and Wakefield but also including Māpua and Motueka and meeting needs of Tasman rural towns? This is a mix of intensification, greenfield expansion and rural residential housing. Please explain why?	Strongly disagree	There is too much greenfield expansion - 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. All Tasman's rural towns should be allowed to grow through quality intensification, as long as there are enough local jobs. Where there is an employment shortage, future development must be limited to development that increases the number of jobs locally. We need to protect our natural and productive landscape better from development, as this is what makes our region so special after all. Let's not kill the golden goose!
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		Growth should only be enabled through intensification and in both existing town centres and existing rural towns, but it needs to balance residential with jobs. If there are no local jobs then there should be no new houses, but business opportunities instead - otherwise people will only have to commute long distances.

	<p>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>	Don't know	
TDC - Environment and Planning	<p>16 Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?</p>	Don't know	
TDC - Environment and Planning	<p>17 Do you agree with the level of intensification proposed in Richmond, right around the town centre and along McGlashen Avenue and Salisbury Road? Any comments?</p>	Don't know	
TDC - Environment and Planning	<p>18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?</p>	Don't know	
TDC -	<p>19 Do you agree</p>	Don't	

Environment and Planning	with the level of intensification proposed near the centre of Wakefield? Any comments?	know	
TDC - Environment and Planning	20 Do you agree with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?	Don't know	
TDC - Environment and Planning	21 Do you agree with the level of intensification proposed in Māpua (intensifying rural residential area to residential density)? Any comments?	Strongly disagree	<p>Māpua does not have enough jobs. Residents are already commuting long distances to work. Why should we make a bad situation worse? Māpua does not need any more new residents until there is enough employment for everybody.</p> <p>The type of intensification proposed here is largely converting rural residential into standard low-density housing. Even calling this "intensification" is ludicrous.</p> <p>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.</p>
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 -	24 Do you agree	Don't	

Environment and Planning	with the location and scale of proposed greenfield housing areas in Richmond? Please explain why.	know	
TDC - Environment and Planning	25 Do you agree with the location and scale of proposed greenfield housing areas in Brightwater? Please explain why.	Don't know	
TDC - Environment and Planning	26 Do you agree with the location and scale of proposed greenfield housing areas in Wakefield? Please explain why.	Don't know	
TDC - Environment and Planning	27 Do you agree with the location and scale of proposed greenfield housing areas in Motueka? Please explain why.	Don't know	
TDC - Environment and Planning	28 Do you agree with the location and scale of proposed greenfield housing areas in Māpua? Please explain why.	Strongly disagree	There are not enough jobs here and over intensification will destroy what makes Mapua special. We don't need to turn any more of our 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.	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	There is more than enough development and new homes being built here already, anymore would completely ruin the landscape. At least the current developments are restricted by the rural zone 3 rules which are more in keeping with the location. There aren't enough jobs here for such a new community. There isn't the infrastructure, also there is no water and sewerage currently for this location. I am very disappointed that this secondary part of the proposal has even been added when it is clearly against many of the Councils own stated principals.
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	
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Submission Summary

Nelson Tasman Future Development Strategy - Submission #31474

Ms Margaret Pidgeon

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	It depends on how soon public transport, pedestrian walkways and cycle lanes are provided to the housing areas.
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:	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:	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	Absolutely paramount. Once productive rural land is built on by houses, we can never get it back.

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

	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	
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?	Agree	
TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?	Agree	
TDC -	20 Do you agree	Agree	

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	
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.	Agree	
TDC - Environment and Planning	24 Do you agree with the location and scale of proposed greenfield housing areas in Richmond? Please explain why.	Agree	
TDC - Environment and Planning	25 Do you agree with the location and scale of proposed greenfield housing areas in Brightwater? Please explain why.	Neutral	
TDC - Environment and Planning	26 Do you agree with the location and scale of	Neutral	

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

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31475

Dr Gerard Berote

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:	Disagree	It is not because people want to live in a certain area that space must become available.
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:	Disagree	Offer does not necessarily have to meet demand.
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	Environment in Nelson Tasman is regressing and little is done to improve the situation. Too much support for agriculture.
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:	Don't know	
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?	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		b with first priority, then a. Do not expand into greenfield areas.

	existing centre (please tell us where) (e) In coastal Tasman areas, between Mapua and Motueka (f) In Tasman's existing rural towns (g) Everywhere (h) Don't know		
TDC - Environment and Planning	15 Do you agree with prioritising intensification within Nelson? This level of intensification is likely to happen very slowly over time. Do you have any comments?	Strongly agree	
TDC - Environment and Planning	16 Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?	Agree	
TDC - Environment and Planning	17 Do you agree with the level of intensification proposed in Richmond, right around the town centre and along McGlashen Avenue and Salisbury Road? Any comments?	Agree	
TDC - Environment and Planning	18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?	Agree	
TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?	Agree	
TDC - Environment	20 Do you agree with the level of	Neutral	No intensification of greenfield areas.

and Planning	intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?		
TDC - Environment and Planning	21 Do you agree with the level of intensification proposed in Māpua (intensifying rural residential area to residential density)? Any comments?	Neutral	
TDC - Environment and Planning	22 Do you agree with the location and scale of the proposed greenfield housing areas in Nelson? Please explain why.	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.	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	Neutral	

	greenfield housing areas in Wakefield? Please explain why.		
TDC - Environment and Planning	27 Do you agree with the location and scale of proposed greenfield housing areas in Motueka? Please explain why.	Disagree	
TDC - Environment and Planning	28 Do you agree with the location and scale of proposed greenfield housing areas in Māpua? Please explain why.	Strongly disagree	
TDC - Environment and Planning	29 Do you think we have got the balance right in our core proposal between intensification and greenfield development? (Approximately half intensification, half greenfield for the combined Nelson Tasman region.)?	Strongly disagree	
TDC - Environment and Planning	30 If you don't think we have the balance right, let us know what you would 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	Tasman Village does not have the infrastructure - like aporo road- to support further expansion after the already new developments on Deck road and Harley road. Existing residents do not want to have another increase in rates for additional infrastructure that they do no need and will not use.

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	This is a rural area not suitable for commercial and industrial development, with more traffic and trucks around schools and recreation areas and more destruction of the environment. Local residents are anyway going to Motueka or Richmond for shopping. Commercial activities in the area will not be sustainable.
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.		Just concentrate on city centre or immediate vicinity. Ruby bay is not suitable for more commercial or light industrial development.
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?	Disagree	
TDC - Environment and Planning	36 Do you agree with the proposed residential and business growth sites in Collingwood?	Disagree	
TDC - Environment and Planning	37 Do you agree with the proposed residential and business growth sites in Tapawera?	Disagree	
TDC - Environment and Planning	38 Do you agree with the proposed residential and business growth sites in St Arnaud?	Disagree	
TDC - Environment	39 Let us know which sites you		Rural should stay rural! The permanent quest for growth and additional income at any costs has

and Planning	think are more appropriate for growth or not in each rural town. Any other comments on the growth needs for these towns?		already made enough damage on environment.
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?		Follow the demand in a sustainable way and avoid speculation and the inevitable lobbying.

