

## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31488

**Annette Starink**

Speaker? False

Department	Subject	Opinion	Summary
TDC - Environment and Planning	01 Please indicate whether you support or do not support Outcome 1: Urban form supports reductions in GHG emissions by integrating land use transport. Please explain your choice:	Strongly agree	
TDC - Environment and Planning	02 Please indicate whether you support or do not support Outcome 2: Existing main centres including Nelson City Centre and Richmond Town Centre are consolidated and intensified, and these main centres are supported by a network of smaller settlements.	Strongly agree	See answer 3

	Please explain your choice:		
TDC - Environment and Planning	03 Please indicate whether you support or do not support Outcome 3: New housing is focussed in areas where people have good access to jobs, services and amenities by public and active transport, and in locations where people want to live. Please explain your choice:	Strongly agree	Common sense. No cars Good for environment Good for mental and physical health. Healthy happy community
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	We need more 1 and/or 2 bedroom homes built. Less family homes. On street collective parking areas instead of a garage with each home. This brings cost down.
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:	Disagree	
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	See 9
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	Too many areas exposed to sea levels rising Hill side slips within housing areas
TDC - Environment and Planning	10 Please indicate whether you support or do not support Outcome 10: Nelson Tasman's highly productive land is prioritised for primary	Strongly disagree	Highly Productive fruit and vegetable growing land SHOULD NOT be used for subdividing and building on.

	production. Please explain your choice:		
TDC - Environment and Planning	11 Please indicate whether you support or do not support Outcome 11: All change helps to revive and enhance the mauri of Te Taiao. Please explain your choice:	Disagree	Not all change....depends if it contributes to a healthy and car independent community where people thrive out doors and connect with eachother in their daily life
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		Probably..... Can't think of right now
TDC - Environment and Planning	13 Do you support the proposal for consolidated growth along SH6 between Atawhai and Wakefield but also including Māpua and Motueka and meeting needs of Tasman rural towns? This is a mix of intensification, greenfield expansion and rural residential housing. Please explain why?	Strongly disagree	Unless there are more roads created. Far too much congestion and over use on SH6 at the moment as it is. More off road cycle possibilities for people to commute.  A cycle/pedestrian bridge between Māpua and Rabbit Island. That would be practical, environmental friendly, common sense. From Grossi point.
TDC - Environment and Planning	14 Where would you like to see growth happening over the next 30 years? Please list as many of the following options that you agree with: (a) Largely along the SH6 corridor as proposed (b) Intensification		A. B. C (if controlled)

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

TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?	Agree	
TDC - Environment and Planning	20 Do you agree with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?	Agree	
TDC - Environment and Planning	21 Do you agree with the level of intensification proposed in Māpua (intensifying rural residential area to residential density)? Any comments?	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	It creates more car dependency .....therefore we need public transport people can rely on. Car sales yards scattered, garages, warehouses and mega shops in and near the town centre is ridiculous. Valuable land for building homes near work, shops, schools etc Those big business can be moved to the outskirts of town.
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 22
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 answer 22
TDC - Environment and Planning	25 Do you agree with the location and scale of	Disagree	See 22

	proposed greenfield housing areas in Brightwater? Please explain why.		
TDC - Environment and Planning	26 Do you agree with the location and scale of proposed greenfield housing areas in Wakefield? Please explain why.	Disagree	See 22
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 answer 22
TDC - Environment and Planning	28 Do you agree with the location and scale of proposed greenfield housing areas in Māpua? Please explain why.	Disagree	See answer 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.)?	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	31 Do you support the	No	Keep all community building and expansion around Motueka, Richmond and Nelson areas

and Planning	secondary part of the proposal for a potential new community near Tasman Village and Lower Moutere (Braeburn Road)? Please explain why.		
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?		Growth needs to gently expand round or very close to the centre of the rural town
TDC - Environment	40 Is there anything else		Car yards, garages, mega stores and warehouses all out and away from the town

<p>and Planning</p>	<p>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>centres. Make the towns people and child friendly.                  Cars need to be considerate to bikes, pedestrians all forms of slow traffic. Not the other way around.                  Now it's a car culture which needs to change.                  All Towns should be a people culture.</p>
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## Submission Summary

### Nelson Tasman Future Development Strategy – Submission #31490

**Mr Nigel Watson**

Speaker? False

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



	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 would immediately cut down how much time we spend in our cars. There are so many better things I could be doing with my time, rather than sitting in a traffic jam. Also, with the price of petrol today, not everybody can afford commuting long distances anymore. However, I'm not sure that the proposed strategy is really going to achieve this. Many of the greenfield developments proposed in the strategy are actually located far away from any jobs and will only lead to more cars on the road, not less. - plus the associated extra vehicle movements outside travelling to and from work.
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	Definitely a must! I know so many people, who simply can't afford a standard house in the suburbs, but there are hardly any other options! However, I'm not sure that the proposed strategy is really going to achieve much more diversity of housing options or support community-led housing initiatives and social housing. Building a lot of housing development on the edge of towns is nothing new. So why should we expect lots of housing choices all of a sudden? I think we will only get more developer-led large stand-alone houses if we follow this strategy. How does the FDS ensure that more community-led initiatives are supported? In its current form, the strategy supports more of the same developer-led housing. The definition of insanity is doing the same thing over and over and expecting a different outcome...
TDC - Environment and Planning	05 Please indicate whether you support or do not support Outcome 5: Sufficient residential and business land capacity is provided to meet demand. Please explain your choice:	Disagree	I'm not sure about that. We seem to predominantly provide for large stand-alone houses, but there is a lot of demand in our community for smaller, more affordable, and other housing options. It appears that we are selling out the character and productivity of our beautiful landscape to accommodate everybody who wants to buy a house here. Perhaps we should protect what makes our region so special and focus more on providing cheaper housing options in our towns and centres, that our community so clearly needs (and closer to the sources of employment)
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is		Yes, this is of importance, however we need to make sure that the focus is on infrastructure that we can afford in the long term. Our rates keep going up because maintaining the spread out infrastructure in our sprawling suburbs costs so much. It would be better to pay a little bit more up

	planned, funded and delivered to integrate with growth and existing infrastructure is used efficiently to support growth. Please explain your choice:		front to have a more efficient system that enables intensification and is also cheaper to maintain in the long term - infrastructure that supports healthier and less carbon-intensive modes of transportation, prioritising walking, cycling, as well as efficient and convenient public transport plus green spaces.
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:		We need to protect and restore our natural environment. However, it is hard to see where and how the proposed strategy is really going to achieve this. The best strategy would be to confine development to the already existing urban areas. Turning more of our beautiful countryside into concrete and tarmac monotony will only put further strain on our natural environment.
TDC - Environment and Planning	08 Please indicate whether you support or do not support Outcome 8: Nelson Tasman is resilient to and can adapt to the likely future effects of climate change. Please explain your choice:	Agree	Yes, sadly we have to plan for the effects of climate change. Therefore shouldn't we protect our rural and natural land as areas to mitigate future flood risks (water absorption etc), fire risks, provide security of local food production, etc.? It seems that the proposed strategy is reducing these areas even more. Wouldn't that do the opposite and increase the overall risk to our assets and population?
TDC - Environment and Planning	09 Please indicate whether you support or do not support Outcome 9: Nelson Tasman is resilient to the risk of natural hazards. Please explain your choice:		I have noticed that most proposed new greenfield areas have stayed away from areas at risk of flooding (including inundation due to sea level rise), fault lines and slip prone areas. However I'm missing a strategy for how our future urban areas will be resilient and future proof. GNS identified a few years ago that Aporo Road approx. halfway between Williams and Horton Roads would be subject to evacuation if a 3m high tsunami was to occur. As sea level rises this risk , moves the point closer to Horton Road and beyond. So why does the Council even consider building a large new settlement in an area that quite possibly would be subject to a tsunami inundation?
TDC - Environment and Planning	10 Please indicate whether you support or do not support Outcome 10:	Strongly agree	I think this question goes beyond productivity. Yes we need our land for food production, but it also needs protecting to preserve the wonderful landscape character that makes our region so special. However, I'm not sure that the proposed

	Nelson Tasman's highly productive land is prioritised for primary production. Please explain your choice:		strategy is really going to achieve this. The strategy proposes many greenfield expansions that eat into our productive countryside as well as destroy the outlook that attracts tourists to the area. Shouldn't we better limit development to our existing urban areas?
TDC - Environment and Planning	11 Please indicate whether you support or do not support Outcome 11: All change helps to revive and enhance the mauri of Te Taiao. Please explain your choice:	Agree	The Tasman Village proposal in particular seems to be at odds with this and doesn't appear to have iwi support.
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		I think calling the objectives "outcomes" is actually misleading, given that the strategy does very little to achieve these. It seems like we are selling out the character and productivity of our beautiful landscape to accommodate everybody who wants to buy a house here. We should protect what makes our region so special and focus more on providing more variety in housing choices, which will also provide for cheaper options in our towns and centres, helping the resident population. TDC said that the projected very high growth (compared to Nelson) is due to being able to offer stand-alone houses on the edge of town. TDC also says that we need greenfield development to accommodate all that growth and that we cannot do that in our existing towns and centres. Consider this: why don't we stop offering houses in greenfield developments and focus instead on what we really need? This will help deter people looking for houses from outside the region. Wouldn't that immediately make it much easier for us to cope with a more manageable growth rate? The FDS seems to provide capacity for houses that are known to sell well rather than considering first what our community really needs. It appears that 99% of our existing housing stock consists of large stand-alone houses. There is a lot of unmet demand for smaller houses and units though. Some people are worried that intensification would make us all live in apartments. I think that our councils need to communicate a bit clearer that by redeveloping house sites to accommodate more smaller units, we would actually get closer to a housing mix that is better aligned with our real demand. There would still be plenty of traditional houses left for people who prefer them - even without building any new ones. The FDS, or better TDC and NCC, are relying on

			<p>the market to provide for all housing needs. This hasn't worked to date and I can't see how this will work in the future with just an 'enabling' and 'leave it to the market' strategy. The current ideology hasn't worked. The FDS needs to identify better delivery mechanisms to achieve what we need. Why do we have such strict zoning rules in our centres that hardly let us build up or house more residents on our land and then argue that we need greenfield expansion to cope with growth? Wouldn't it make more sense to allow people to build up and provide more and smaller units (e.g. divide their large house into a number of independent flats) in our existing centres</p>
TDC - Environment and Planning	<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 agree	<p>There is far too much greenfield expansion - the same mistakes that 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!</p> <p>The 'along SH6' jargon as a selling point is disingenuous. It's a highway that will need to cater for many more cars and car movements and probably need to be upgraded when the proposed developments go ahead. More kilometers driven, more greenhouse gases, and higher rates. I cannot see how this proposal meets the objectives. I think that the proposed strategy needs to be reconsidered to better reflect the Council's objectives.</p>
TDC - Environment and Planning	<p>14 Where would you like to see growth happening over the next 30 years? Please list as many of the following options that you agree with: (a) Largely along the SH6 corridor as proposed (b) Intensification within existing town centres (c) Expansion into greenfield areas</p>		<p>b &amp; f 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>

	<p>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>Sounds good, but can we make sure that intensification is balanced with better living conditions? E.g. residential infill intensification just seems to pack more people into back sections instead of making sure that there are enough parks and open spaces, playgrounds or attractive streets. With all this intensification we need to be careful for Nelson not to lose its wonderful character with historic buildings and leafy streets. Also, I think we would get more people to live centrally a lot quicker if we didn't provide all these other new alternatives on the edge of town and started to see some really positive examples of higher density urban living.                  I think that the FDS is an opportunity to redefine intensification and ensure higher, smarter densities in the city centre. Leaving it to landowners to develop their back section is not enough.</p>
TDC - Environment and Planning	<p>16 Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?</p>	Agree	<p>Great plan, but can we make sure that intensification is balanced with better living conditions? E.g. residential infill intensification just seems to pack more people into back sections instead of making sure that there are enough parks and open spaces, playgrounds or attractive streets. Also, I think we would get more people to live centrally a lot quicker if we didn't provide all these other new alternatives on the edge of town and started to see some really positive examples of higher density urban living. I would also like to see more mixed use in and near the centre of Stoke as well as a priority for comprehensive housing developments.</p>
TDC - Environment and Planning	<p>17 Do you agree with the level of intensification proposed in Richmond, right around the town centre and along McGlashen</p>	Strongly agree	<p>We need more intensification here. Why is the area along Queen Street only identified for "residential infill"? Shouldn't we allow for the highest intensity here? I would be better to have comprehensive mixed use redevelopment along Queen Street. Also, can we make sure that intensification is balanced with better living conditions? E.g. residential infill intensification just</p>

	Avenue and Salisbury Road? Any comments?		seems to pack more people into back sections instead of making sure that there are enough parks and open spaces, playgrounds or attractive streets. I think we would get more people to live centrally a lot quicker if we didn't provide all these other new alternatives on the edge of town and started to see some really positive examples of higher density urban living.
TDC - Environment and Planning	18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?	Disagree	I'm not sure if there is enough employment in Brightwater to grow the population. Otherwise it only becomes a commuter suburb. I think there might be a need for smaller housing options though, which can be achieved by intensification in and near the village center.
TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?	Disagree	I'm not sure if there is enough employment in Wakefield to grow the population. Otherwise it only becomes a commuter suburb. I think there might be a need for smaller housing options though, which can be achieved by intensification in and near the village center.
TDC - Environment and Planning	20 Do you agree with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?	Neutral	Motueka has a housing shortage and is an employment centre. There should be more intensification here. The greenfield land of Motueka-South should be used much more efficiently to provide an alternative to areas of the town that may flood in the future. Any development here needs to be really well connected to the existing town centre. It needs some serious planning before developers should be allowed to blitz this area (in the traditional way). I think TDC needs to be more proactive in the development of this area with the community and creative thinkers and not leave it entirely to private developers.
TDC - Environment and Planning	21 Do you agree with the level of intensification proposed in Māpua (intensifying rural residential area to residential density)? Any comments?	Strongly disagree	Māpua does not have enough jobs. Residents are already commuting long distances to work. Why should we make a bad situation worse? Māpua does not need any more new residents until there is enough employment for everybody. The type of intensification proposed here is largely converting rural residential into standard low-density housing. Even calling this "intensification" is ludicrous. We don't need any more sprawling suburbs. What is missing for Māpua (and many other rural towns) are smaller housing options to cater for local needs. Currently members of the local community that want or need to downscale are forced out of their local community. There is already greenfield capacity available in Māpua and the rules for these areas should be changed so that a variety of housing requires a significant percentage of smaller housing options. The same applied for existing residential areas in and near the town centre.
TDC - Environment and Planning	22 Do you agree with the location and scale of the	Strongly agree	For all the reasons pointed out above, we don't need to turn any more of our lovely landscape into a concrete and tarmac covered greyscape

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

	Māpua? Please explain why.		
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	For all the reasons pointed out above, we don't need to turn any more of our landscape into concrete and tarmac covered monotony. This area is far away from jobs, it covers highly productive land, public transport will never work, the proposed densities will create more sprawl, not a compact village. This housing is not needed to meet Tasman's anticipated housing needs over the next 30 years. It is also not supported by iwi. As stated on the Zoom meeting the calculation for uptake of public transport was guess work (at best!) Concern about impact of Tasman Village development on dark sky; light pollution.
TDC - Environment and Planning	32 Do you agree with the locations shown for business growth (both commercial and light industrial)? Please explain why.	Disagree	We should be providing more opportunities for businesses in areas, including rural towns, that have a known employment shortage - not just roll out more light industrial along SH6 in Hope. A more nuanced approach is needed to preserve the character of our landscape. The current proposal fills in any rural landscape that's left between Hope and Richmond. We need to protect this productive landscape and strengthen Hope as a village (separate from Richmond). Otherwise Hope will just feel like a bad suburb of Richmond, surrounded by car yards.
TDC - Environment and Planning	33 Let us know if there are any additional areas that should be included for business growth or if there are any proposed areas that you consider are more or less suitable.		As per Q32, we should be providing more opportunities for businesses in areas, including rural towns, that have a known employment shortage,
TDC - Environment and Planning	34 Do you agree with the proposed residential and business growth sites in Tākaka?	Disagree	
TDC - Environment and Planning	35 Do you agree with the proposed residential and business growth sites in Murchison?	Agree	
TDC - Environment and Planning	36 Do you agree with the proposed	Disagree	



	residential and business growth sites in Collingwood?		
TDC - Environment and Planning	37 Do you agree with the proposed residential and business growth sites in Tapawera?	Agree	
TDC - Environment and Planning	38 Do you agree with the proposed residential and business growth sites in St Arnaud?	Disagree	
TDC - Environment and Planning	39 Let us know which sites you think are more appropriate for growth or not in each rural town. Any other comments on the growth needs for these towns?		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 think we have missed? Do you have any other feedback?		Refer to attachment "Question 49 - FDS submission"  Summarised below: objects to secondary proposal, importance of rural amenity values, need to change way we approach 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?		Concern about T-166; references the Harakeke Application and applications reference to productive land. Also concerned about saturation and ponding on the lower portion. Also mentions possible Tsunami inundation risk.

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?		Comments that T-168 were granted permission to purchase property from the overseas investment authority on the basis that the land would be planted in Olive trees.
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We need to fundamentally change the way we approach growth. Instead of focussing on short term budgets we need to take a longer view - isn't that exactly what a 30 year strategy should be doing? Then why do we still promote sprawling suburbs, when we already know that energy will only become more expensive, resources sparser and when we already know that we will have to live a lot more efficiently?

The FDS has not offered a strong case to warrant this proposal, except to show that landowners of 3 separate sites in the area are willing to undertake such development. Since the proposal is to construct the third largest community in the district there must be numerous demonstrably strong factors that make the concept worthwhile. However even at a first glance there are numerous major reasons the project would be too costly or difficult to deliver, even over the longer term and especially when the case for delivering economic benefits is so weak.

It's one thing to create a new town in a completely undeveloped area but totally different if you impose urbanised character into an already established rural community. Admittedly mixed style accommodation is needed in the region. Hundreds of terraced houses plus commercial developments built on productive land in a highly rural remote area away from major employment centres is ridiculous. It is only brought about as a small handful of developers have offered the land to council.

The majority of people resident in the area from Ruby Bay to Mariri and Lower Moutere chose to purchase and live or rent in the area for the very reason that they did not want to live in suburbia/urban. They are aware and willing of the premium to live this way (capital purchase/ongoing costs of living 'in the country' away from shops/cafes & restaurants and commercial)

It is a travesty to attempt to impose a completely different new living environment upon these residents. A development that completely transforms the landscape and peace and tranquility. This is not urban sprawl, it is a new town in the middle of productive land.

The proposed secondary proposal will mean the countryside will be a strung out conurbation from Appleby Hills to Motueka – not attractive to tourists making their way to Able Tasman. Do the current TDC councillors want this to be their legacy? The FDS states Tasman Town isn't actually needed, even under a high growth scenario, but if it's allowed to be included in the finalised FDS it will sit in TDC's 'land bank' and immediately disincentivise moves towards intensification along the SH6 corridor should any hint of resistance be encountered.

If a new town really is needed then why not create one between Brightwater and Wakefield? It's an obviously ideal location on the SH6 corridor in ways that Tasman Town simply can't match, so it's required infrastructure would be so much easier and cheaper connect to and build on. Perhaps the only driving factor is that there are willing developers in Tasman and none/insufficient along SH6?

Stormwater handling would be a significant problem and cost due to the increased run-off that would be generated by all the sealed ground created by the intensified housing and commercial and retail facilities. There may well be more working from home in the future, but core employment will still be largely centred around Richmond and along the SH6 corridor. Council simply must deliver on intensification. That's a central government requirement and in line with many societies throughout most of the world.

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

The current Harakeke Consent

A report for the Harakeke Application describes all of T-166 generally as Class B soils and suitable for semi-intensive horticulture. It also states that land is to be set aside and be planted for productive and rural character outcomes. Olive planting along Horton Road is specifically mentioned in the Consent and Application schematics clearly indicate land that is to be set aside as productive. Allowing for the additional 18 hectares of land that is scheduled as esplanade and amenity/reserve that means only 53.6 hectares of land is still scheduled for Rural 3 housing out of 144 hectares remaining after the development of the Coastal

Cluster first phase. So what justification is there now to totally ignore what was set aside in this Consent and instead fit 1200 properties onto this land?

In addition, the flat land in T-166 adjacent to Aporo Road is subjected to regular saturation and ponding even after moderate rainfall. GNS identified a few years ago that Aporo Road approx. halfway between Williams and Horton Roads would be subject to evacuation if a 3m high tsunami was to occur. As sea level rises this risk the point moves closer to Horton Road and beyond. So why does the Council even consider building a large new settlement in an area that quite possibly would be subject to a tsunami inundation?

The owners of T168 were granted permission to purchase this land by the Overseas Investment Authority, part of their application stated that the land would be planted in Olive trees. Should this not be taken into consideration? They should be held to this promise.

Drop the Secondary Proposal. Sit down with communities and ask them what they need and want. Only then should the planners get to work on how to fulfil both the local as well as regional requirements

## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31491

**Ms Annette Milligan**

Speaker? False

Department	Subject	Opinion	Summary
TDC - Environment and Planning	04 Please indicate whether you support or do not support Outcome 4: A range of housing choices are provided that meet different needs of the community, including papakāinga and affordable options. Please explain your choice:	Strongly agree	Affordable housing is a crucial component for health & wellbeing. This should, in my view, be given a very high priority
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	I am not in favour of relentless growth. In the 40 years I have lived in this area, there has been a significant increase in the population and lack of growth in supportive infrastructure. I do fear that there is no end to 'demand' - there needs to be consideration of the 'quality of life' factors too
TDC - Environment and Planning	06 Please indicate whether you support or	Strongly agree	Any growth should be planned rather than relying on a hotch-podge development approach

	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:		
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 environment is at risk and all aspects of the environment should be protected - land, water, air quality should be restored with the interests of all inhabitants (human, flora and fauna)
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	I would go further and say that Nelson Tasman should have the aim of reducing climate increase to less than 1.5C. There is clearly a climate crisis and we should not only be resilient, we should be taking much more effective measures to reduce increases in average temperatures
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	In a world in which food production is vital, my view is that the superbly productive land of this region must be kept for food production, not for housing development
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any		I do not get any sense of urgency about the need for climate change mitigation. The latest IPCC Report is clear - this is a crisis and time is rapidly running out. The plan I see presented

	other comments or think we have missed anything?		has a terrifying 'business as usual' feel.
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	We cannot continue to sprawl outwards..... I am totally opposed to greenfield developments. There is nothing in this report to convince me that increased intensification will not meet housing needs.
TDC - Environment and Planning	14 Where would you like to see growth happening over the next 30 years? Please list as many of the following options that you 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)		Intensification and increased usage within existing urban and village boundaries. I am opposed to building new towns which can only increase the already perilous risk of increasing climate change risk factors

	Don't know		
TDC - Environment and Planning	15 Do you agree with prioritising intensification within Nelson? This level of intensification is likely to happen very slowly over time. Do you have any comments?	Strongly agree	I would prefer to see this happening with more speed.... Again, I find the use of the words 'slowly over time' somewhat terrifying... what part of the status of climate emergency is not understood?
TDC - Environment and Planning	16 Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?	Strongly agree	
TDC - Environment and Planning	17 Do you agree with the level of intensification proposed in Richmond, right around the town centre and along McGlashen Avenue and Salisbury Road? Any comments?	Strongly agree	
TDC - Environment and Planning	18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?	Strongly agree	
TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?	Strongly agree	
TDC - Environment and Planning	20 Do you agree with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?	Disagree	Again - I am very, very wary of further greenfields developments which inevitably have a destructive environmental effect and result in an increase in the factors which increase the rate of climate change. We have a climate emergency - I literally don't know what else to say which brings new light to this most critical issue
TDC - Environment	22 Do you agree with the location	Strongly disagree	I do not support greenfields developments in general. There are already many developments



and Planning	and scale of the proposed greenfield housing areas in Nelson? Please explain why.		in progress and much which can be done to intensify developments in the existing boundary. I am particularly concerned about the proposed development in the Kaka/Maitai valleys which are currently a recreational haven. With a greater population in Nelson which comes as a result of intensification, it is even more crucial to protect the nearby open spaces. Once lost, they can never be re-claimed
TDC - Environment and Planning	23 Do you agree with the location and scale of proposed greenfield housing areas in Stoke? Please explain why.	Strongly disagree	See 21
TDC - Environment and Planning	24 Do you agree with the location and scale of proposed greenfield housing areas in Richmond? Please explain why.	Strongly disagree	See 21
TDC - Environment and Planning	25 Do you agree with the location and scale of proposed greenfield housing areas in Brightwater? Please explain why.	Strongly disagree	See 21
TDC - Environment and Planning	26 Do you agree with the location and scale of proposed greenfield housing areas in Wakefield? Please explain why.	Strongly disagree	See 21
TDC - Environment and Planning	27 Do you agree with the location and scale of proposed greenfield housing areas in Motueka? Please explain why.	Strongly disagree	See 21
TDC - Environment and Planning	28 Do you agree with the location and scale of proposed	Strongly disagree	See 21

	greenfield housing areas in Māpua? Please explain why.		
TDC - Environment and Planning	29 Do you think we have got the balance right in our core proposal between intensification and greenfield development? (Approximately half intensification, half greenfield for the combined Nelson Tasman region.)?	Strongly disagree	
TDC - Environment and Planning	30 If you don't think we have the balance right, let us know what you would propose. Tick all that apply.	More intensification	
TDC - Environment and Planning	31 Do you support the secondary part of the proposal for a potential new community near Tasman Village and Lower Moutere (Braeburn Road)? Please explain why.	No	Building a new village so far from the areas where people work and play will only increase the emissions of GHGs. There is nothing in this idea to mitigate the effects of climate change. In my view, it is vial to respect the concerns of iwi who are opposed to this development. As the rights of tangata whenua have been largely ignored since 1842, I think it is way past time to respect and honour their very valid wishes and concerns. To decline to do so will add yet another shameful cahpter for subsequent generations to study and mourn. My view is that we should respect the wishes of Te Atiawa
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 deeply concerned at the lack of reference to the existential crisis facing our world: climate change. If we are going to have a region which is healthy, or indeed liveable, for its inhabitants, we must have this as our primary focus. This FDS is only one part of that - but in this Plan, there is not nearly enough evidence of reference to the grave threats. According the the IPCC Report released in the last week, the opportunity for keeping the increase in global temperatures within liveable limits, is rapidly closing and has now reduced to 2025. This FDS gives me no comfort that there is any recognition of the catastrophic effects we are facing.

## Submission Summary

Nelson Tasman Future Development Strategy - Submission #31492

**Anton, Benni, Shalom, AJ Bank, Bonnin, Shalom Davis**

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	I strongly support outcome 1 seeing the close ties between the urban form and transport emissions. However, this feels like only one way and there are many important ways to cut emissions.
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	We know that low-density developments are a major cause of high emissions and private vehicle dependency. it seems to us that the recommended strategy doesnt encourage the high density option enough.

	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	If people choose to live in greenfield development then it will bring more cars onto the roads, increasing carbon emissions, air pollution, noise, traffic congestion, road accidents and severance of communities. It will increase demands for new roading which will compound the problem of high emissions.
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 - if these meet the intensification of development required.
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	"Meet demand" is the wrong metric to decide the future of our region, It also encourages a growth economy which is environmentally and socially damaging, and has major downsides (e.g. traffic congestion, resource depletion).
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Strongly disagree	I strongly oppose this as it is growth-focussed (see last answer). Well-planned infrastructure is vitally important, but in a climate crisis, and widespread planetary overshoot, catering for growth is entirely the wrong basis on which to predicate it.

	and delivered to integrate with growth and existing infrastructure is used efficiently to support growth. Please explain your choice:		
TDC - Environment and Planning	07 Please indicate whether you support or do not support Outcome 7: Impacts on the natural environment are minimised and opportunities for restoration are realised. Please explain your choice:	Strongly agree	This must be top of the list and other recommendations that counter achieving that goal (cf green field development and intensifying in flood prone areas), must be examined in the light of 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:	Strongly agree	I strongly support this as the impacts of the climate crisis are already upon us, and are almost certain to escalate more extensively – in severity and breadth - than the FDS seems to address. If Outcome 8 is taken seriously, large parts of the FDS are counterproductive, worsening the need for such resilience.
TDC - Environment and Planning	09 Please indicate whether you support or do not support Outcome 9: Nelson Tasman is resilient to the risk of natural hazards. Please explain your choice:	Strongly agree	
TDC - Environment and Planning	10 Please indicate whether you support or do not support Outcome 10: Nelson Tasman's highly productive land is prioritised for primary	Strongly agree	Surely we should not be considering building on productive land that may be needed for food security in 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	Absolutely!
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		The FDS fails to, take a strongly visionary, transformative and science-based view of climate issues, but it is largely a "Business as Usual" strategy. It talks the talk on responding to climate change but does not come near to walking the walk, and is thus a grossly inadequate basis on which to safeguard or plan our region's future. It needs to engage deeply with energy; critical decarbonisation trajectories; transport, with urban development that strongly facilitates the low-to-zero carbon housing critically shown in BRANZ's world-leading research.
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		to see intensification within our present town centres

	<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>		
TDC - Environment and Planning	<p>15 Do you agree with prioritising intensification within Nelson? This level of intensification is likely to happen very slowly over time. Do you have any comments?</p>	Strongly agree	
TDC - Environment and Planning	<p>16 Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?</p>	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 -	<p>18 Do you agree</p>	Agree	

Environment and Planning	with the level of intensification proposed around the centre of Brightwater? Any comments?		
TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?	Agree	
TDC - Environment and Planning	20 Do you agree with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?	Agree	NOTE: We agree with the proposed level of intensification with brownfield but not greenfield
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	
TDC - Environment and Planning	23 Do you agree with the location and scale of proposed greenfield housing areas in Stoke? Please explain why.	Strongly disagree	
TDC - Environment and Planning	24 Do you agree with the location and scale of proposed greenfield housing areas in	Disagree	



	Richmond? Please explain why.		
TDC - Environment and Planning	25 Do you agree with the location and scale of proposed greenfield housing areas in Brightwater? Please explain why.	Disagree	
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 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	More intensification	

	right, let us know what you would propose. Tick all that apply.		
TDC - Environment and Planning	31 Do you support the secondary part of the proposal for a potential new community near Tasman Village and Lower Moutere (Braeburn Road)? Please explain why.	No	Greenfields developments 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).
TDC - Environment and Planning	32 Do you agree with the locations shown for business growth (both commercial and light industrial)? Please explain why.	Agree	because these are close to the proposed area of intensification

## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31493

**Ms Helen Lindsay**

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	I agree with that outcome but I don't see how creating more developments in places like Mapua and Tasman far from places of work will achieve it.
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 intensification in already developed areas to reduce the need for expensive new infrastructure and to stop paving over of our productive land. However any intensification should be well designed and there is no detail in the strategy of what this intensification would look like.