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31476

Mrs Karine Scheers

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	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:	Disagree	
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded and delivered to integrate with growth and existing infrastructure is used efficiently to support growth. Please explain your choice:	Agree	
TDC - Environment and Planning	07 Please indicate whether you support or do not support Outcome 7: Impacts on the natural environment are minimised and	Agree	

	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:	Don't know	
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:	Don't know	
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	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	Neutral	

	<p>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?</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 of existing urban areas. No expansion into greenfield areas which should be kept for agriculture or recreation. We need to keep as much nature as possible.</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</p>	<p>Agree</p>	

	very slowly over time. Do you have any comments?		
TDC - Environment and Planning	16 Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?	Agree	
TDC - Environment and Planning	17 Do you agree with the level of intensification proposed in Richmond, right around the town centre and along McGlashen Avenue and Salisbury Road? Any comments?	Agree	
TDC - Environment and Planning	18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?	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?	Agree	But no greenfield area intensification, only brownfield.
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.	Disagree	I oppose greenfield housing areas. Rather build higher and create good public transport. Keep the green areas that are still there!
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.	Disagree	No greenfield housing area. Build higher and improve public transport.
TDC - Environment and Planning	28 Do you agree with the location and scale of proposed greenfield	Disagree	Keep all the green areas in Māpua.

	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 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	Tasman village does not have the infrastructure to support such a high intensification of housing. Greenfield areas should stay green. It would be better to intensify the building in existing city centers like Nelson, Richmond and Motueka by building higher (which could include 5-6 story apartment buildings for affordable housing). By concentrating the buildings in the already built up areas, green areas can be kept for agriculture and recreation. And by intensifying the urban centers, it will be easier to create good public transport.
TDC - Environment and Planning	32 Do you agree with the locations shown for business growth (both commercial and light industrial)? Please explain why.	Disagree	The Māpua, Ruby Bay and Tasman village areas are of great ecological importance. They should be kept as natural as possible. Building all over natural areas is detrimental to our environment. What will be left of the natural, clean and green image of NZ?
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		Concentrate the already existing city centers and keep as much green as possible. No business centers in green areas.

	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?	Disagree	
TDC - Environment and Planning	36 Do you agree with the proposed residential and business growth sites in Collingwood?	Disagree	
TDC - Environment and Planning	37 Do you agree with the proposed residential and business growth sites in Tapawera?	Disagree	
TDC - Environment and Planning	38 Do you agree with the proposed residential and business growth sites in St Arnaud?	Disagree	
TDC - Environment and Planning	39 Let us know which sites you think are more appropriate for growth or not in each rural town. Any other comments on the growth needs for these towns?		Rural should stay rural. Concentrate population and businesses in already existing cities.
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		In general: keep the green areas green. Expand in existing centers, preferably by building higher. Keep all land that is suitable for agriculture for this purpose. If building has to be done on greenfield then rather do it on land that's not suitable for agriculture.

	missed? Do you have any other feedback?		
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Submission Summary

Nelson Tasman Future Development Strategy - Submission #31478

Mr Chris Koole

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	Less travel = less GHG, less congestion, less transport expenses.
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	Concentrating in existing areas should reduce infrastructure requirements and transport costs/emissions.

	Please explain your choice:		
TDC - Environment and Planning	03 Please indicate whether you support or do not support Outcome 3: New housing is focussed in areas where people have good access to jobs, services and amenities by public and active transport, and in locations where people want to live. Please explain your choice:	Agree	Building where the need and want lies sounds preferable to the opposite, as long as it remains somewhere desirable once it's built.
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, it sounds good in principle, but depends on the quality of the solution.
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	For a 30 year plan, sure. But if demand keeps growing, the 'supply more land' approach is ultimately unsustainable.
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Agree	Infrastructure is expensive and long lasting. Also, let's try not to create problems for town planners next century when they have a million residents to manage.

	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	It's too late for most of the natural environment. But I agree with reversing the trend as much as possible.
TDC - Environment and Planning	08 Please indicate whether you support or do not support Outcome 8: Nelson Tasman is resilient to and can adapt to the likely future effects of climate change. Please explain your choice:	Agree	It's very hard to estimate what the climate in 2050 will be like, but we should be planning for the worst and changing for the better.
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	It's not far from fault lines and close to the sea, so there will be trouble. A risk mitigation strategy makes sense.
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	Once it's gone it's likely gone for a very long time.

	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	If we disrespect the fundamentals of life we are lost.
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		As alluded to in question 6, I would hope there is consideration of a much bigger picture of the future to work back from, like a one hundred year view.
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	Expanding on the existing infrastructure and amenities makes sense.
TDC - Environment and Planning	14 Where would you like to see growth happening over the next 30 years? Please list as many of the following options that you agree with: (a) Largely along the SH6 corridor as proposed (b) Intensification		H (TDC has done the research, not me)

	<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>	Neutral	
TDC - Environment and Planning	<p>16 Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?</p>	Don't know	
TDC - Environment and Planning	<p>17 Do you agree with the level of intensification proposed in Richmond, right around the town centre and along McGlashen Avenue and Salisbury Road? Any comments?</p>	Don't know	
TDC - Environment and Planning	<p>18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?</p>	Don't know	
TDC -	<p>19 Do you agree</p>	Don't	

Environment and Planning	with the level of intensification proposed near the centre of Wakefield? Any comments?	know	
TDC - Environment and Planning	20 Do you agree with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?	Don't know	
TDC - Environment and Planning	21 Do you agree with the level of intensification proposed in Māpua (intensifying rural residential area to residential density)? Any comments?	Don't know	
TDC - Environment and Planning	22 Do you agree with the location and scale of the proposed greenfield housing areas in Nelson? Please explain why.	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	Don't know	

	housing areas in Brightwater? Please explain why.		
TDC - Environment and Planning	26 Do you agree with the location and scale of proposed greenfield housing areas in Wakefield? Please explain why.	Don't know	
TDC - Environment and Planning	27 Do you agree with the location and scale of proposed greenfield housing areas in Motueka? Please explain why.	Don't know	
TDC - Environment and Planning	28 Do you agree with the location and scale of proposed greenfield housing areas in Māpua? Please explain why.	Don't know	
TDC - Environment and Planning	29 Do you think we have got the balance right in our core proposal between intensification and greenfield development? (Approximately half intensification, half greenfield for the combined Nelson Tasman region.)?	Don't know	
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	Around 3200 houses / 9000 people needing infrastructure and jobs. Thousands more cars driving into Nelson and Motueka and back every day. The valley that Aporo Road runs down almost floods in heavy rain as it is. More roads and houses will only exacerbate runoff. Also, a hillside covered in houses out my window - not exactly what I moved here for.

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?		I hope to see parks included, especially with all the intensification planned. Smaller personal spaces mean public outdoor areas become increasingly important.

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31479

Mrs Angela Donaldson

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 important to reduce GHG emissions to help support the government's requirement as part of the Paris Agreement. I think it is important for this to be considered in all new development strategies. We need to be sustainable in our development of the area and not put future generations at risk. The developments proposed in Tasman and Upper Moutere will not support this need because of the distances required for travelling to work and schools.
TDC - Environment and Planning	02 Please indicate whether you support or do not support Outcome 2: Existing main centres including Nelson City Centre and Richmond Town Centre are consolidated and intensified, and these main centres are supported by a network of smaller settlements.	Agree	I agree with this consolidation as Stoke and Richmond areas are close to be consolidated already with increasing subdivisions being built currently between the two centres. Some intensification within Nelson and Richmond would be useful to enable more people to move into these areas but still have easy access to employment, services and activities in these areas. Another advantage is the shorter distances being covered with private vehicles. A more extensive bus service would also help to alleviate the use of private vehicles. However, some big changes are required with roading as there are bottlenecks into both Richmond and Nelson.

	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, definitely this adds to quality of life for people / families as they have easy access to everything they need and of course GHG emissions are reduced. This is why development along SH6 seems a sensible option however, the proposed Tasman Village and Upper Moutere developments are too far away to allow for good access. If families were to move into these developed areas there would be a lot of travelling back and forth for education, employment and extra-curricular activities which many families take advantage of. Most of these activities, e.g. sports are based in Nelson, Stoke and Richmond.
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	Everyone should be catered for in any expansion. No one should ever be excluded from be able to afford accommodation.
TDC - Environment and Planning	05 Please indicate whether you support or do not support Outcome 5: Sufficient residential and business land capacity is provided to meet demand. Please explain your choice:	Agree	To meet demand I think is good - there is a shortage currently. Any more than what is needed is unnecessary. The TDC has stated that the Tasman Village proposal is not strictly needed to meet demand so therefore should not be considered.
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	Yes, this is of utmost importance. The need for wildlife corridors and the restoration of wetlands and other such environments is needed to ensure biodiversity of both flora and fauna is maintained in the region.
TDC - Environment and Planning	08 Please indicate whether you support or do not support Outcome 8: Nelson Tasman is resilient to and can adapt to the likely future effects of climate change. Please explain your choice:	Agree	This is an important issue for the lower lying areas in our region where future sea rise could affect both biodiversity in the area but also people and their homes.
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	I agree but feel that this is a difficult risk to avoid in terms of earthquakes as we have many fault lines with some being in areas that are already densely populated. Any new housing / commercial buildings must then be designed to withstand these natural hazards.
TDC - Environment and Planning	10 Please indicate whether you support or do not support Outcome 10: Nelson Tasman's highly productive land is prioritised for primary	Agree	Absolutely!! As a region we are privileged to have so much land that is productive and provides jobs in the region along with the export opportunities that local orchards and primary producers have been able to profit from. This injects money back into our communities supporting many different businesses and individuals.

	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	Yes, definitely. This aligns with the need to maintain and restore important habitats within our region such as wetlands and estuaries and keep our biodiversity at its peak.
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		I would like to see that any areas with special character, such as scenic places, areas that are productive and seen as important to the people who have lived in these areas for a significant amount of time are maintained.
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	I feel that opinion on areas in Atawhai and Wakefield should be left to those who currently live and work within these areas. That is not for me to comment on. I live within the Tasman Village / Ruby Bay / Mapua area so believe my thoughts on these areas are relevant. I think that the environment between Appleby and Motueka being intensified or having greenfield expansion would be a huge lose in terms of scenery, tourist attractions and having areas where people can easily escape built-up areas and enjoy rural environments, walking, the bike tracks, beaches, artisan stores and galleries. The area is special and valued by residents and tourists alike. Existing subdivisions within this area are relatively hidden from view. The Tasman Village area is experiencing some development currently, and has more planned within the next 5 years. However, I believe that it fits in with the current zoning being large sections where people residing there can enjoy a rural lifestyle within a small village and a close community. These larger sections hopefully will not change the outlook of the region in a big way. A town in Tasman will simply ruin and change the environment and the enjoyment that people have of the area. The proposed town on sites T166, 167 & 168 do not even meet up with the Tasman Village as it is. The area was left out of the last FDS and I wonder if the only reason it has been included this time is because wealthy landowners want to make even more money with no consideration of any one else - especially as it was them who approached council. The TDC has stated that the Tasman Village proposal is optional and not strictly needed to meet demand. Based on this alone I believe the

			proposal should be rejected. I accept that expansion is needed, new homes need to be provided for an ever growing population. However, people also need and do see value in scenic areas, in the amenities that are already enjoyed in this area and having the privilege of being able to live in such a beautiful rural 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 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, C This would reduce the loss of our rural regions and productive land along with minimising GHG emissions from the large increase of travel that would be required for households out of the town centres. The FDS will increase bus services however, these are rarely able to be utilised by families who often travel in different directions for work, school, and extra-curricula activities.
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	Yes, I do. The intensification of Nelson City seems ideal as a lot of jobs, schools and activities/amenities are situated there and close by. Again, though roading would need to be a major consideration as it is already problematic.
TDC - Environment and Planning	16 Do you agree with the level of intensification proposed right around the centre of Stoke?	Agree	Yes, we have lived there previously and it is at the centre of everything. Intensification here would be ideal because access to Richmond and Nelson and surrounding areas is relatively easy and at this stage quick, though getting into and out of Nelson can take time due to traffic. The amenities and

	Any comments?		services available in Stoke are extensive - it is a very easy place to live and work.
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	The reasons being similar to intensification in Stoke - there are the amenities, services, schools etc available. Again roading needs some work.
TDC - Environment and Planning	18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?	Neutral	I believe this is something that only those who work and live in Brightwater can comment on.
TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?		As above with question 18.
TDC - Environment and Planning	20 Do you agree with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?		As with the last couple of questions.
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	No, not at all. Reasons have been detailed in my answers to previous questions.
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	I am not as informed about these area I'm sorry.
TDC -	23 Do you agree	Neutral	As with the above I am not as well informed on the

Environment and Planning	with the location and scale of proposed greenfield housing areas in Stoke? Please explain why.		scale of proposed greenfield housing in these areas. However, I do see the development of areas along SH6 as being advantageous in terms of easy access to all towns along the route.
TDC - Environment and Planning	24 Do you agree with the location and scale of proposed greenfield housing areas in Richmond? Please explain why.	Neutral	As above
TDC - Environment and Planning	25 Do you agree with the location and scale of proposed greenfield housing areas in Brightwater? Please explain why.	Neutral	As above.
TDC - Environment and Planning	26 Do you agree with the location and scale of proposed greenfield housing areas in Wakefield? Please explain why.	Neutral	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.	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	My feelings on this area are very similar to those based on future development in Tasman and Moutere Hills.
TDC - Environment and Planning	29 Do you think we have got the balance right in our core proposal between	Strongly disagree	