	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	I agree with the outcome but I don't see how the strategy is going to achieve this as it is focused on too many greenfield developments far from jobs services and public transport
TDC - Environment and Planning	04 Please indicate whether you support or do not support Outcome 4: A range of housing choices are provided that meet different needs of the community, including papakāinga and affordable options. Please explain your choice:	Strongly agree	I support this outcome but I can't see anything in the strategy that will achieve it because there is no detail about how the developer-led preference for standalone housing will change to the smaller more affordable housing which is needed.
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	It seems to me that the strategy is catering for the needs of those who wish to move to the region (possibly retiring here with lots of money) rather than for the needs of those who already live and work here.
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Agree	I agree that infrastructure should be well planned and used efficiently but do not support unlimited growth that will ultimately destroy the environment which makes this place so special. I would like to know what the projections for growth are based on.

	and delivered to integrate with growth and existing infrastructure is used efficiently to support growth. Please explain your choice:		
TDC - Environment and Planning	07 Please indicate whether you support or do not support Outcome 7: Impacts on the natural environment are minimised and opportunities for restoration are realised. Please explain your choice:	Strongly agree	I agree that we need to protect and enhance our natural environment but I don't see how allowing so much greenfield development is going to achieve that outcome.
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	I agree with that outcome but I see no strategy for managed retreat in the face of sea level rise for places like Motueka.
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 with the outcome objective but I cannot see anything in the strategy to achieve this.
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	I agree with the outcome but paving over productive land will surely not help resilience in food production.

	production. Please explain your choice:		
TDC - Environment and Planning	11 Please indicate whether you support or do not support Outcome 11: All change helps to revive and enhance the mauri of Te Taiao. Please explain your choice:	Neutral	Change can be good or bad
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		I think the questions are misleading and appear to be structured to make people tick the agree box as I mostly agree with the outcomes but I don't believe the strategy as written will achieve them. I believe intensification in the major centres is better than more greenfield development but there should be more detail as to what that intensification would look like.
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	I don't agree with the greenfield expansion and extending urban sprawl out into the countryside and I believe growth should be limited to what can be achieved within existing urban areas.
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 with existing town centres (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>	Agree	<p>Intensification within existing urban areas is my preferred option but this must be done in a well designed way to ensure that infill housing does not reduce the quality of urban living. Emphasis should be on smaller houses rather than larger houses crammed in.</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	
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	
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?	Neutral	I agree with intensification in the Motueka South area but would like to see more detail on the design.
TDC - Environment and Planning	21 Do you agree with the level of intensification proposed in Māpua (intensifying rural residential area to residential density)? Any comments?	Neutral	
TDC - Environment and Planning	22 Do you agree with the location and scale of the proposed greenfield housing areas in Nelson? Please explain why.	Strongly disagree	I don't support greenfield development.
TDC - Environment and Planning	23 Do you agree with the location and scale of proposed greenfield housing areas in Stoke? Please explain why.	Strongly disagree	I don't support greenfield development.
TDC - Environment and Planning	24 Do you agree with the location and scale of proposed greenfield housing areas in Richmond? Please explain why.	Strongly disagree	I don't support greenfield development.
TDC - Environment and Planning	25 Do you agree with the location and scale of proposed greenfield	Strongly disagree	I don't support greenfield development.



	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	I don't support greenfield development.
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 don't support greenfield 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	I don't support greenfield development.
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	I don't support greenfield 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.	Disagree	Businesses should be located in towns where employment is needed
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.		Businesses should be located in towns where employment is needed
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 -	38 Do you agree	Neutral	

Environment and Planning	with the proposed residential and business growth sites in St Arnaud?		
TDC - Environment and Planning	39 Let us know which sites you think are more appropriate for growth or not in each rural town. Any other comments on the growth needs for these towns?		More intensification in existing rural towns
TDC - Environment and Planning	40 Is there anything else you think is important to include to guide growth in Nelson and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?		There is nothing new and inspiring in this strategy, we need a complete change of approach to how we live and work, we need to stop the emphasis on constant growth, and our reliance on motorised transport for food and employment. The strategy as written does not propose any major change and if implemented will continue to allow urban sprawl to gobble up productive land and it does not address the real housing and employment needs of the community.

## Submission Summary

Nelson Tasman Future Development Strategy - Submission #31494

**Mr Jan Heijs**

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	See Attached. Strategy does not reflect urgency of climate change action. Strategy will make people drive cars more not less. prioritise multi-unit compact and low carbon residential developments
TDC - Environment and Planning	02 Please indicate whether you support or do not support Outcome 2: Existing main centres including Nelson City Centre and Richmond Town Centre are consolidated and intensified, and these main centres are supported by a network of smaller settlements.	Strongly agree	Centres will become more vibrant and interesting if more people live in them. People can walk and cycle to work. Strategy is doing very little to achieve this outcome, 70% of growth is on greenfield land, not intensification.

	Please explain your choice:		
TDC - Environment and Planning	03 Please indicate whether you support or do not support Outcome 3: New housing is focussed in areas where people have good access to jobs, services and amenities by public and active transport, and in locations where people want to live. Please explain your choice:	Strongly agree	Absolutely, cuts down time in cars and reduce carbon emissions. Strategy only plays lip-service to this outcome. and does not deliver on it. Many of greenfield sites are located far from jobs only leading to more cars not less
TDC - Environment and Planning	04 Please indicate whether you support or do not support Outcome 4: A range of housing choices are provided that meet different needs of the community, including papakāinga and affordable options. Please explain your choice:	Strongly agree	This is very important! Many people cannot afford a standard house. The strategy will not achieve this outcome. We need more diversity of housing options and a strategy that supports community led housing initiatives and social housing and provides ways to increase the uptake of intensification other than to leave to the market. traditional approach has not worked in the past. Strategy supports more of the same developer led housing.
TDC - Environment and Planning	05 Please indicate whether you support or do not support Outcome 5: Sufficient residential and business land capacity is provided to meet demand. Please explain your choice:	Strongly disagree	releasing more greenfield sites is not the solution. TDC continues to use a traditional approach which results in large stand-alone houses, more demand in the community for smaller, more affordable houses.
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Agree	yes this is important but we need to make sure that we focus on infrastructure that we can afford in the long term. urban sprawl leads to a more spread out infrastructure network, costing more to build, costing more to operate and maintain and is costing more to renew.

	and delivered to integrate with growth and existing infrastructure is used efficiently to support growth. Please explain your choice:		
TDC - Environment and Planning	07 Please indicate whether you support or do not support Outcome 7: Impacts on the natural environment are minimised and opportunities for restoration are realised. Please explain your choice:	Strongly agree	We need to protect and restore the natural environment. I can't see where and how this objective is applied in the strategy apart from one of many attributes in the MCA which results in this outcome contributing very little to the strategy.
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	We need to protect our rural and natural land areas to mitigate future flood risks, fire risks and provide security of local food production. The strategy is reducing these areas even more. No freeboard has been allowed for uncertainties in the predictions. The strategy is silent on how existing urbanised areas will be future proofed
TDC - Environment and Planning	09 Please indicate whether you support or do not support Outcome 9: Nelson Tasman is resilient to the risk of natural hazards. Please explain your choice:	Strongly agree	I have noticed that most proposed new greenfield sites have stayed away from areas at risk of flooding, however it is missing a strategy for how our future urban areas will be resilient and future proof.
TDC - Environment and Planning	10 Please indicate whether you support or do not support Outcome 10: Nelson Tasman's highly productive land is prioritised for primary	Disagree	the definition used is too narrow and only talks about highly productive land. we have many more land areas that fall out of this definition and are productive.

	production. Please explain your choice:		
TDC - Environment and Planning	11 Please indicate whether you support or do not support Outcome 11: All change helps to revive and enhance the mauri of Te Taiao. Please explain your choice:	Strongly agree	Tangata Whenua Te Pae Tawhiti (Vision) and Te Kaupapa (mission), especially with regard to the protection and revival of Te Taiao / the natural world is not clearly reflected in the proposal. The mauri of Te Taiao can only be regenerated with the help and knowledge of Tangata Whenua. I don't see in the current strategy enough holistic partnership with iwi to ensure this outcome. The Tasman Village proposal in particular seems to be at odds with this and doesn't appear to have iwi support
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		Calling objectives 'outcomes' is misleading. The FDS should report back on whether the objectives are met or not. FDS seems to provide for houses that are known to sell rather than what the community needs. A lot of unmet demand for smaller houses and units. The FDS needs to identify better delivery mechanisms to achieve what we need. A lot of talk about packing more people into our centres but not a lot about improving the quality of living conditions.
TDC - Environment and Planning	13 Do you support the proposal for consolidated growth along SH6 between Atawhai and Wakefield but also including Māpua and Motueka and meeting needs of Tasman rural towns? This is a mix of intensification, greenfield expansion and rural residential housing. Please explain why?	Strongly disagree	There is too much greenfield expansion. FDS should concentrate development in the centres. Neither greenfield land or rural residential housing actually delivers the outcomes claimed in the FDS.
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) intensification within existing town centres and (f) in Tasman's existing rural towns. Growth should only be allowed through intensification in both town centres and rural towns.

	<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>Great plan but we need to make sure that intensification is balanced with better living conditions and good design that will contribute to a well functioning urban environment.</p>
TDC - Environment and Planning	<p>16 Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?</p>	Agree	<p>Great plan, but can we make sure that intensification is balanced with better living conditions and achieving well-functioning urban environments as discussed in Q15.</p>
TDC - Environment and Planning	<p>17 Do you agree with the level of intensification proposed in Richmond, right around the town centre and along McGlashen Avenue and Salisbury Road? Any comments?</p>	Strongly disagree	<p>We need more intensification here. Why is the area along Queen Street only identified for "residential infill"? Shouldn't we require higher intensity here? I would like to see comprehensive mixed use redevelopment along Queen Street. The failing of the intensification purpose is already visible in Richmond, for example on the corner of Wensley Rd and Queens Street where a multi-story development was marketed but a cheap 1-level construction was built.</p>
TDC - Environment and Planning	<p>18 Do you agree with the level of intensification proposed around the centre of</p>	Disagree	<p>I'm not sure if there is enough employment in Brightwater to justify the need to grow the population. There is a risk that Brightwater will turn into a commuter suburb. I think there might be a need for smaller housing</p>



	Brightwater? Any comments?		options though, which can be achieved by intensification in and near the village center, including the provision of mixed use.
TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?	Disagree	I'm not sure if there is enough employment in Wakefield to grow the population. There is a risk that Brightwater will turn into a commuter suburb I think there might be a need for smaller housing options though, which can be achieved by intensification in and near the village center.
TDC - Environment and Planning	20 Do you agree with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?	Neutral	Motueka has a housing shortage and is an employment centre. There should be more intensification here. Greenfield land of Motueka South should be used much more efficiently.
TDC - Environment and Planning	21 Do you agree with the level of intensification proposed in Māpua (intensifying rural residential area to residential density)? Any comments?	Strongly disagree	Please note that my comments on Māpua are more extensive. The reason for this focus on Mapau is simple: I live there! However, some of my reasoning probably also applies to many other areas in the region. 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 have enough jobs. Māpua does not need any more new residents until there is enough employment for everybody. The type of intensification proposed here is largely converting rural residential into standard low-density housing. Even calling this "intensification" is ludicrous. We don't need any more sprawling suburbs. The predictions for Mapua are incorrect refer to detail in attachment.
TDC - Environment and Planning	22 Do you agree with the location and scale of the proposed greenfield housing areas in Nelson? Please explain why.	Strongly disagree	For all the reasons pointed out above, we don't need more sprawl.
TDC - Environment and Planning	23 Do you agree with the location and scale of proposed greenfield housing areas in Stoke? Please explain why.	Strongly disagree	For all the reasons pointed out above, we don't need more sprawl.
TDC - Environment and Planning	24 Do you agree with the location and scale of proposed	Strongly disagree	For all the reasons pointed out above, we don't need more sprawl.

	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.	Strongly disagree	For all the reasons pointed out above, we don't need more sprawl.
TDC - Environment and Planning	26 Do you agree with the location and scale of proposed greenfield housing areas in Wakefield? Please explain why.	Strongly disagree	For all the reasons pointed out above, we don't need more sprawl.
TDC - Environment and Planning	27 Do you agree with the location and scale of proposed greenfield housing areas in Motueka? Please explain why.	Disagree	For all the reasons pointed out above, we don't need more sprawl. I accept, however, that Motueka-South may have to be developed wisely to offer an alternative for areas of town that are at risk from sea level rise. See also answer on Q20. The proposed rural residential developments only fragment our landscape There is no justification to provide for more of this.
TDC - Environment and Planning	28 Do you agree with the location and scale of proposed greenfield housing areas in Māpua? Please explain why.	Strongly disagree	For all the reasons pointed out above, in particular my response to Q21. SEE ATTACHED FOR QUESTIONS 29-40
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	



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6 April 2022

Tasman District Council  
189 Queen Street  
Private Bag 4

Richmond 7050

**Re: Future Development Strategy 2022-2052 Submission**

**About the Submitters**

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

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

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

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

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

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

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

We wish to speak in support of our submission to address the Council's FDS Subcommittee on 3 May and request the equivalent time of four presentations.

We will call on **Andy Reisinger**, Vice-Chair IPCC, as expert witness to give evidence on the urgency of reducing greenhouse gas (**GHG**) emissions and IPCC's recommendations to policy makers.