	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 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	I live within the Tasman Village / Ruby Bay / Mapua area so believe my thoughts on these areas are relevant. I think that the environment between Appleby and Motueka being intensified or having greenfield expansion would be a huge lose in terms of scenery, tourist attractions and having areas where people can easily escape built-up areas and enjoy rural environments, walking, the bike tracks, beaches, artisan stores and galleries. The area is special and valued by residents and tourists alike. Existing subdivisions within this area are relatively hidden from view. The Tasman Village area is experiencing some development currently, and has more planned within the next 5 years. However, I believe that it fits in with the current zoning being large sections where people residing there can enjoy a rural lifestyle within a small village and a close community. These larger sections hopefully will not change the outlook of the region in a big way. A town in Tasman will simply ruin and change the environment and the enjoyment that people have of the area. The proposed town on sites T166, 167 & 168 do not even meet up with the Tasman Village as it is. The area was left out of the last FDS and I wonder if the only reason it has been included this time is because wealthy landowners want to make even more money with no consideration of any one else - especially as it was them who approached council. The TDC has stated that the Tasman Village proposal is optional and not strictly needed to meet demand. Based on this alone I believe the proposal should be rejected. I accept that expansion is needed, new homes need to be provided for an ever growing population. However, people also need and do see value in scenic areas, in the amenities that are already enjoyed in this area and having the privilege of being able to live in such a beautiful rural area.
TDC - Environment and Planning	32 Do you agree with the locations shown	Don't know	

	for business growth (both commercial and light industrial)? Please explain why.		
TDC - Environment and Planning	34 Do you agree with the proposed residential and business growth sites in Tākaka?	Neutral	
TDC - Environment and Planning	35 Do you agree with the proposed residential and business growth sites in Murchison?	Neutral	
TDC - Environment and Planning	36 Do you agree with the proposed residential and business growth sites in Collingwood?	Neutral	
TDC - Environment and Planning	37 Do you agree with the proposed residential and business growth sites in Tapawera?	Neutral	
TDC - Environment and Planning	38 Do you agree with the proposed residential and business growth sites in St Arnaud?	Neutral	
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?		Again, I believe this should be up to residents in these towns to make relevant comments.

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31480

Ms Kahurangi Hippolite

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	N/A
TDC - Environment and Planning	02 Please indicate whether you support or do not support Outcome 2: Existing main centres including Nelson City Centre and Richmond Town Centre are consolidated and intensified, and these main centres are supported by a network of smaller settlements.	Neutral	

	Please explain your choice:		
TDC - Environment and Planning	03 Please indicate whether you support or do not support Outcome 3: New housing is focussed in areas where people have good access to jobs, services and amenities by public and active transport, and in locations where people want to live. Please explain your choice:	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	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:	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	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		N/A

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

and Planning	intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?		
TDC - Environment and Planning	21 Do you agree with the level of intensification proposed in Māpua (intensifying rural residential area to residential density)? Any comments?	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	
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	Neutral	

	greenfield housing areas in Wakefield? Please explain why.		
TDC - Environment and Planning	27 Do you agree with the location and scale of proposed greenfield housing areas in Motueka? Please explain why.	Neutral	
TDC - Environment and Planning	28 Do you agree with the location and scale of proposed greenfield housing areas in Māpua? Please explain why.	Neutral	
TDC - Environment and Planning	29 Do you think we have got the balance right in our core proposal between intensification and greenfield development? (Approximately half intensification, half greenfield for the combined Nelson Tasman region.)?	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	32 Do you agree with the locations shown for business growth (both commercial and light industrial)? Please explain why.	Disagree	
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 #31481

Mrs Lucy HARRY

Speaker? False

Department	Subject	Opinion	Summary
TDC - Environment and Planning	01 Please indicate whether you support or do not support Outcome 1: Urban form supports reductions in GHG emissions by integrating land use transport. Please explain your choice:	Don't know	
TDC - Environment and Planning	02 Please indicate whether you support or do not support Outcome 2: Existing main centres including Nelson City Centre and Richmond Town Centre are consolidated and intensified, and these main centres are supported by a network of smaller settlements.	Strongly disagree	It's ok to intensity existing main centres however, any smaller settlements should not be at the expense of fertile land for growing food.

	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	New housing would be best for intensifying existing main centres and not at the expense of good, fertile land for growing food.
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	It makes sense that a range of housing choices are provided.
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	It shouldn't be provided at the expense of good, fertile land in the area.
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Neutral	Agree providing that it's done thoughtfully and with everyone in mind.

	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	Absolutely this is important. One point that I would like to make, is that restoration is always considered to be native bush without thinking of the impact on the native birds that inhabit paddocks, eg. Pukeko, paradise duck, white faced grey heron, spur winged plover. These birds are rapidly losing habitat and it is therefore important, that the environmental impact on paddock and grass dwelling species are considered as well.
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	I think the area used to be resilient until areas such as Lower Queen street in Richmond were developed and flood plains and areas where salt water historically inundates were built upon. I also think our resilience has decreased since a lot of farmers have sold up to developments.
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	Please see 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	I'm sorry, I have seen no actual evidence of high productive land being prioritised for primary production. This would be amazing if this could be a priority, although I think it's a bit late in the day.

	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	I understand mauri to mean essence and Te Taiao to mean earth and all natural things interconnected. That only happens when all living organisms are respected and treated fairly. That also includes the non-native species that are now living in Aotearoa and have been since Maori and Pakeha arrived. I have seen blackbirds and Bellbirds/Korimako work together in the bush to sound alarm bells. If native birds can work with those birds who are non native, then why can't we? I hope that outcome 11 does not mean a wildlife cleanse of species that are non-native.
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	Mapua has grown enough thank you very much. If there were to be any more housing I would be ok with rural residential, but not more urban development. Mapua has changed drastically from what it was 5 years ago and I don't know if it's for the better. How can you have greenfield expansion if you're busy carving up rural areas? That's a bit of an oxymoron isn't it?
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		b. I don't support any expansion into greenfield areas, nor new towns away from existing centres, or between the Mapua and Mot, or in Tasman's rural towns.

	towns away from existing centre (please tell us where) (e) In coastal Tasman areas, between Mapua and Motueka (f) In Tasman's existing rural towns (g) Everywhere (h) Don't know		
TDC - Environment and Planning	15 Do you agree with prioritising intensification within Nelson? This level of intensification is likely to happen very slowly over time. Do you have any comments?	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 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 - 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?	Strongly disagree	We have enough new residential houses in Mapua without intensifying rural residential areas. People who have chosen to live in rural residential areas, do so, because it is rural residential, not because they're hoping to be driven out by intensification.
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	I disagree with all greenfield housing proposals.
TDC - Environment and Planning	23 Do you agree with the location and scale of proposed greenfield housing areas in Stoke? Please explain why.	Disagree	see above
TDC - Environment and Planning	24 Do you agree with the location and scale of proposed greenfield housing areas in Richmond? Please explain why.	Disagree	see above
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 above
TDC - Environment	26 Do you agree with the location	Disagree	see above

and Planning	and scale of 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	see 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	see above.
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	No	Absolutely NOT. Again, people who live in this area do so because they've chosen to live in a rural residential area and have indeed, paid large sums of money for their properties. We do not need or want a whole new community development. We are happy with the Tasman store, we are happy driving to Mapua or to Mot - we enjoy looking out onto the fields, for its aesthetic appeal not to mention it's wildlife value. We do not want an 800 house plus amenities development.

	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?	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 #31482

Mrs Pauline Miller

Speaker? True

Department	Subject	Opinion	Summary
TDC - Environment and Planning	22 Do you agree with the location and scale of the proposed greenfield housing areas in Nelson? Please explain why.	Strongly disagree	I am totally against the proposed development in the Kaka Valley and Orchard Flats. This is the last undeveloped valley in Nelson and an area of natural beauty which is used by many for recreational and wellbeing purposes. It is right beside the Matai River and a development as proposed would irrevocably impact the river and its ecosystem.

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31483

Debbie 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:	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.	Neutral	

	Please explain your choice:		
TDC - Environment and Planning	03 Please indicate whether you support or do not support Outcome 3: New housing is focussed in areas where people have good access to jobs, services and amenities by public and active transport, and in locations where people want to live. Please explain your choice:	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	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:	Strongly disagree	Tahunanui has been identified as being subject to liquefaction in the case of an earthquake, & also to rising sea levels with climate change, so why would the council now deem it safe to build up to 6 storey high apartments!?.
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	Tahunanui has been identified as being subject to liquefaction in the case of an earthquake, & also to rising sea levels with climate change, so why would the council now deem it safe to build up to 6 storey high apartments!?.
TDC - Environment and Planning	10 Please indicate whether you support or do not support Outcome 10: Nelson Tasman's highly productive land is prioritised for primary	Neutral	

	production. Please explain your choice:		
TDC - Environment and Planning	11 Please indicate whether you support or do not support Outcome 11: All change helps to revive and enhance the mauri of Te Taiao. Please explain your choice:	Neutral	
TDC - Environment and Planning	13 Do you support the proposal for consolidated growth along SH6 between Atawhai and Wakefield but also including Māpua and Motueka and meeting needs of Tasman rural towns? This is a mix of intensification, greenfield expansion and rural residential housing. Please explain why?	Strongly disagree	<p>I feel completely defeated by NCC & it's total disregard for the residents of Tahunanui, first with the cycle way, then with the upcoming four lane highway cutting through our neighbourhood, & now to complete the trifecta, the destruction of our community with High rise apartment buildings obliterating neighbouring residents daylight.</p> <p>For me personally, being on the south side of a potential building site would mean the total loss of winter sunlight which would be absolutely & extremely detrimental to my mental health (& all other residents who find themselves in a similar predicament!).</p>
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		<p>Definitely NOT (a) in Tahunanui. (e) or (f) would be acceptable.</p>

	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	Tahunanui has already had it's sections subdivided....is this an option for Stoke?
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	As above for Richmond.
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.	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	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>I feel completely defeated by NCC & it's total disregard for the residents of Tahunanui, first with the cycle way, then with the upcoming four lane highway cutting through our neighbourhood, & now to complete the trifecta, the destruction of our community with High rise apartment buildings obliterating neighbouring residents daylight.</p> <p>Tahunanui has been identified as being subject to liquefaction in the case of an earthquake, & also to rising sea levels with climate change, so why would the council now deem it safe to build up to 6 storey high apartments!?.</p>

			<p>For me personally, being on the south side of a potential building site would mean the total loss of winter sunlight which would be absolutely & extremely detrimental to my mental health (& all other residents who find themselves in a similar predicament!).</p>
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Debbie Hampson - 31483 - 1

From: Debbie Hampson <[REDACTED]>
Sent: Wednesday, 13 April 2022 8:57 am
To: Future Development Strategy
Subject: NCC plans for Tahunanui.

CAUTION: External email.

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

To whom it may concern,

I feel completely defeated by NCC & it's total disregard for the residents of Tahunanui, first with the cycle way, then with the upcoming four lane highway cutting through our neighbourhood, & now to complete the trifecta, the destruction of our community with High rise apartment buildings obliterating neighbouring residents daylight.

As you know, Tahunanui has been identified as being subject to liquefaction in the case of an earthquake, & also to rising sea levels with climate change, so why would the council now deem it safe to build up to 6 storey high apartments!?.

For me personally, being on the south side of a potential building site would mean the total loss of winter sunlight which would be absolutely & extremely detrimental to my mental health (& all other residents who find themselves in a similar predicament!).

I absolutely implore you to please reconsider this plan....this is completely unnecessary as there is plenty of land further afield to be built on!

Yours sincerely,

Debbie Hampson
Maroon zone Tahunanui resident.

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31536

Debbie Hampson

Speaker? False

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

			Debbie Hampson Maroon zone Tahunanui resident.
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Submission Summary

Nelson Tasman Future Development Strategy - Submission #31484

Mr Gavin Brent Cook

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.	Neutral	

	Please explain your choice:		
TDC - Environment and Planning	03 Please indicate whether you support or do not support Outcome 3: New housing is focussed in areas where people have good access to jobs, services and amenities by public and active transport, and in locations where people want to live. Please explain your choice:	Agree	There is very limited jobs outside of any main centre, having to travel will just create more greenhouse gases where not necessary
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:	Disagree	
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:	Strongly 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	
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	
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		Please concentrate on the working people, over the years I've seen way to many people having to chase cheaper housing price outside of the natural working habitat which in turn has created a lot of issues on our Nelson roads

	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?	Disagree	
TDC - Environment	20 Do you agree with the level of	Strongly disagree	