### **Summary**

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

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

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

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

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

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

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

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

### **Procedure and legal obligations**

#### 1. Insufficient consultation process

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

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

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

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

2. Misleading submission form

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

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

1 p.12-13, FDS

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

3. Community feedback ignored

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

2 p.38, Technical Report

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

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

3 p.11, FDS

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

4 TDC's Q&A summary Claiming a lack of specific legal "*requirements* [through the National Policy Statement on Urban Development (**NPS UD**)], *for example, the setting of greenhouse gas emission reduction targets by specific regions or documents*"<sup>4</sup> serves as poor justification for ignoring this important feedback from the community.

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

#### 4. Requirement of unbiased process

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

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

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

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

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

#### 5. Non-compliance with governmental directives

6 p.25 FDS Section 5 of the FDS on climate change<sup>6</sup> and Section 6 "*Outcomes*"<sup>7</sup> are correctly reflecting the objectives of governmental directives (NPS UD, Government Policy Statement on Land Transport (**GPS LT**), National Policy Statement on Highly Productive Land (**NPS HPL**) and Zero Carbon Act), which the FDS is supposed to give effect to.

8 p.28 FDS The spatial strategy provided through the FDS is not actually delivering on most of these aspirations and objectives. Stating these as "*outcomes*", including the

section on climate change, as well as the description of the proposal under “7.1 Overview”<sup>8</sup> is misleading.

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

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

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

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

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

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

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

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

Consequently, the FDS relies primarily on a demand preferences survey<sup>12</sup>, which unsurprisingly highlights that people like stand-alone houses. In other words, the objective of the FDS appears to be to provide capacity for what is known to sell well in the short term.

12 Housing We’d Choose, June 2021

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



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

### **Fundamental flaws with the development strategy**

#### **6. Flawed methodology for growth predictions**

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

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

13 p.3, 35 and 52 FDS

However, TDC’s HBA states that “*In Tasman District overall there is sufficient development capacity for housing under the medium growth population scenario for 30 years.*”<sup>13</sup> This is repeated multiple times throughout the document.

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

It appears that the internal migration-driven growth that our region has experienced over the last decade may for a large part have been the result of relaxed immigration settings and failing housing policies in other parts of the country. Given the tightening of immigration settings, the country-wide effort to address the “housing crisis” and our Councils’ options to further reduce internal migration (see point 8 below), we challenge the assumption that the current trend has to continue for the next 30 years.

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

For example, Māpua has grown significantly over the last years, mainly driven by two relatively large developments. The HBA assumes that this will now continue

at the same rate. Figure 1 (below) shows that with 69% Māpua/Ruby Bay has been assigned the largest growth rate of all areas within TDC's jurisdiction.

The absurdity of this method for establishing regional growth demand is highlighted even further by Motueka, an employment centre with a known housing shortage: the HBA's growth predictions attribute by far the lowest growth rate to this town.

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

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

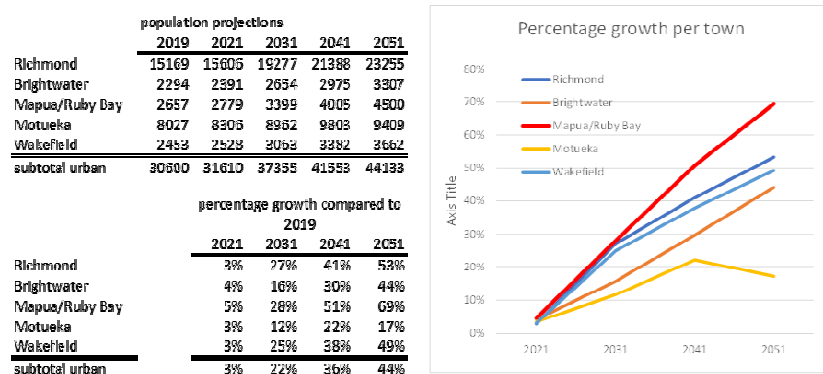


Figure 1: growth predictions taken from TDC's HBA and shown in percentage growth per town or village.

7. Shortsighted business land growth projections

14 p.4, HBA As highlighted in TDC's HBA, this FDS allows for excessive amounts of future business land: "This HBA is (...) based on the upper extreme of business land demand and future assessments are likely to be lower."<sup>14</sup>

15 p.62, HBA The methodology applied through the HBA to estimate future land demand for business land is based on today's economic conditions and fails to consider the

implications of transitioning to a zero carbon economy: it establishes the average lot size per business, based on today's requirements, and simply multiplies this area by the number of new businesses properties expected through the Council's growth model.<sup>15</sup>

**16** GPS LT, NPS UD

With significant changes to our transport behaviour over the next 30 years already indicated by Central Government directives,<sup>16</sup> the use of private cars is set to decline. This will significantly influence location preferences as well as the nature and space requirements of future businesses. Today's very space intensive car parking requirements are likely to largely disappear, which will dramatically reduce the average lot sizes required for businesses in the future.

Increasing land prices would further encourage businesses to use their land more efficiently.

**17** Restructuring the Commercial Strip, A Practical Guide for Planning Revitalization of Deteriorating Strip Corridors, prepared for the United States Environmental Protection Agency by ICF International & Freedman Tung & Sasaki

Car-centric commercial strip malls along highways, characterised by low-slung commercial buildings, front parking lots, and tall auto-oriented signs arrayed along wide thoroughfares, as proposed through the FDS between Richmond and Hope, are already in decline in many parts of the world with communities grappling with the task of revitalising such areas.<sup>17</sup>

This process can only be expected to accelerate. E.g. the number of petrol stations throughout New Zealand is already declining. The need for space-intensive car-dealerships and other car-related businesses is also likely to reduce with the anticipated lessening of our dependence on cars for mobility.

As a result we should expect that a significant amount of existing business land within our existing urban areas will become available for more space efficient businesses to use or to be regenerated by co-locating other uses.

Trying to justify the need for more greenfield business land by applying a methodology that is based on an already outdated business model, not only makes no economic sense, it also has detrimental environmental and visual effects on the character and identity of our towns and settlements.

Highway centred commercial strip developments are some of the most unsightly and destructive urban patterns of our times: they often contribute to the decline of retail centres, serve as barriers to active transport, create more car-dependence, cover significant amounts of otherwise productive or natural land and lead to declining quality of life and values in adjacent residential neighbourhoods.

We suggest that most future needs for business land should and can be met through brownfield opportunities.

#### 8. Greenfield development and growth projections

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

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

TDC's and NCC's population growth projections are very different, with NCC's projection being much lower than TDC's, even though both projections refer to a single economic market. This discrepancy was also noted in Principal Economics' review of NCC's and TDC's HBAs<sup>18</sup> and is a substantial red flag that seriously challenges the integrity and reliability of these projections.

19 TDC's FDS webinar, 23.03.2022

TDC explained this difference with its focus on providing greenfield development opportunities, while NCC focussed more on intensification.<sup>19</sup>

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

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

This logic is supported by Sense Partners' assessment that "*cutting back this pace of release [of greenfield land] (...) would be likely to push (...) households to other (...) regions of New Zealand*".<sup>20</sup>

21 Objectives, NPS UD

In other words, if we don't release greenfield land here, then this demand will move elsewhere in the country. As a result, the Nelson Tasman urban area should indeed be much more able to accommodate its demand for housing and business by creating "*well-functioning urban environments; enabling people to live in areas in or near a centre zone or other area with many employment opportunities, well serviced by existing or planned public transport; responding to the diverse and changing needs of people, communities and future generations; and thereby supporting reductions in greenhouse gas emissions*", as required under government directives.<sup>21</sup>

9. Greenfield development and intensification

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

Sense Partners' report also claims that "*continuing to release greenfield land for development also pushes down prices of land within existing urban areas, facilitating some intensification.*"<sup>22</sup>

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

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

The MfE's and Ministry for Housing and Urban Development's own publication<sup>19</sup> clearly states that HIGH land prices and low capitalisation provide the best economic conditions for intensification:

- "Valuable land and low capital value, likelihood of redevelopment. Areas of most demand, most suitable for intensification."
- "Low value land and high capitalisation, unlikely to be redeveloped. Areas of low demand, likely not suitable for intensification."<sup>23</sup>

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

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

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

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

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

#### 10. Misleading intensification label

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

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

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

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

#### 11. House price assumptions

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

Sense Partners’ report suggests an elevated price-cost ratio in Tasman is indicates that “*land is playing a substantial role in driving up house prices and reducing housing affordability*”. To counter this trend, their report recommends “*relaxing land use regulations*”.<sup>24</sup>

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

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

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

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

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

This observation was also made by Principal Economics' review of NCC's and TDC's HBA: “There are a few details that could be considered further in the analysis of capacity. These include disaggregation of the capacity analysis by type, size and price.”<sup>25</sup>

Enabling “building up” sufficiently and appropriately for the purpose of this FDS, does, however, also require revisiting NCC's and TDC's intensification design strategies, including their “Intensification Action Plans” and the proposed type of infill intensification promoted through the FDS.

## 12. Creation of back sections vs. quality intensification

26 figure 4, p.29, FDS

The FDS proposes incremental intensification through subdivision and the creation of more housing on back sections.<sup>26</sup> While this currently appears to be the predominant approach to intensification in New Zealand, it often creates undesirable urban environments. This type of intensification usually leads to inappropriate daylight conditions, poor outlook and lack of street interface with no amenities.

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

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

To achieve this, as a general rule, incremental intensification should only be allowed within a development window along street fronts, utilising streets as outlook space and facilitating the creation of private or shared green yards. Even

if subdivision has already occurred, this approach would still maintain more favourable conditions for comprehensive redevelopment to take place.

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

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

### 13. Misconceptions about how to provide a range of housing choices

The FDS seeks to enable all housing choices, from smaller and affordable apartment typologies, terrace and townhouses through to standard stand-alone houses and rural residential. There appears to be a particular focus on the provision of stand-alone houses, as this typology has been identified by the HBA as currently being popular among our population.

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

As identified in point 8 above, constraining the supply of greenfield land is likely to change the relative demand projection in favour of demand for more space-efficient forms of housing. These would be much more aligned with the outcomes sought through the FDS (e.g. they are proven to create less GHG emissions over their lifetime, are less infrastructure-hungry, more affordable etc), a development that should be supported and facilitated by our Councils.

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

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



form part of the overall housing mix. However, their dominance would decline, facilitating the desired diverse range of housing options.

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

#### 14. Miscalculation regarding infrastructure, rates and housing affordability

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

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

27 joint Council meeting,  
NCC and TDC, 8 March

E.g.: In a joint Council meeting,<sup>27</sup> Council officers stated that the Council infrastructure needed to unlock new development areas such as Tasman (and Hira) would be in the order of \$100 million but that the cost would be fully recovered through development contributions - no mention of the fact that operating, maintaining and ultimately replacing this infrastructure would cost a multiple of that and would need to be funded by our Councils in the future.

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

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

#### 15. Dubious methodology for assessing feasibility of brownfield sites

TDC's methodology for assessing the feasibility or likelihood of intensification taking place, and therefore accurately determining future capacity through

28 p.29, FDS

intensification. seems dubious and appears to grossly underestimate capacity uptake at only 15% over 30 years.<sup>28</sup>

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

This observation was also made by Principal Economics' review of NCC's and TDC's HBAs: "*The HBA use subjective evaluation by council to determine the realisable development of feasible capacity by area.*"<sup>29</sup>

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

- macroeconomic effects, such as rising energy prices (in particular petrol and diesel)
- carbon tax
- planning tools that can be applied by Councils to incentivise intensification, such as
  - constraining of greenfield land provision/establishing rural-urban boundaries
  - removing restrictive planning rules from urban areas
  - simplifying and de-costing approval process for desirable developments
- other incentives Councils could provide, such as
  - switching the rating system from a capital value to a land value base
  - discourage car use (congestion charges, raise parking fees etc.)
  - adjusting development contributions
  - providing appropriate infrastructure
  - assembling land parcels for comprehensive redevelopment and/or completing showcase developments

See point 18 below for more details.

#### 16. Unsuitable Multi-Criteria Analysis (MCA) methodology

An MCA was used to "*assist in the selection of areas*". Section 6.2 of the Technical Report provided some background and a colour-coded summary

outcome in attachment 4. In addition, we received and analysed the underlying MCA spreadsheet.

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

- there is little difference between the average weighted scores for greenfield sites (72) and intensification sites (76).
- the average score for “*human health effects*” is almost equal, even though research indicates that well connected, well designed, higher density urban areas with good walking and cycling opportunities are much more favourable for human health (incl. mental health).
- the average score for “*landscape values*” has the same equal value for both greenfield and intensification sites. This is surprising, given that greenfield developments essentially transform characterful productive and natural landscapes into concrete and tarmac covered monotony.
- very few of the 22 criteria in the MCA actually represent the NPS UD’s 16 objectives and sub-points
- considerations of carbon emissions are only represented in 20% of the total score in the framework. Given that reducing GHG emissions is actually a minimum requirement under Policy 1(e) of the NPS UD and stated as “*Outcome 1*”,<sup>30</sup> this important objective is not sufficiently enforced through the MCA.

30 p.9 and p.25 FDS

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

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

31 Section 6.2.3,  
Technical Report

It is good to see that ‘no-go constraint’ (pass/fail) apply to four of the criteria: highly productive land, Te Mana o te Wai, natural hazards (such as sea inundation) and cultural significance.<sup>31</sup> We recommend that this should be extended to include criteria relating to crucial objectives, such as “*GHG reductions*” and the “*creation of well-functioning urban environments*”.

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

### **A better way to facilitate quality intensification**

#### 17. Spatial strategy

32 p.3, 16 and 29, FDS

The various proposed mainly greenfield developments along “the spine of State Highway 6 (SH6)” are falsely portrayed as positive, using words such as “consolidated growth”, which “will better support GHG emission reduction”.<sup>32</sup>

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

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

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

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

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

Following from our point 12 (above), regarding quality intensification, we suggest relaxing height, height to boundary, side yard and number of dwelling rules in all existing urban areas where growth is desirable, with the aim to intensify and focus development along street fronts to avoid poor quality backyard developments.

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

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

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

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

We strongly oppose the provision for any greenfield business land along SH6 between Richmond and Hope. Transitioning to a zero carbon economy will see dramatic improvements in land efficiencies for businesses, so we expect most future spatial requirements for businesses to be met through brownfield opportunities in our existing urban areas.