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?	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.	Disagree	
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	Common ground and employment within the area,
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	Neutral	

	greenfield housing areas in Wakefield? Please explain why.		
TDC - Environment and Planning	27 Do you agree with the location and scale of proposed greenfield housing areas in Motueka? Please explain why.	Strongly disagree	I'm not sure how, infer structure is at it peak within the area and would need a lot to correct
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	These areas are great growing and animal based areas which once lost could never be replaced ever, loss of horticulture- natural grass growing areas for stock is not good for the rural working community
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.	No	This area has a great farming infer structure and has taken years to develop, I personally live in the area and see it as basically wasting good fertile green areas which in turn could never be replaced. Beautiful natural areas like this should be protected as by putting intense housing only destroys great green areas with no benefit apart from a money gain from very limited land owners who which aren't even local to the area, my question is why bring town to a country community when there no benefit to the area within work, close to towns with no public transport and no infer structure to supply a tight community as in what

			has been suggested, please these grounds once gone can never be replaced
TDC - Environment and Planning	32 Do you agree with the locations shown for business growth (both commercial and light industrial)? Please explain why.	Neutral	
TDC - Environment and Planning	33 Let us know if there are any additional areas that should be included for business growth or if there are any proposed areas that you consider are more or less suitable.		Please closer to townships where Bussiness is in higher demand
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?	Disagree	
TDC - Environment and Planning	37 Do you agree with the proposed residential and business growth sites in Tapawera?	Disagree	
TDC - Environment and Planning	38 Do you agree with the proposed residential and business growth sites in St Arnaud?	Disagree	

Submission Summary

Nelson Tasman Future Development Strategy - Submission #31485

Ms Robin Schiff

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	I strongly support this because urban form and transport emissions are closely linked.
TDC - Environment and Planning	02 Please indicate whether you support or do not support Outcome 2: Existing main centres including Nelson City Centre and Richmond Town Centre are consolidated and intensified, and these main centres are supported by a network of smaller settlements.	Strongly agree	I strongly support this because low density developments are inefficient and will be at a great disadvantage when we need to face a low emissions future. I don't think your current proposal goes far enough to be successful at the scale needed.

	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	with emphasis on access to jobs, services and amenities by public and safe active transport.
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	"meeting demand" should not be how we decide the future of our region. Needs to be environmentally thought through and planned in a way that does not increase traffic congestion, and air pollution. Should be at least neutral or even better - environmentally positive.
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	Well planned infrastructure is very important, but in the current climate crises, catering for growth is the wrong basis on which to proceed.
TDC - Environment and Planning	07 Please indicate whether you support or do not support Outcome 7: Impacts on the natural	Strongly agree	needs to be high priority. this is extremely important in any major planning strategy

	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	The climate crisis is going to affect our region more in the coming years, and resilience is going to become more and more necessary.
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	The alpine fault is "scheduled" to blow anytime between now and the next couple of hundred years. Planning redundancy into electrical supply and water supply would reduce the suffering of the population once the quake happens - during the time necessary for rebuilding.
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	once subdivisions are built on land it is lost for food production.
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	All plans made should support this outcome. We need to protect and enhance biodiversity
TDC - Environment	12 Regarding the FDS		The current proposals are too weak and mostly 'Business as Usual'. It is making the right noises

and Planning	outcomes, do you have any other comments or think we have missed anything?		but not making strong enough proposed plans to safeguard or plan our region's future. It needs stronger decarbonisation trajectories in transport and for urban development planning. Low to zero carbon housing must be facilitated. All future development must be planned for with low emissions public transport to service it. Urban intensification must occur far faster than proposed.
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	Only if the planning starts from the principles of <ul style="list-style-type: none"> -reducing climate vulnerability and building resilient infra structure -accelerating urban intensification -facilitating enormous decarbonisation of lifestyle and transport -facilitating affordable low emissions transport -facilitating affordable zero carbon housing -reducing inequality and inequity
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		intensification , - in existing town centres. Increase planning for intensification in Hope and Brightwater because they are at great enough altitude to be safe from sea level rise. Only if the planning starts from the principles of <ul style="list-style-type: none"> -reducing climate vulnerability and building resilient infra structure -accelerating urban intensification -facilitating enormous decarbonisation of lifestyle and transport -facilitating affordable low emissions transport -facilitating affordable zero carbon housing -reducing inequality and inequity

	Motueka (f) In Tasman's existing rural towns (g) Everywhere (h) Don't know		
TDC - Environment and Planning	15 Do you agree with prioritising intensification within Nelson? This level of intensification is likely to happen very slowly over time. Do you have any comments?	Disagree	faster would be better than slower Only if the planning starts from the principles of -reducing climate vulnerability and building resilient infra structure -accelerating urban intensification -facilitating enormous decarbonisation of lifestyle and transport -facilitating affordable low emissions transport -facilitating affordable zero carbon housing -reducing inequality and inequity
TDC - Environment and Planning	16 Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?	Disagree	Only if the planning starts from the principles of -reducing climate vulnerability and building resilient infra structure -accelerating urban intensification -facilitating enormous decarbonisation of lifestyle and transport -facilitating affordable low emissions transport -facilitating affordable zero carbon housing -reducing inequality and inequity
TDC - Environment and Planning	17 Do you agree with the level of intensification proposed in Richmond, right around the town centre and along McGlashen Avenue and Salisbury Road? Any comments?	Disagree	Only if the planning starts from the principles of -reducing climate vulnerability and building resilient infra structure -accelerating urban intensification -facilitating enormous decarbonisation of lifestyle and transport -facilitating affordable low emissions transport -facilitating affordable zero carbon housing -reducing inequality and inequity
TDC - Environment and Planning	18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?	Disagree	Only if the planning starts from the principles of -reducing climate vulnerability and building resilient infra structure -accelerating urban intensification -facilitating enormous decarbonisation of lifestyle and transport -facilitating affordable low emissions transport -facilitating affordable zero carbon housing -reducing inequality and inequity
TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?	Disagree	Only if the planning starts from the principles of -reducing climate vulnerability and building resilient infra structure -accelerating urban intensification -facilitating enormous decarbonisation of lifestyle and transport -facilitating affordable low emissions transport -facilitating affordable zero carbon housing -reducing inequality and inequity
TDC - Environment	20 Do you agree with the level of	Disagree	Only if the planning starts from the principles of -reducing climate vulnerability and building

and Planning	intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?		resilient infra structure -accelerating urban intensification -facilitating enormous decarbonisation of lifestyle and transport -facilitating affordable low emissions transport -facilitating affordable zero carbon housing -reducing inequality and inequity
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	Only if the planning starts from the principles of -reducing climate vulnerability and building resilient infra structure -accelerating urban intensification -facilitating enormous decarbonisation of lifestyle and transport -facilitating affordable low emissions transport -facilitating affordable zero carbon housing -reducing inequality and inequity
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	Only if the planning starts from the principles of -reducing climate vulnerability and building resilient infra structure -accelerating urban intensification -facilitating enormous decarbonisation of lifestyle and transport -facilitating affordable low emissions transport -facilitating affordable zero carbon housing -reducing inequality and inequity
TDC - Environment and Planning	23 Do you agree with the location and scale of proposed greenfield housing areas in Stoke? Please explain why.	Disagree	Only if the planning starts from the principles of -reducing climate vulnerability and building resilient infra structure -accelerating urban intensification -facilitating enormous decarbonisation of lifestyle and transport -facilitating affordable low emissions transport -facilitating affordable zero carbon housing -reducing inequality and inequity
TDC - Environment and Planning	24 Do you agree with the location and scale of proposed greenfield housing areas in Richmond? Please explain why.	Disagree	Only if the planning starts from the principles of -reducing climate vulnerability and building resilient infra structure -accelerating urban intensification -facilitating enormous decarbonisation of lifestyle and transport -facilitating affordable low emissions transport -facilitating affordable zero carbon housing -reducing inequality and inequity
TDC - Environment and Planning	25 Do you agree with the location and scale of proposed greenfield housing areas in Brightwater? Please explain why.	Disagree	Only if the planning starts from the principles of -reducing climate vulnerability and building resilient infra structure -accelerating urban intensification -facilitating enormous decarbonisation of lifestyle and transport -facilitating affordable low emissions transport -facilitating affordable zero carbon housing -reducing inequality and inequity
TDC - Environment	26 Do you agree with the location	Disagree	Only if the planning starts from the principles of -reducing climate vulnerability and building