#### 18. The FDS should include a delivery strategy

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

- restricting greenfield land provision - and/or applying a cap-and-release method for available land. This could be a wider use of the ‘deferred’ zoning as now only applied to manage infrastructure constraints
- establishing rural-urban boundaries
- removing restrictive planning rules from urban areas
- simplifying and de-costing approval process for desirable developments

- initiating urgent re-zoning plan changes to intensify existing residential areas without having to wait for the full review of the *Resource Management Plans*

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

- clearly expressing the Councils' priority for the common good and for meeting legal obligations before private interests
- amending the rating system to incentivise smaller/denser housing options (e.g. accounting for size, bedrooms, proximity to work/services, etc) or switching from a capital value to a land value base
- reducing development contributions for desirable developments (e.g. size/type based)
- providing appropriate infrastructure for desirable developments
- the creation of a "*Nelson Tasman Urban Regeneration Agency*", similar to *Eke Panuku* in Auckland. This agency would be a council controlled organisation (CCO) that would partner with central government/ businesses/housing trusts/private organisations etc to facilitate comprehensive intensification within our urban areas, while ensuring that it provides a range of housing types, affordable options, positive urban design outcomes etc. Similar to *Eke Panuku* this agency would not strictly deliver the projects but would play a key role in overseeing the development of the city, including undertaking master-planning and strategic purchases to promote/initiate desirable housing outcomes. These can be:
  - to assemble land to enable better designed comprehensive developments; or
  - to buy properties to sell these conditionally to achieve these outcomes; or
  - to initiate development by Council after which the product is sold on.
- supporting affordable / small / social housing initiatives. E.g.

- housing trusts, community-led housing developments, papakainga, co-housing, etc.
- free planning advice and Council support to overcome unintended planning limitations
- fast track consent processes

33 p.4 and 52, FDS

The FDS falls short in recognising that these types of initiatives are also available as part of the toolbox to deliver the desired “outcomes”. We recommend such options should be added to the list of things the FDS can provide for.<sup>33</sup>

### **Commentary on selected areas**

#### **18. Nelson**

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

We oppose the assumptions made for “Residential Infill Areas” - please see more detail under point 12 “Creation of back sections vs quality intensification” above.

We oppose greenfield expansions at Maitai Valley. Opportunities for intensification of existing built areas should be exhausted before any more urban sprawl is allowed, especially given that the Maitai Valley is a significant ecological asset in climate change mitigation, which should remain a priority in any strategy.

#### **19. Richmond**

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

We are aware of anecdotal evidence that landowners on Queen St might currently be unwilling to pursue comprehensive redevelopment of this area. If this was to be the underlying reason for this omission, it remains unclear why the opinions of some land owners should have any bearing on the development

that TDC should encourage in the most central and most connected part of the district - keeping in mind that this designation is with a 30-year time horizon.

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

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

For the reasons explained in more detail in points 7 and 17 above, we strongly oppose the provision for greenfield business land along SH6 between Richmond and Hope. This land is currently characterised by vineyards and paddocks with little fragmentation and ties into the rural landscape of Hope. In its current form this land acts as an appropriate and characterful gateway into Richmond, a town that prides itself on being the centre of horticulture in the Waimea Plains.

This landscape character must be protected and enhanced to form a natural edge to Richmond's urban area, support the popular Great Taste Cycle Trail and to spatially separate Hope as a village with its own identity.

## 20. Motueka

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

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

We understand that a "*Climate Change Adaptation Strategy*" is still being developed. However, the FDS is largely silent on the significant issues that Motueka faces when it should provide direction to ensure that any new intensification or greenfield development is future-proof and aligned with possible outcomes of the Adaptation Strategy. Such measures may include managed retreat from some high-risk areas.

With the centre of Motueka being on the edge of the 2m sea-level rise scenario, we expect that it will be very unlikely that it will be relocated within the timespan



projected by the FDS. Therefore the FDS should ensure that the centre can meet future needs, is improved and more vibrant. Being an employment centre, Motueka needs more intensification and mixed use.

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

## 21. Māpua

34 p.27, FDS

There is a known shortage of employment in Māpua. We therefore strongly oppose this settlement's designation as a "core area for new growth".<sup>34</sup>

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

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

35 p.2, FDS

The infrastructure argument is "cart before the horse". Even the FDS highlights that "*The preferred spatial pattern of growth will determine future infrastructure funding*",<sup>35</sup> not that past infrastructure spending would determine the preferred spatial pattern. The financial loss of infrastructure mis-investment should be seen in the context of long term savings from not having to maintain an even more sprawling infrastructure network in the future and the overall productivity gains from a more consolidated spatial pattern.

As discussed in more detail under our point 8 "*greenfield development and growth projections*", the very high growth and demand projections for Mapua are a result of significant greenfield expansion in the area over the last few years, which has been extrapolated into the future.

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

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

## 22. Tasman Village

36 p.27, FDS

We strongly oppose the “secondary proposal” with provision for “new communities”<sup>36</sup> that would appear to be surplus to requirement and far from services and employment. This proposal seems to have resulted from TDC’s “willing landowner approach”, rather than the rigorous provision for all desired “outcomes”.

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

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

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

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

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

23. Hira

37 p.14, FDS

Hira is still identified for growth in the text version of the FDS.<sup>37</sup> Any such reference should be removed.

Timo Neubauer

Magdalena Garbarczyk

William Samuels

Jan Heijs

## SUBMISSION FORM

### DRAFT NELSON TASMAN FUTURE DEVELOPMENT STRATEGY 2022–2052

Name: **Jan Heijs**

Organisation represented (if applicable): **none**

Address:

Email:

Phone number:

Do you wish to speak at a hearing? **Yes** which date? ~~27 April 28 April~~ **3 May**

*Note, I wish to speak at the hearing on 3 May back to back with the other members of the NelsonTasman2050 collective: Timo Neubauer, Magdalena Garbarczyk and William Samuels. Because our personal submissions are somewhat different, we need to be heard as individual submitters as well as a group. We will coordinate our input to avoid too much repetition and to use the time provided effectively. Given the complexity of the FDS and the many issues we have raised, we request 30 min per person plus 30 min for the group as a whole.*

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*Note – I struggled to use the on-line template provided and the downloaded form could not be used. didn't allow an interim save option and in some cases the character limit was inadequate.*

**Q1** 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.**

We need to take climate action urgently. However, this strategy doesn't reflect this urgency. The proposal appears to include a lot of greenfield developments for stand-alone houses far away from anywhere to work. This will make us drive our cars more - not less. It also means that people who could be living more centrally, with a comparatively small carbon footprint, may now buy a house on the edge of town instead to live a more carbon intensive commuting lifestyle. Stand-alone houses and sprawl use a lot of GHG emissions, during construction and during their lifetime. More multi-unit compact and low carbon residential developments should be prioritised.

**Q2** 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.**

If more people live in our centres, then these will become more vibrant and interesting. It also means that people can actually walk and cycle to work instead of adding more cars to our traffic jams. Traffic congestion will also trigger the need to upgrade roads which will cause increases in rates. The proposed strategy is doing very little to achieve the outcome, mainly because more than 70% of the growth is achieved through greenfield development, not intensification. The development industry typically prefers to undertake greenfield development, as we have witnessed by the very low uptake of intensification opportunities. The result will be that many people, who would otherwise buy in the centres, are likely to instead just buy a house in the suburbs - largely due to a lack of choice.

**Q3** 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.**

Absolutely! That would immediately cut down how much time we spend in our cars and reduce carbon emissions. The proposed strategy however is only paying lip-service to this outcome and is not delivering on this outcome. Many of the greenfield developments proposed in the strategy are located far away from any jobs and will only lead to more cars on the road, not less.

**Q4** 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 papakainga and affordable options. Please explain your choice

**Strongly agree.**

This is very important! There are many people, who simply can't afford a standard house in the suburbs, but there are hardly any other options!

Also, for this outcome, the proposed strategy won't achieve this. We need much more diversity of housing options and a strategy that supports (and initiates) community-led housing initiatives and social housing and provides ways to increase the uptake of intensifications other than leaving it to market.

It does not provide a pathway to achieve this other than some enabling provisions plan provisions.

Continuing the traditional 'enabling' approach and leaving it to the market hasn't achieved this in the past, so why should we expect lots of housing choices all of a sudden?

How does the FDS ensure that more community-led initiatives are supported? In its current form, the strategy supports more of the same developer-led housing.

**Q5** Please indicate whether you support or do not support Outcome 5: Sufficient residential and business land capacity is provided to meet demand. Please explain your choice

**Strongly Disagree.**

I disagree if this is about more greenfield development areas. I agree if this is about a more efficient use of existing brownfield areas but I don't think that is intended here.

Releasing more greenfield development areas is in general not the solution. TDC continues to go along the traditional approach which will result in more large stand-alone houses, but there is a lot of demand in our community for smaller, more affordable, and other housing options.

It seems like we are selling out the character and productivity of our beautiful landscape to accommodate everybody who wants to buy a house here. We should protect what makes our region so special and focus more on providing cheaper housing options in our towns and centres, that our community so clearly needs.

**Q6** 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.**

Yes, this is important, but we need to make sure that we focus is on infrastructure that we can afford in the long term. It is my professional experience (I'm an infrastructure planning engineer and worked in and for Local Government for the last 40-plus years) that sprawl leading to a more spread out infrastructure network is costing more to build, costing more to operate and maintain and is costing more to renew. Although some of the initial capital investments can be recovered through development contributions, these costs will be expressed in the house prices. All other costs have to be funded by council resulting in higher than necessary taxes. The evidence is overwhelming and it is very concerning that TDC and NCC have ignored this.

**Q7** Please indicate whether you support or do not support Outcome 7: Impacts on the natural environment are minimised and opportunities for restoration are realised. Please explain your choice

**Strongly agree.**

We need to protect and restore our natural environment. However, I can't see where and how this objective is applied in the Strategy other than one of many attributes in the MCA, which results in the fact that this outcome has contributed very little to the development of the strategy

The desirable strategy would confine development to our existing urban areas. Turning more of our beautiful countryside into a hard shell will only put further strain on our natural environment and landscape.

**Q8** Please indicate whether you support or do not support Outcome 8: Nelson Tasman is resilient to and can adapt to the likely future effects of climate change. Please explain your choice.

**Agree.**

Yes, sadly we have to plan for the effects of climate change. We need to protect our rural and natural land as areas to mitigate future flood risks, fire risks, provide security of local food production, etc. It seems that the proposed strategy is reducing these areas even more. This will achieve the opposite and increase the overall risk to our assets and population?

Although the FDS has been largely successful in avoiding areas that are at risk of inundation, no freeboard is applied to allow for uncertainties in the predictions. As we all know, every year sea level risk predictions get worse. A no-regret strategy should be applied, rather than doing just enough.

The Strategy is silent on how existing urbanised areas will be future proofed (or abandoned)

**Q9** Please indicate whether you support or do not support Outcome 9: Nelson Tasman is resilient to the risk of natural hazards. Please explain your choice.

**Strongly agree**

I have noticed that most proposed new greenfield areas have stayed away from areas at risk of flooding (including inundation due to sea level rise), fault lines and slip prone areas. However, I'm missing a strategy for how our future urban areas will be resilient and future proof.

**Q10** 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.

**Disagree.**

I disagree because the definition used is too narrow and only talks about 'highly productive land'. We have many more land areas that are productive that fall outside this definition.

If the definition is adjusted as suggested, **I would strongly agree.**

The strategy proposes many greenfield expansions that eat into our productive countryside which shows that the outcome is not achieved.

**Q11** Please indicate whether you support or do not support Outcome 11: All change helps to revive and enhance the mauri of Te Taiao. Please explain your choice.

**Strongly agree.**

Tangata Whenua Te Pae Tawhiti (Vision) and Te Kaupapa (mission), especially with regard to the protection and revival of Te Taiao / the natural world is not clearly reflected in the proposal.

The mauri of Te Taiao can only be regenerated with the help and knowledge of Tangata Whenua. I don't see in the current strategy enough holistic partnership with iwi to ensure this outcome.

The Tasman Village proposal in particular seems to be at odds with this and doesn't appear to have iwi support.

**Q12** Regarding the FDS outcomes, do you have any other comments or think we have missed anything?

Calling the objectives “outcomes” is misleading, The outcomes should be objectives: what the FDS seeks to achieve. Outcomes are what has been achieved. The FDS should report back on whether or not the objectives are met and if not, why not. The FDS has not done this

In one of the webinars staff explained that the high growth rate in TDC was caused by the large offering of stand-alone houses in recent years. TDC also told the audience that we need greenfield development to accommodate all that growth and that we cannot achieve this in our existing urban areas. We have attracted people, a lot from outside the region, to buy large lots. TDC and NCC should be focusing on what the local communities really need! This will reduce demand from outside the region and make it much easier for us to cope with a more manageable growth rate?

The FDS seems to provide capacity for houses that are known to sell well rather than considering first what our community really needs. This is very well worded in the submission of Habitat which I viewed and wholeheartedly endorse.

It looks to me that 99% of our existing housing stock consists of large stand-alone houses. There is a lot of unmet demand for smaller houses and units though. Some people are worried that intensification would make us all live in apartments. Our councils need to communicate much clearer that by redeveloping house sites to accommodate more smaller units, we would actually get closer to a housing mix that is better aligned with our real demand. There would still be plenty of traditional houses left for people who prefer them - even without having to building new ones.

The FDS, or better TDC and NCC, are relying on the market to provide for all housing needs. This hasn't worked thus far and I can't see how this will work in the future with just an 'enabling' and 'leave it to the market' strategy. The current 'enabling toolbox' hasn't worked. The FDS needs to identify better delivery mechanisms to achieve what we need.

It would be good to see a stronger strategy for Nelson City Centre, where 6000 people come to work everyday but only about 100 people live...

The FDS should provide direction on how to make sure that everyone has a nice view, gets sunlight and that there are playgrounds for children and families, parks etc.? There is a lot of talk about packing more people into our centres, but not a lot about the quality of living conditions that we should provide to make urban living an attractive choice.

It appears that the council is reluctant to intensify and is afraid of local backlash, people objecting against change that may change their views or bring more people to their neighbourhoods (NIMBY). The councils needs to look past such individual concerns and prioritise the “common good”; doing what is right for all of us as a community and have tools in place that enables them to put a lesser weight on NIMBY arguments.

**Q13** Do you support the proposal for consolidated growth along State Highway 6 between Atawhai and Wakefield but also including Mapua and Motueka and meeting the 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!

The 'along SH6' jargon as a selling point is disingenuous. It's a highway that will need to cater for many more cars and probably need to be upgraded when the proposed developments go ahead. More kilometers driven, more greenhouse gases, and higher rates. I cannot see how this proposal

meets the objectives. I think that the proposed strategy needs to be reconsidered to better reflect the Council's objectives and move away from the proposed developments along SH6.

**Q14** Where would you like to see growth happening over the next 30 years? Tick as many as you like.

**(b) Intensification within existing town centres and (f) In Tasman's existing rural towns.**

Growth should only be allowed / initiated through intensification 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.

**Q15** 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**

Great plan, but we need to make sure that intensification is balanced with better living conditions and good design that will contribute to well-functioning urban environment – which is a minimum legal requirement in the NPS-UD. The proposed approach seems to pack more people into back sections instead of making sure this minimum required are met.

With all this intensification we need to be careful for Nelson not to lose its wonderful character with historic buildings and leafy streets.

Also, I think we would get more people to live centrally a lot quicker if we didn't provide all these other new alternatives on the edge of town and started to see some really positive examples of higher density urban living.