and Planning	and scale of proposed greenfield housing areas in Wakefield? Please explain why.		resilient infra structure -accelerating urban intensification -facilitating enormous decarbonisation of lifestyle and transport -facilitating affordable low emissions transport -facilitating affordable zero carbon housing -reducing inequality and inequity
TDC - Environment and Planning	27 Do you agree with the location and scale of proposed greenfield housing areas in Motueka? Please explain why.	Disagree	Only if the planning starts from the principles of -reducing climate vulnerability and building resilient infra structure -accelerating urban intensification -facilitating enormous decarbonisation of lifestyle and transport -facilitating affordable low emissions transport -facilitating affordable zero carbon housing -reducing inequality and inequity
TDC - Environment and Planning	28 Do you agree with the location and scale of proposed greenfield housing areas in Māpua? Please explain why.	Disagree	Only if the planning starts from the principles of -reducing climate vulnerability and building resilient infra structure -accelerating urban intensification -facilitating enormous decarbonisation of lifestyle and transport -facilitating affordable low emissions transport -facilitating affordable zero carbon housing -reducing inequality and inequity
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	No	No, I am fundamentally opposed to the proposed Tasman Village. It has all the downsides of other greenfields development, plus the document identifies it is not needed unless growth exceeds the high end of the scenarios and the other developments proceed too slowly, neither of which are justification for including it in the current strategy. Only can support it if:

	Road)? Please explain why.		<p>the planning starts from the principles of</p> <ul style="list-style-type: none"> -reducing climate vulnerability and building resilient infra structure -accelerating urban intensification -facilitating enormous decarbonisation of lifestyle and transport -facilitating affordable low emissions transport -facilitating affordable zero carbon housing -reducing inequality and inequity
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	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>Only appropriate if the planning starts from the principles of</p> <ul style="list-style-type: none"> -reducing climate vulnerability and building resilient infra structure -accelerating urban intensification -facilitating enormous decarbonisation of lifestyle and transport -facilitating affordable low emissions transport -facilitating affordable zero carbon housing -reducing inequality and inequity
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>question 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.)?</p> <p>A: Definitely not. This is an appalling imbalance, likely perpetuating low-density greenfields developments that are a major contributor to an array of existing, well-documented problems (e.g. car-centric development; high- emissions construction; diffuse pollution of waterways; loss of rural land; traffic congestion; loss of soil carbon; social dislocation; inefficient urban infrastructure). This trend is likely accelerated by the lack of a visionary policy to accelerate the promising urban intensification whose impact is rendered largely impotent by the feeble projected uptake. There should be a moratorium on any new unconsented greenfields developments both to curb their negative impacts and to accelerate urban intensification. The extent of intensification in Richmond needs expanding as well as accelerating so as to help drive the wholesale reduction of greenfields development.</p> <p>Good planning starts from the principles of</p> <ul style="list-style-type: none"> -reducing climate vulnerability and building resilient infra structure -accelerating urban intensification

			<ul style="list-style-type: none">-facilitating enormous decarbonisation of lifestyle and transport-facilitating affordable low emissions transport-facilitating affordable zero carbon housing-reducing inequality and inequity
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Submission Summary

Nelson Tasman Future Development Strategy - Submission #31486

Mrs Josephine Downs

Speaker? False

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

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

	and delivered to integrate with growth and existing infrastructure is used efficiently to support growth. Please explain your choice:		
TDC - Environment and Planning	07 Please indicate whether you support or do not support Outcome 7: Impacts on the natural environment are minimised and opportunities for restoration are realised. Please explain your choice:	Agree	
TDC - Environment and Planning	08 Please indicate whether you support or do not support Outcome 8: Nelson Tasman is resilient to and can adapt to the likely future effects of climate change. Please explain your choice:	Agree	
TDC - Environment and Planning	09 Please indicate whether you support or do not support Outcome 9: Nelson Tasman is resilient to the risk of natural hazards. Please explain your choice:	Don't know	
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:	Don't know	
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		I believe that the consultation time has been too short, especially with regard to the secondary proposal which would have significant impact for the local community. I feel this has been rushed through.
TDC - Environment and Planning	13 Do you support the proposal for consolidated growth along SH6 between Atawhai and Wakefield but also including Māpua and Motueka and meeting needs of Tasman rural towns? This is a mix of intensification, greenfield expansion and rural residential housing. Please explain why?	Strongly disagree	There is too much greenfield expansion. The FDS should concentrate development on existing centres in close proximity to employment, services and public transport. All Tasman's rural towns should be allowed to grow through quality intensification, as long as there are enough local jobs. We need to protect our natural and productive landscape better from development, as this is what makes our region so special after all.
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 and (f) In Tasman's existing rural towns

	<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>	Don't know	
TDC - Environment and Planning	<p>16 Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?</p>	Don't know	
TDC - Environment and Planning	<p>17 Do you agree with the level of intensification proposed in Richmond, right around the town centre and along McGlashen Avenue and Salisbury Road? Any comments?</p>	Don't know	
TDC - Environment and Planning	<p>18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?</p>	Don't know	
TDC -	<p>19 Do you agree</p>	Don't	

Environment and Planning	with the level of intensification proposed near the centre of Wakefield? Any comments?	know	
TDC - Environment and Planning	20 Do you agree with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?	Don't know	
TDC - Environment and Planning	21 Do you agree with the level of intensification proposed in Māpua (intensifying rural residential area to residential density)? Any comments?	Strongly disagree	<p>Māpua does not have enough jobs. Residents are already commuting long distances to work. Why should we make a bad situation worse? Māpua does not need any more new residents until there is enough employment for everybody.</p> <p>The type of intensification proposed here is largely converting rural residential into standard low-density housing. Even calling this "intensification" is ludicrous.</p> <p>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.</p>
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 -	24 Do you agree	Don't	