I think that the FDS is an opportunity to redefine intensification and ensure higher, smarter densities in the city centre. Leaving it to landowners to develop their back section is not enough and is likely to lead to unintended effects.

**Q16** Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?

**Agree**

Great plan, but can we make sure that intensification is balanced with better living conditions and achieving well-functioning urban environments as discussed in Q15.

When providing for these housing choices more quicker, this would reduce the need for other new alternatives on the edge of town and started to see some really positive examples of higher density urban living.

I would also like to see more mixed use in and near the centre of Stoke as well as a priority for comprehensive housing developments and social housing.

**Q17** Do you agree with the level of intensification proposed in Richmond, right around the town centre and along McGlashen Avenue and Salisbury Road? Any comments?

**Strongly disagree**

We need more intensification here. Why is the area along Queen Street only identified for "residential infill"? Shouldn't we require higher intensity here? I would like to see comprehensive mixed use redevelopment along Queen Street.

The failing of the intensification purpose is already visible in Richmond, for example on the corner of Wensley Rd and Queens Street where a multi-story development was marketed but a cheap 1-level construction was built.

Also, we need to make sure that intensification is balanced with better living conditions and achieving well-functioning urban environments as discussed in Q15.

When providing for these housing choices more quicker, this would reduce the need for other new alternatives on the edge of town and started to see some really positive examples of higher density urban living.



Q18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?

**Disagree**

I'm not sure if there is enough employment in Brightwater to justify the need to grow the population. There is a risk that Brightwater will turn into a commuter suburb.

I think there might be a need for smaller housing options though, which can be achieved by intensification in and near the village center, including the provision of mixed use.

Q19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?

**Disagree**

I'm not sure if there is enough employment in Wakefield to grow the population. There is a risk that Brightwater will turn into a commuter suburb

I think there might be a need for smaller housing options though, which can be achieved by intensification in and near the village center.

Q20: Do you agree with the level of intensification proposed in Motueka (greenfield intensification and brownfield intensification)? Any comments?

**Neutral**

Motueka has a housing shortage and is an employment centre. There should be more intensification here.

The proposed greenfield land of Motueka-South should be used much more efficiently to provide an alternative to areas of the town that may flood in the future. Any development here needs to be really well connected to the existing town centre. It needs some serious planning before developers should be allowed to blitz this area (in the traditional way). I think TDC needs to be more proactive in the development of this area, using a structure planning before it initiated a plan change. This should be undertaken with the community and creative thinkers and not leave it to private developers. Please refer to my feedback on the proposed plan change in Motueka for more background.

Q21 Do you agree with the level of intensification proposed in Māpua (intensifying rural residential area to residential density)? Any comments?

**Strongly disagree**

*Please note that my comments on Māpua are more extensive. The reason for this focus on Mapau is simple: I live there! However, some of my reasoning probably also applies to many other areas in the region.*

Māpua does not have enough jobs. Residents are already commuting long distances to work. Why should we make a bad situation worse? Māpua does not need any more new residents until there is enough employment for everybody.

The type of intensification proposed here is largely converting rural residential into standard low-density housing. Even calling this "intensification" is ludicrous. We don't need any more sprawling suburbs.

What is missing for Māpua (and many other rural towns) are smaller housing options to cater for local needs. Currently members of the local community that want or need to downscale are forced out of their local community.

There is already greenfield capacity available in Māpua and the rules for these areas should be changed urgently so that a significant percentage of smaller housing options is required. The same applies for existing residential areas in and near the town centre.

**The predictions for Māpua are incorrect.**

The Future development strategy is based on the "Housing and Business Assessment for Tasman" (HBA, July 2021). My comments related the HBA in relation to the lack of justification for these new areas in Māpua are from a regional to a local scale:

- a. **Not Greenfield Capacity needed at all in the region.** The HBA states that “*In Tasman District overall there is sufficient development capacity for housing under the medium growth population scenario for 30 years.*” This is repeated multiple times in the document. It is hard to see why there is so much more greenfield space required and why so quickly as this is the basis for the plan change.
- b. **Prediction too high for the whole region.** The HBA concludes that the region has grown much more than forecasted. The forecast assumes that this trend will [simply] continue: “*Most of the overall population growth will be driven by net migration gains*” (people moving into this region). The recent growth in our region is for a large part a direct result of failing housing policies in the big cities and by central government, resulting in many looking for other locations to work and/or live such as our region. We have moved to a situation where Tasman and Nelson are New Zealand’s second and third least affordable regions outside of Auckland, which will reduce the appetite to come and live in our region. A lot is being done to address the housing crisis. Therefore, assuming that the trend experience in the past will continue is wrong. The HBA and the FDS seem to have simply accepted the HBA predictions and have not assessed / interpreted them as being appropriate in our region.
- c. **Māpua should not be labelled as a growth area.** Māpua is identified as a ‘growth area’. There is no justification why Māpua has been given this label. In one of the webinars, it was implied by council staff that the recent growth and the fact it is tucked between Richmond and Motueka were the drivers. No consideration is given (1) to the fact that Māpua is far removed from most employment and services, (2) to the related negative effect on the greenhouse gas emissions, and (3) to the desire from many in the local community to retain the village character. Also, the growth experienced in Māpua over the last few years is and should not be typical for our small village (see next point). No (specific) consultation was undertaken on attaching this ‘growth-area’ label to Māpua. I request that the label ‘growth area’ be removed from Māpua.
- d. **Prediction too high for Māpua.** The HBA also provides predictions for all big and small towns, villages, and rural areas in the region. Figure 2 shows the predictions for several (growth) areas taken from the HBA, which includes Māpua/Ruby Bay. The predictions have simply extrapolated the growth per village over the last years into the future. Māpua has grown significantly over the last years. This was driven by two relatively large developments that have been quickly used up and because of the region and nation-wide lack of supply. The HBA assumes that this has to continue at the same speed. Figure 1 shows that Māpua/Ruby Bay have been assigned the largest growth rate of all these areas and needs to grow by 69%, Richmond by 53% and Motueka by only 17%. This simple extrapolation cannot be justified. The HBA, nor the FDS are making any attempt to reflect a more proportional change given the small size of Māpua, the proximity to jobs and services and the effects on climate change. The footprint of Māpua in the future looks to be many times the current footprint. This will result in disproportional growth (see figure 3) and loss of character for Māpua.

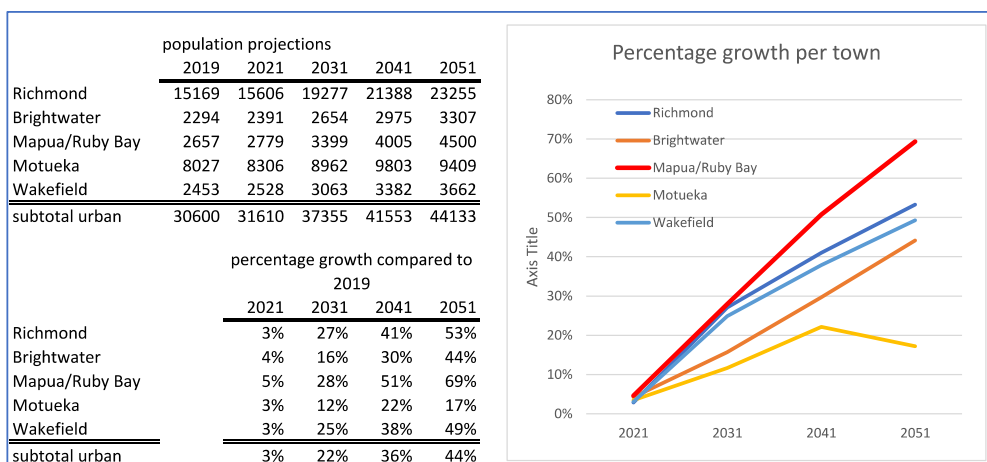


Figure 1: growth predictions taken from HBA and shown in percentage growth per village.

**On top of that there is already greenfield capacity in Mapua**

Māpua has currently a number of not-yet-developed greenfield sites that are zoned as 'deferred residential'. Last year the 'deferred' was lifted by TDC following infrastructure upgrades in the area. This has created additional greenfield capacity.

TDC was requested (MDCA meeting July 2021 and presentation the Strategy and Policy Committee on 30 September 2021) to urgently review the zoning for these areas last year to allow for the provision of more variety in housing styles, including 1-2 bedroom options. This would create additional capacity, specifically for those members of the community that wish to downscale and with no options in Māpua. They now must leave their community. It was also requested to allow more variety of housing in current residential areas, specifically close to the village centre.

These requested changes would have created additional capacity in Māpua, create more housing options in already zoned areas, add to the vitality of Māpua and remove or at least defer the need for additional greenfield.

These changes should have been given a higher priority compared to the proposed changes and should not wait for the full review of the Tasman Resource Management Plan as was answered by council staff in one of the webinars.



Figure 2: Already available and proposed greenfields, demonstrating disproportionate growth in Mapua

**Q22** Do you agree with the location and scale of the proposed greenfield housing areas in Nelson? Please explain why.

**Strongly disagree**

For all the reasons pointed out above, we don't need more sprawl.

**Q23** Do you agree with the location and scale of the proposed greenfield housing areas in Stoke? Please explain why.

**Strongly disagree**

For all the reasons pointed out above, we don't need more sprawl.

**Q24** Do you agree with the location and scale of the proposed greenfield housing areas in Richmond?  
Please explain why.

**Strongly disagree**

For all the reasons pointed out above, we don't need more sprawl.

**Q25** Do you agree with the location and scale of the proposed greenfield housing areas in Brightwater? Please explain why.

**Strongly disagree**

For all the reasons pointed out above, we don't need more sprawl..

**Q26** Do you agree with the location and scale of the proposed greenfield housing areas in Wakefield.  
Please explain why.

**Strongly disagree**

For all the reasons pointed out above, we don't need more sprawl.

**Q27** Do you agree with the location and scale of the proposed greenfield housing areas in Motueka?  
Please explain why.

**Disagree**

For all the reasons pointed out above, we don't need more sprawl.

I accept, however, that Motueka-South may have to be developed wisely to offer an alternative for areas of town that are at risk from sea level rise. See also answer on Q20.

The proposed rural residential developments only fragment our landscape. There is no justification to provide for more of this.

**Q28** Do you agree with the location and scale of the proposed greenfield housing areas in Māpua?  
Please explain why.

**Strongly disagree**

For all the reasons pointed out above, in particular my response to Q21.

**Q29** 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.**

As argued before I am of the opinion that sprawl is not acceptable:

1. Not if TDC is serious about the need to reduce greenhouse gas emissions, and
2. Not when it is serious about creating well-functioning urban environments, and
3. Not when it is serious about providing housing choice for everyone. That is including providing for options not provided in the past – clearing the backlog, and
4. Not when it is serious about the need to protect the environment and natural landscapes in the region.

It is sad to conclude that the FDS has totally failed to meet its own objectives (or outcomes) and is not fit for purpose.

Q30: If you don't think we have got the balance right, let us know what you would propose. Tick all that apply.

**More intensification – and no Greenfield expansion**

Q31 Do you support the secondary part of the proposal for a potential new community near Tasman Village and lower Moutere (Braeburn Road)? Please explain why.

**No**

For all the reasons pointed out above, we don't need more sprawl. A willing landowner approach is not a strategy and certainly not a strategy that aims to meet its objectives and legal requirements

It is disturbing to see that TDC is giving a higher priority to consider this development, to be intimidated by a few locals resisting change and not interested in prioritising the common good and meeting its own and legal objectives

This area is far away from jobs, it covers highly productive land, public transport will never work, the proposed densities will create more sprawl, it is not a compact village.

This housing is not needed to meet Tasman's anticipated housing needs over the next 30 years.

It is also not supported by iwi.

Q32: Do you agree with the locations shown for business growth (both commercial and light industrial)? Please explain why.

**Disagree**

We should be providing more opportunities for businesses in areas, including rural towns, that have a known employment shortage - not just roll out more light-industrial along SH6 in Hope.

Looking at existing commercial and industrial land it feels that it could be used much more effectively based on what I experienced in the Auckland area and in The Netherlands. As the land value goes up, business owners and councils will be looking at better use of already available land. It is too easy to snap up available rural land for commercial / industrial purposes and should be stopped

A more nuanced approach is needed to preserve the character of our landscape. The current proposal fills in any rural landscape that's left between Hope and Richmond. We need to protect this productive landscape and strengthen Hope as a village (separate from Richmond). Otherwise Hope will just feel like a bad suburb of Richmond, surrounded by car yards.

Q33: Let us know if there are any additional areas that should be included for business growth or if there are any proposed areas that you consider are more or less suitable.

As per Q32, we should be providing more opportunities for businesses in areas, including rural towns, that have a known employment shortage

Q34: Do you agree with the proposed residential and business growth sites in Tākaka?

**Strongly Disagree**

I recognise the need for more variety in housing types in Tākaka, specifically to cater for local needs. The recent co-housing project that was approved is a good example of the types and location of developments I support.

I don't support any of the proposed greenfield developments for all the reasons pointed out above. If we need more housing here, then what about intensification in Takaka's existing urban area?

Q35 Do you agree with the proposed residential and business growth sites in Murchison?

**Strongly disagree**

For all the reasons pointed out above, we don't need more sprawl.

If we need more housing here, then what about providing for intensification of Murchison's existing urban area?



Q36 Do you agree with the proposed residential and business growth sites in Collingwood?

**Strongly disagree**

For all the reasons pointed out above, we don't need more sprawl

If we need more housing here, then what about providing for intensification of Collingwood's existing urban area?

Q37 Do you agree with the proposed residential and business growth sites in Tapawera?

**Strongly disagree**

For all the reasons pointed out above, we don't need more sprawl

If we need more housing here, then what about providing for intensification of Tapawera's existing urban area?

Q38 Do you agree with the proposed residential and business growth sites in St Arnaud?

**Strongly disagree**

For all the reasons pointed out above, we don't need more sprawl.

If we need more housing here, then what about providing for intensification of St Arnaud's existing urban area?

Q39 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, intensification targeted at those needs would be acceptable.

Q40: 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 need to fundamentally change the way we approach growth. Instead of focussing on short term budgets we need to take a longer view - isn't that exactly what a 30-year strategy should be doing? Then why do we still promote sprawling suburbs, when we already know that energy will only become more expensive, resources sparser and when we already know that we will have to live a lot more efficiently?

We need to think about how much growth we really need and how we can make sure the needs of local communities are met.

Rather than just seeing growth as a numbers game, we should be thinking about the quality of our environments both our urban spaces, but also our rural and natural landscapes.

We need to stop "business as usual" and start taking climate action seriously. We need to reduce our carbon footprint. We need a strategy that also provides direction and actions on how to deliver on the need for climate friendly, well-functioning towns and villages.