Environment and Planning	with the location and scale of proposed greenfield housing areas in Richmond? Please explain why.	know	
TDC - Environment and Planning	25 Do you agree with the location and scale of proposed greenfield housing areas in Brightwater? Please explain why.	Don't know	
TDC - Environment and Planning	26 Do you agree with the location and scale of proposed greenfield housing areas in Wakefield? Please explain why.	Don't know	
TDC - Environment and Planning	27 Do you agree with the location and scale of proposed greenfield housing areas in Motueka? Please explain why.	Don't know	
TDC - Environment and Planning	28 Do you agree with the location and scale of proposed greenfield housing areas in Māpua? Please explain why.	Strongly disagree	There has been enough already.
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.	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	<p>I strongly oppose the secondary proposal with provision 'for new communities'.</p> <p>This proposal seems contrary to the aims of the FDS - a well functioning urban environment, good accessibility, reduction in greenhouse gas emissions, cultural concerns, loss of productive land and loss of unique character.</p> <p>There is already an ongoing reasonable amount of development under the existing rural residential 3 zones which appear to be in keeping with this area. Within this many of us have a responsibility for our own sewage and potable water. Many people, myself included who have come to this area understand the need to take responsibility to reduce our carbon footprint and have chosen to come here because it is rural not an urban environment.</p> <p>The proposed development appears to be surplus to requirements, far from services and employment. Three thousand two hundred houses poorly connected and unlikely to develop into a compact community, proposed it seems by a willing landowners approach rather than a rigorous provision for all TDC's desired outcomes or the community who lives here already. Who will live in this area? Even in the FDS it states there is modest known demand. People need jobs and will need to leave this area for work. This intensification will only multiply emissions out of sight. There would be a huge requirement for services and infrastructure whilst not only expensive and difficult to access would destroy more of the natural environment which I and many others came to this area for.</p> <p>I believe this proposal would destroy the unique character and beauty of this area.</p>
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 -	34 Do you agree	Don't	

Environment and Planning	with the proposed residential and business growth sites in Tākaka?	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	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, 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 and Tasman over the next 30 years? Is there anything you		We need to fundamentally change the way we approach growth. 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? We need to think about how much growth we really need. Rather than just seeing growth as a numbers

	think we have missed? Do you have any other feedback?	game, we should be thinking about the quality of our environments both urban, 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.
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Submission Summary

Nelson Tasman Future Development Strategy - Submission #31487

Ms Heather Spence

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	<p>ALL FUTURE housing development needs to be much less spread out to reduce emissions by creating shorter distances to get to work, and places of activity. PROHIBIT all further greenfield development. STAND UP to the developers who transform productive land to large, low density, one-size-fits-all, housing suburbs.</p> <p>TDC's very positive walking and cycling strategy document gives me hope.</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 and intensified, and these main centres are supported by a network of smaller settlements.	Agree	<p>Minimise travel distances, create friendlier walking and cycle options, reduce vehicle emissions from fossil fueled vehicles. Not sure about a network of similar settlements, especially if new ones are developed.</p> <p>To me, 'consolidated and intensified' means, in climate terms, high-density housing, making it easier for people to move around without relying on cars.</p>

	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	My points in previous questions apply.
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 walked around a recent housing development in Mapua yesterday. I was appalled at the low-density housing - huge houses designed for a quite high income bracket. In a sterile environment, lots of concrete. They all looked as if they are 3 bedrooms, I saw no vegetable gardens, no community amenities. I believe TDC has sold its soul to housing developers and this is a huge concern.
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 agree provided there are a range of sizes and prices so a wide range of people can afford or choose to live and work in an area. And primary focus should be within existing residential/urban centres, NOT developing more non-urban land.
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Agree	It's got to be affordable in both monetary and climate terms. Current developments are anti-affordable for many, and definitely NOT affordable in climate terms. eg Mapua housing development, Waimea area west of the Richmond urban centre.

	and delivered to integrate with growth and existing infrastructure is used efficiently to support growth. Please explain your choice:		ALL FUTURE housing development needs to be much less spread out to create shorter distances to get to work, and places of activity. PROHIBIT all further greenfield development. STAND UP to the developers who transform productive land to large, low density, one-size-fits-all, housing suburbs.
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	It's logical. Future food security will depend on sufficient food and to grow enough of it, and for that we will need existing food producing land. Recreation requires natural environment. Cycle trails are good example of restoration of natural environment, eg across the Waimea Inlet.
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's recent walking and cycling strategy plan is a good example of proposed resilience. If TDC applies simliar common sense to future development that it would be positive for likely future effects of climate change.
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:		How can you ask that question when TDC allowed housing development in that flat area near Waimea Inlet? If your response is (as I have heard) 'it was a developer's decision', why was that so???
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	Only an idiot would disagree with this outcome. Or a housing developer. I hope TDC councillors are neither idiots nor housing developers, nor in the pockets of the latter.

	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	Need a good working relationship with Maori to achieve this.
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		As long as TDC does not MISS THE POINT of responses to this strategy, it has a good start for future development planning. The TDC FDS proposal states 'managed greenfield expansion' - TDC's expansion strategy has not been managed well in the past (eg housing west of Richmond, Mapua - all low density and on greenfield sites) so I hope any future greenfield expansion will be managed better than previously.
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	Focus developing urban areas, NOT greenfields. And provide public transport between existing centres. Including Tapawera. And keep those bloody developers out of the equation.
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. as first priority. As previously implied in my responses, to me intensification is achieved by high-density housing and working spaces, making it easier for people to move around without relying on cars. Positive climate action being the primary driver.

	<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>		
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>I don't live there but it seems sensible to me. Why would it happen slowly over time in Nelson but not in other urban areas?</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>I don't live there but it seems sensible to me.</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 agree	<p>I don't live there but it seems sensible to me.</p>
TDC - Environment and Planning	<p>18 Do you agree with the level of intensification proposed around the</p>	Disagree	<p>I would agree only once there's maximum intensification in Nelson, Richmond, Stoke. And on;y if intensification means going up not out.</p>

	centre of Brightwater? Any comments?		
TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?	Disagree	Would agree only if intensification means going up not out.
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 understand Mapua is already bursting at the seams in terms of infrastructure services (water etc) and its newest housing development is so impractical for the future that I cringe to think how intensification by existing practices would look. Future intensification must be high density housing, going up rather than out, a range of housing sizes and costs. This would be acceptable. As long as it's done with community input, not a developer's idea of what's needed.
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	Need to maximise housing intensification within the existing town boundaries before going greenfields.
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	As #22.
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	As #22.
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	As #22.
TDC - Environment	26 Do you agree with the location	Don't know	As #22.

and Planning	and scale of 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	As #22.
TDC - Environment and Planning	28 Do you agree with the location and scale of proposed greenfield housing areas in Māpua? Please explain why.	Strongly disagree	As #22.
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	No	

	explain why.		
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