***It is very clear than the 'enabling' and 'market depending' strategy has not been able to provide the wider community what it needs. The FDS should identify more pro-active methods to ensure it will deliver on its promises as expressed in the 'outcomes' (should be called objectives) as needed by its community and as legally required. The FDS is failing on all of these ambitions.***

More pro-active methods include the use of redevelopment agencies, fast track processes and lower consent charges and development contribution for community / social housing initiatives. It is disturbing to see that the FDS has not included any of this and continues to leave it to the market.

The more extensive and technical submission from the Nelson Tasman 2050 collective provides a more systematic assessment of the FDS and suggestions for improvement. This feedback form has been very difficult to use effectively to try and convey my concerns on the FDS but I tried!. I can totally understand why many people have been scared away by the FDS and this submission template.

The submission from the Nelson Tasman 2050 collective is to be considered part of my feedback and should be processed and considered as such.

Regards,

Jan Heijs

## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31495

**Ms Mary Duncan**

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	Climate action is needed urgently. This proposal includes a lot of greenfield developments for stand-alone houses far away from anywhere to work. This will make us drive our cars more - not less. It also means that people who could be living more centrally, with a comparatively small carbon footprint, may now buy a house on the edge of town instead to live a more carbon intensive commuting lifestyle. Stand-alone houses do not support reductions in GHG emissions. More multi-unit compact and low carbon residential developments should be prioritised.
TDC - Environment and Planning	02 Please indicate whether you support or do not support Outcome 2: Existing main centres including Nelson City Centre and Richmond Town Centre are consolidated and intensified, and these main centres are supported by a network of smaller settlements.	Strongly agree	If more people live in our centres, then these will become more vibrant and interesting. It also means that people can actually walk and cycle to work instead of adding more cars to our traffic jams. This proposed strategy is not going to achieve this. There are so many new greenfield sites in this strategy, that many people, who would otherwise buy in the centres, are likely to instead just buy a house in the suburbs.



	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	However, I'm not sure that the proposed strategy is really going to achieve this. Many of the greenfield developments proposed in the strategy are actually located far away from any jobs and will only lead to more cars on the road, not less.
TDC - Environment and Planning	04 Please indicate whether you support or do not support Outcome 4: A range of housing choices are provided that meet different needs of the community, including papakāinga and affordable options. Please explain your choice:	Strongly agree	This proposed strategy does not seem to achieve much more diversity of housing options or support community-led housing initiatives and social housing. Building a lot of housing development on the edge of towns is nothing new. So why should we expect lots of housing choices all of a sudden? Previous developments show we will only get more developer-led large stand-alone houses if we follow this strategy. How does the FDS ensure that more community-led initiatives are supported? In its current form, the strategy supports more of the same developer-led housing.
TDC - Environment and Planning	05 Please indicate whether you support or do not support Outcome 5: Sufficient residential and business land capacity is provided to meet demand. Please explain your choice:	Disagree	We seem to predominantly provide for large stand-alone, increasingly unaffordable houses, but there is a lot of demand in our community for smaller, more affordable, and other housing options. It seems like we are selling out our precious land, it's quality soils and productivity to accommodate everybody who wants to buy a house here. Maybe we should protect the productive land that feeds our people and makes our region so special and focus more on providing cheaper housing options in our towns and centres, that our community so clearly needs.
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is	Agree	Yes, this is important, but we need to make sure that we focus is on infrastructure that we can afford in the long term. Our rates keep going up because maintaining the spread out infrastructure in our sprawling suburbs costs so much. It would be better to pay a little bit more

	planned, funded and delivered to integrate with growth and existing infrastructure is used efficiently to support growth. Please explain your choice:		up front to have a more efficient system that enables intensification and is also cheaper to maintain in the long term - infrastructure that supports healthier and less carbon-intensive modes of transportation, prioritising walking, cycling, as well as efficient and convenient public transport.
TDC - Environment and Planning	07 Please indicate whether you support or do not support Outcome 7: Impacts on the natural environment are minimised and opportunities for restoration are realised. Please explain your choice:	Strongly agree	We need to protect and restore our natural environment. However, I can't see where and how the proposed strategy is really going to achieve this. The best strategy would be to confine development to our existing urban areas. Turning more of our countryside into concrete and tarmac monotony will only put further strain on our natural environment.
TDC - Environment and Planning	08 Please indicate whether you support or do not support Outcome 8: Nelson Tasman is resilient to and can adapt to the likely future effects of climate change. Please explain your choice:	Agree	We need to plan for the effects of climate change. Shouldn't we therefore protect our rural and natural land as areas to mitigate future flood risks, fire risks, provide security of local food production, etc.? Well managed land/soils are the most effective way to store carbon and repairs the hydrology of this planet. It seems that the proposed strategy is reducing these areas even more. Wouldn't that do the opposite and increase the overall risk to our assets and population?
TDC - Environment and Planning	09 Please indicate whether you support or do not support Outcome 9: Nelson Tasman is resilient to the risk of natural hazards. Please explain your choice:	Strongly agree	Where is the strategy for how our future urban areas will be resilient and future proof?
TDC - Environment and Planning	10 Please indicate whether you support or do not support Outcome 10: Nelson Tasman's highly productive land is prioritised for	Strongly agree	Allowing further subdivision of prime rural land destroys it for its best productive use. Soils are the skin of our planet, and must be preserved and cared for. We need our land for food production, but it also needs protecting to preserve the wonderful landscape character that makes our region so special. The strategy proposes many greenfield expansions that eat into our productive countryside. Shouldn't we

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

			<p>them - even without building any new ones. The FDS, or better TDC and NCC, are relying on the market to provide for all housing needs. This hasn't worked thus far and I can't see how this will work in the future with just an 'enabling' and 'leave it to the market' strategy. The current toolbox hasn't worked. The FDS needs to identify better delivery mechanisms to achieve what we need.</p> <p>Why do we have such strict zoning rules in our centres that hardly let us build up or house more residents on our land and then argue that we need greenfield expansion to cope with growth? Wouldn't it make more sense to allow people to build up and provide more and small</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>There is too much greenfield expansion - the same mistakes we have made in the past. Instead the FDS should concentrate development on existing centres in close proximity to employment, services and public transport. Neither greenfield land expansion nor more rural residential housing actually deliver the outcomes claimed in the FDS.</p> <p>All Tasman's rural towns should be allowed to grow through quality intensification, as long as there are enough local jobs. Where there is an employment shortage, future development must be limited to development that increases the number of jobs locally.</p> <p>We need to protect our natural and productive landscape better from development, as this is what makes our region so special after all.</p> <p>The 'along SH6' jargon as a selling point is disingenuous. It's a highway that will need to cater for many more cars and probably need to be upgraded if the proposed developments go ahead. More kilometers driven, more greenhouse gases, and higher rates. I cannot see how this proposal meets the objectives. I think that the proposed strategy needs to be reconsidered to better reflect the Council's objectives.</p>
TDC - Environment and Planning	<p>14 Where would you like to see growth happening over the next 30 years? Please list as many of the following options that you agree with: (a) Largely along the SH6 corridor as proposed (b) Intensification within existing town centres (c)</p>		<p>(b) Intensification within existing town centres and (f) In Tasman's existing rural towns Growth should only be enabled through intensification and in both existing town centres 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>

	<p>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>Great plan, but can we make sure that intensification is balanced with better living conditions? E.g. residential infill intensification just seems to pack more people into back sections instead of making sure that there are enough parks and open spaces, playgrounds or attractive streets.                  With all this intensification we need to be careful for Nelson not to lose its wonderful character with historic buildings and leafy streets.                  Also, I think we would get more people to live centrally a lot quicker if we didn't provide all these other new alternatives on the edge of town and started to see some really positive examples of higher density urban living.                  I think that the FDS is an opportunity to redefine intensification and ensure higher, smarter densities in the city centre. Leaving it to landowners to develop their back section is not enough.</p>
TDC - Environment and Planning	<p>16 Do you agree with the level of intensification proposed right around the centre of Stoke?                  Any comments?</p>	Agree	<p>Great plan, but can we make sure that intensification is balanced with better living conditions? E.g. residential infill intensification just seems to pack more people into back sections instead of making sure that there are enough parks and open spaces, playgrounds or attractive streets.                  Also, I think we would get more people to live centrally a lot quicker if we didn't provide all these other new alternatives on the edge of town and started to see some really positive examples of higher density urban living.                  I would also like to see more mixed use in and near the centre of Stoke as well as a priority for comprehensive housing developments.</p>
TDC - Environment and Planning	<p>17 Do you agree with the level of intensification</p>	Strongly disagree	<p>We need more intensification here. Why is the area along Queen Street only identified for "residential infill"? Shouldn't we allow for the</p>

	proposed in Richmond, right around the town centre and along McGlashen Avenue and Salisbury Road? Any comments?		highest intensity here? I would like to see comprehensive mixed use redevelopment along Queen Street. Also, can we make sure that intensification is balanced with better living conditions? E.g. residential infill intensification just seems to pack more people into back sections instead of making sure that there are enough parks and open spaces, playgrounds or attractive streets. I think we would get more people to live centrally a lot quicker if we didn't provide all these other new alternatives on the edge of town and started to see some really positive examples of higher density urban living.
TDC - Environment and Planning	18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?	Disagree	I'm not sure if there is enough employment in Brightwater to grow the population. Otherwise it only becomes a commuter suburb. I think there might be a need for smaller housing options though, which can be achieved by intensification in and near the village center.
TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?	Disagree	I'm not sure if there is enough employment in Wakefield to grow the population. Otherwise it only becomes a commuter suburb. I think there might be a need for smaller housing options though, which can be achieved by intensification in and near the village center.
TDC - Environment and Planning	20 Do you agree with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?	Neutral	Motueka has a housing shortage and is an employment centre. There should be more intensification here. The greenfield land of Motueka-South should be used much more efficiently to provide an alternative to areas of the town that may flood in the future. Any development here needs to be really well connected to the existing town centre. It needs some serious planning before developers should be allowed to blitz this area (in the traditional way). I think TDC needs to be more proactive in the development of this area with the community and creative thinkers and not leave it entirely to private developers.
TDC - Environment and Planning	21 Do you agree with the level of intensification proposed in Māpua (intensifying rural residential area to residential density)? Any comments?	Strongly disagree	Māpua does not have enough jobs. Residents are already commuting long distances to work. Why should we make a bad situation worse? Māpua does not need any more new residents until there is enough employment for everybody. The type of intensification proposed here is largely converting rural residential into standard low-density housing. Even calling this "intensification" is ludicrous. We don't need any more sprawling suburbs. What is missing for Māpua (and many other rural towns) are smaller housing options to

			cater for local needs. Currently members of the local community that want or need to downscale are forced out of their local community. There is already greenfield capacity available in Māpua and the rules for these areas should be changed so that a variety of housing requires a significant percentage of smaller housing options. The same applied for existing residential areas in and near the town centre.
TDC - Environment and Planning	22 Do you agree with the location and scale of the proposed greenfield housing areas in Nelson? Please explain why.	Strongly disagree	For all the reasons pointed out above, we don't need to turn any more of our landscape into concrete and tarmac covered monotony.
TDC - Environment and Planning	23 Do you agree with the location and scale of proposed greenfield housing areas in Stoke? Please explain why.	Strongly disagree	For all the reasons pointed out above, we don't need to turn any more of our landscape into concrete and tarmac covered monotony.
TDC - Environment and Planning	24 Do you agree with the location and scale of proposed greenfield housing areas in Richmond? Please explain why.	Strongly disagree	For all the reasons pointed out above, we don't need to turn any more of our landscape into concrete and tarmac covered monotony.
TDC - Environment and Planning	25 Do you agree with the location and scale of proposed greenfield housing areas in Brightwater? Please explain why.	Strongly disagree	For all the reasons pointed out above, we don't need to turn any more of our landscape into concrete and tarmac covered monotony.
TDC - Environment and Planning	26 Do you agree with the location and scale of proposed greenfield housing areas in Wakefield? Please explain why.	Strongly disagree	For all the reasons pointed out above, we don't need to turn any more of our landscape into concrete and tarmac covered monotony.
TDC - Environment and Planning	27 Do you agree with the location and scale of	Disagree	For all the reasons pointed out above, we don't need to turn any more of our landscape into concrete and tarmac covered monotony.

	proposed greenfield housing areas in Motueka? Please explain why.		I accept, however, that Motueka-South may have to be developed wisely to offer an alternative for areas of town that are at risk from sea level rise. The proposed rural residential developments only fragment our landscape and compromise rural productivity. There is no justification to provide for more of this.
TDC - Environment and Planning	28 Do you agree with the location and scale of proposed greenfield housing areas in Māpua? Please explain why.	Strongly disagree	For all the reasons pointed out above, we don't need to turn any more of our landscape into concrete and tarmac covered monotony.
TDC - Environment and Planning	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	For all the reasons pointed out above, we don't need to turn any more of our landscape into concrete and tarmac covered monotony. This area is far away from jobs, it covers highly productive land, public transport will never work, the proposed densities will create more sprawl, not a compact village. This housing is not needed to meet Tasman's anticipated housing needs over the next 30 years. It is also not supported by iwi.
TDC - Environment and Planning	32 Do you agree with the locations shown for business growth (both commercial and	Disagree	We should be providing more opportunities for businesses in areas, including rural towns, that have a known employment shortage - not just roll out more light industrial along SH6 in Hope. A more nuanced approach is needed to preserve the character of our landscape. The



	light industrial)? Please explain why.		current proposal fills in any rural landscape that's left between Hope and Richmond. We need to protect this productive landscape and strengthen Hope as a village (separate from Richmond).
TDC - Environment and Planning	33 Let us know if there are any additional areas that should be included for business growth or if there are any proposed areas that you consider are more or less suitable.		As per Q32, we should be providing more opportunities for businesses in areas, including rural towns, that have a known employment shortage
TDC - Environment and Planning	34 Do you agree with the proposed residential and business growth sites in Tākaka?	Disagree	
TDC - Environment and Planning	35 Do you agree with the proposed residential and business growth sites in Murchison?	Strongly disagree	
TDC - Environment and Planning	36 Do you agree with the proposed residential and business growth sites in Collingwood?	Strongly disagree	
TDC - Environment and Planning	37 Do you agree with the proposed residential and business growth sites in Tapawera?	Strongly disagree	
TDC - Environment and Planning	38 Do you agree with the proposed residential and business growth sites in St Arnaud?	Strongly disagree	
TDC - Environment and Planning	39 Let us know which sites you think are more appropriate for growth or not in each rural town.		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

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

## Submission Summary

Nelson Tasman Future Development Strategy – Submission #31496

**Mrs Petra Dekker**

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	Refer attachment: I fully support urban development over sprawl into rural/greenfield developments, because of the URGENCY that's needed for ACTION on Climate Change.
TDC - Environment and Planning	02 Please indicate whether you support or do not support Outcome 2: Existing main centres including Nelson City Centre and Richmond Town Centre are consolidated and intensified, and these main centres are supported by a network of smaller settlements.	Strongly agree	refer attachment: By allowing sprawl, people need to drive their cars to get to and from work, schools, shops and sporting facilities in urban areas, which will increase GHG emissions, requires new infrastructure and eventually adds to more congestion on roads. This is not a long-term solution based on action on Climate Change.

	Please explain your choice:		
TDC - Environment and Planning	03 Please indicate whether you support or do not support Outcome 3: New housing is focussed in areas where people have good access to jobs, services and amenities by public and active transport, and in locations where people want to live. Please explain your choice:	Strongly agree	refer attachment: This should be the objective. That would drastically cut down the reliance on cars. I
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	Refer attachment: I think this is important! I know many people, who simply can't afford a standard house in the suburbs, but there are hardly any other options! Young families, start-ups, single people, elderly people, people that want/need to downsize, none of them have many options other than buying a standard house in the suburbs. There needs to be a better variety of housing options.
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	refer attachment: I disagree if this about more greenfield development areas. I agree if this is about a more efficient use of existing brownfield areas, but I don't think that is intended here.
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Disagree	refer attachment: The Zero Carbon Act requires us to look at infrastructure differently. New infrastructure should be avoided where possible. B

	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	refer attachment: We need to protect and restore our natural environment. However, I can't see where and how this objective is applied in the Strategy other than one of many attributed in the MDCA, which results in the fact that this outcome has contributed very little to the development of the strategy
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	refer attachment: The Strategy is silent on how existing urbanised areas will be future proofed (or abandoned)
TDC - Environment and Planning	09 Please indicate whether you support or do not support Outcome 9: Nelson Tasman is resilient to the risk of natural hazards. Please explain your choice:	Strongly agree	I have noticed that most proposed new greenfield areas have stayed away from areas at risk of flooding (including inundation due to sea level rise), fault lines and slip prone areas. However, I'm missing a strategy for how our future urban areas will be resilient and future proof.
TDC - Environment and Planning	10 Please indicate whether you support or do not support Outcome 10: Nelson Tasman's highly productive land is prioritised for primary	Disagree	Refer attachment: I disagree because the definition of "highly productive" land is used here, which is too narrow. W

	production. Please explain your choice:		
TDC - Environment and Planning	11 Please indicate whether you support or do not support Outcome 11: All change helps to revive and enhance the mauri of Te Taiao. Please explain your choice:	Strongly agree	Tangata Whenua Te Pae Tawhiti (Vision) and Te Kaupapa (mission), especially regarding the protection and revival of Te Taiao / the natural world is not clearly reflected in the proposal.
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		refer to attachment: They should not be called 'outcomes' but rather 'objectives'. An objective is what you want to achieve, whereas an outcome is what you have achieved. Objectives always need to be tested.
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	refer attachment: The 'along SH6' jargon as a selling point is disingenuous. It's a highway that will need to cater for many more cars and probably need to be upgraded when the proposed developments go ahead. More kilometres driven, more greenhouse gases, and higher rates
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. I

	<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>Great plan, but this needs to be done smartly. The earlier mentioned CCO's (see answer on question are responsible for making sure that intensification is balanced with better living conditions?</p>
TDC - Environment and Planning	<p>16 Do you agree with the level of intensification proposed right around the centre of Stoke?                  Any comments?</p>	Agree	<p>Great plan, but can we make sure that intensification is balanced with better living conditions? E.g. residential infill intensification just seems to pack more people into back sections instead of making sure that there are enough parks and open spaces, playgrounds or attractive streets.</p>
TDC - Environment and Planning	<p>17 Do you agree with the level of intensification proposed in Richmond, right around the town centre and along McGlashen Avenue and Salisbury Road?                  Any comments?</p>	Strongly disagree	<p>We need more intensification here. Why is the area along Queen Street only identified for "residential infill"?</p>
TDC - Environment and Planning	<p>18 Do you agree with the level of intensification proposed around the centre of Brightwater?                  Any comments?</p>	Disagree	<p>I'm not sure if there is enough employment in Brightwater to grow the population. Otherwise, it will only run the risk of becoming a commuter suburb.</p>

TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?	Disagree	I'm not sure if there is enough employment in Wakefield to grow the population. Otherwise, it only becomes a commuter suburb.
TDC - Environment and Planning	20 Do you agree with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?	Neutral	Motueka has a housing shortage and is an employment centre. There should be more 'smarter' intensification here.
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	Refer attachment: Māpua hardly offers enough employment and residents are already commuting long distances to work, which is adding to our carbon emissions. We should not make a bad situation worse by attracting more people to live in the area
TDC - Environment and Planning	22 Do you agree with the location and scale of the proposed greenfield housing areas in Nelson? Please explain why.	Strongly disagree	This would be in strong contradiction with the Zero Carbon Act.
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	contradiction with the Zero Carbon Act.
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	contradiction with the Zero Carbon Act.
TDC - Environment and Planning	25 Do you agree with the location and scale of proposed	Strongly disagree	contradiction with the Zero Carbon Act.



	greenfield housing areas in Brightwater? Please explain why.		
TDC - Environment and Planning	26 Do you agree with the location and scale of proposed greenfield housing areas in Wakefield? Please explain why.	Disagree	contradiction with the Zero Carbon Act.
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	For all reasons pointed out 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	contradiction with the Zero Carbon Act.
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	refer to attachment for Q29-40

SUBMISSION FORM  
DRAFT NELSON TASMAN FUTURE DEVELOPMENT STRATEGY 2022–2052

Name: **Petra Dekker**  
Organisation represented (if applicable): **none**  
Address:  
Email:  
Phone number:

Do you wish to speak at a hearing? **No**

Note – I struggled to use the on-line template provided and the downloaded form could not be used. It didn't allow an interim save option and in some cases the character limit was inadequate. Hence the uploaded file in Word.

*Q1 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 with the objective.**

I fully support urban development over sprawl into rural/greenfield developments, because of the URGENCY that's needed for ACTION on Climate Change.

By allowing sprawl, people need to drive their cars to get to and from employment, schools, shops and sporting facilities in urban areas, requiring new infrastructure, adding to more congestion on roads, which will increase GHG-emissions. This is not a long-term solution based and not complying with the Zero Carbon Act.

The type of stand-alone housing planned for these rural areas don't fit into a strategy of reducing GHG emissions.

Existing urban centres should be cleverly used and expanded. By offering a variety of different, multi-unit, compact and low carbon residential developments close to amenities, work, public transport and offering safe walking and cycling infrastructure could reduce our GHG emissions drastically. This would not only offer a greater variety of smaller and affordable houses, but also make our cities more liveable. There are plenty of examples overseas.

*Q2 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.**

I strongly agree with the objective.

I fully support urban development over sprawl into rural/greenfield developments, because of the URGENCY needed to comply with the Zero Carbon Act.

By allowing sprawl, people need to drive their cars to get to and from work, schools, shops and sporting facilities in urban areas, which will increase GHG emissions, requires new infrastructure and eventually adds to more congestion on roads. This is not a long-term solution based on action on Climate Change.

The type of stand-alone housing planned for these rural areas don't fit into a strategy of reducing GHG-emissions.

Existing urban centres should be cleverly used and expanded. By offering a variety of different, multi-unit, compact and low carbon residential developments close to amenities, work, public transport and offering safe walking&cycling infrastructure could reduce our GHG emissions drastically. This would not only offer a greater variety of smaller and affordable houses, but also make our cities more liveable. There are plenty of examples overseas.

I fully support urban development over sprawl into rural/greenfield developments, because of the URGENCY needed to comply with the Zero Carbon Act.

There are so many new greenfield sites in this strategy, that many people, who would otherwise buy in the centres, are likely to instead just buy a house in the suburbs, adding to more GHG-emissions.

*Q3 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.**

This should be the objective. That would drastically cut down the reliance on cars. I much rather see people be able to access jobs, services and amenities, schools, sport clubs within an area of 20mins, where they could use public and active transport, without having to add to traffic congestion and GHG emissions. It would be a much healthier and happier lifestyle as well and create more liveable cities. However, I don't think that the proposed strategy is going to achieve this. Many of the greenfield developments proposed in the strategy are located far away from any jobs, amenities etc. and will only lead to more cars on the road, not less.

*Q4 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 papakainga and affordable options. Please explain your choice*

**Strongly agree.**

I think this is important! I know many people, who simply can't afford a standard house in the suburbs, but there are hardly any other options! Young families, start-ups, single people, elderly people, people that want/need to downsize, none of them have many options other than buying a standard house in the suburbs. There needs to be a better variety of housing options.

I don't think that the proposed strategy is really going to achieve this diversity of housing options or support community-led housing initiatives and social housing. Building a lot of houses on the edge of towns is nothing new. So why should we expect lots of housing choices suddenly? I think we will only get more developer-led large stand-alone houses if we follow this strategy.

How does the FDS ensure that more community-led initiatives are supported? In its current form, the strategy supports more of the same developer-led housing.

*Q5 Please indicate whether you support or do not support Outcome 5: Sufficient residential and business land capacity is provided to meet demand. Please explain your choice*

**Strongly Disagree.**

I disagree if this about more greenfield development areas. I agree if this is about a more efficient use of existing brownfield areas, but I don't think that is intended here.

Releasing more greenfield development areas is in general not the solution. TDC continues to go along the traditional approach which will result in more large stand-alone houses, but there is a lot of demand in our community for smaller, more affordable, and other housing options.

It seems like we are selling out the character and productivity of our beautiful landscape to accommodate everybody who wants to buy a house here. We should protect what makes our region so special and focus more on providing more affordable-, more compact and a variety of housing options in our towns and centres. This is what our community so clearly needs.

*Q6 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.*

**Disagree.**

The Zero Carbon Act requires us to look at infrastructure differently. New infrastructure should be avoided where possible. By focussing on new housing in the proximity of town centres, close to jobs and amenities and allowing for a variety of housing, having to provide for new infrastructure could be avoided. Where new infrastructure is needed, low carbon options should always be prioritised.

*Q7 Please indicate whether you support or do not support Outcome 7: Impacts on the natural environment are minimised and opportunities for restoration are realised. Please explain your choice*

**Strongly agree.**

We need to protect and restore our natural environment. However, I can't see where and how this

objective is applied in the Strategy other than one of many attributed in the MDCA, which results in the fact that this outcome has contributed very little to the development of the strategy  
The desirable strategy would confine development to our existing urban areas. Turning more of our beautiful countryside into a hard shell will only put further strain on our natural environment and landscape.

*Q8 Please indicate whether you support or do not support Outcome 8: Nelson Tasman is resilient to and can adapt to the likely future effects of climate change. Please explain your choice.*

**Agree.**

Yes, sadly we must plan for the effects of Climate Change. We need to protect our rural and natural land as areas to mitigate future flood risks, fire risks, provide security of local food production, etc. It seems that the proposed strategy is reducing these areas even more. This will achieve the opposite and increase the overall risk to our assets and population!

The Strategy is silent on how existing urbanised areas will be future proofed (or abandoned)

*Q9 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 with the objective.**

I have noticed that most proposed new greenfield areas have stayed away from areas at risk of flooding (including inundation due to sea level rise), fault lines and slip prone areas. However, I'm missing a strategy for how our future urban areas will be resilient and future proof.

Building out into greenfield areas, will have an impact on the effects of climate change, i.e. stormwater storage and reduced or no food growing options.

*Q10 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.*

**Disagree.**

I disagree because the definition of "highly productive" land is used here, which is too narrow. We have many more land areas that are productive that fall outside this definition. Bearing in mind Climate Change, productive land should be primarily focussed on growing food that can feed the local population, so that we can be self-sufficient and resilient in times of need. Nelson Tasman area should question the need for growing to many luxury export products like grapes and hops.

If the definition is adjusted as suggested, **I would strongly agree.**

The strategy proposes many greenfield expansions that sprawl into our productive countryside which shows that the outcome is not achieved.

*Q11 Please indicate whether you support or do not support Outcome 11: All change helps to revive and enhance the mauri of Te Taiao. Please explain your choice.*

**Strongly agree.**

Tangata Whenua Te Pae Tawhiti (Vision) and Te Kaupapa (mission), especially regarding the protection and revival of Te Taiao / the natural world is not clearly reflected in the proposal.

The mauri of Te Taiao can only be regenerated with the help and knowledge of Tangata Whenua. I don't see in the current strategy enough holistic partnership with iwi to ensure this outcome.

The Tasman Village proposal in particular, seems to be at odds with this and doesn't appear to have iwi support.

*Q12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?*

They should not be called 'outcomes' but rather 'objectives'. An objective is what you **want** to achieve, whereas an outcome is what you **have** achieved. Objectives always need to be tested.

The proposed FDS doesn't meet the **Zero Carbon Act**, with its urgent need to reduce carbon emissions by 50% by 2030. The most likely disastrous effects of Climate Change are NOT given any serious consideration.

In one of the webinars, the high growth rate in Tasman, was explained to be caused by the offering of stand-alone houses on the edge of urban areas. The councils should be focusing on what the existing local communities need. By focussing on more variety in housing options for i.e. start-ups, single

people, young families or elderly people who want to downsize but also want to stay in their local community, we could reduce demand from outside the region and will make it much easier to cope with a more manageable growth rate.

The FDS should not leave it to the market and developers to build housing. Councils could fund purposely created organizations (CCO's), to take control of housing developments and how to apply this with according to the Zero Carbon Act.

*Q13 Do you support the proposal for consolidated growth along State Highway 6 between Atawhai and Wakefield but also including Mapua and Motueka and meeting the needs of Tasman rural towns? This is a mix of intensification, greenfield expansion, and rural residential housing. Please explain why?*

**Strongly disagree**

The 'along SH6' jargon as a selling point is disingenuous. It's a highway that will need to cater for many more cars and probably need to be upgraded when the proposed developments go ahead. More kilometres driven, more greenhouse gases, and higher rates. I cannot see how this proposal meets the objectives. I think that the proposed strategy needs to be reconsidered to better reflect the Council's objectives.

There is too much greenfield expansion - the same mistakes we have made in the past. Instead, the FDS should concentrate development on existing centres near employment, services, and public transport. Neither greenfield land expansion nor more rural residential housing deliver the outcomes claimed in the FDS.

All Tasman's rural towns should be allowed to grow through quality intensification if 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 from development in order to be resilient to the effects of climate change and to align with the Zero Carbon Act.

*Q14 Where would you like to see growth happening over the next 30 years? Tick as many as you like. (b) Intensification within existing town centres and (f) In Tasman's existing rural towns*

Growth should only be enabled through intensification and in both existing town centres 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.

*Q15 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**

Great plan, but this needs to be done smartly. The earlier mentioned CCO's (see answer on question are responsible for making sure that intensification is balanced with better living conditions? I.e. residential infill intensification just seems to pack more people into back sections instead of making sure that there are enough parks and open spaces, playgrounds or attractive streets.

With all this intensification we need to be careful about Nelson not to lose its wonderful character with historic buildings and leafy streets.

There are some very positive overseas' examples of higher density urban living, which would be likely to attract many more people to the inner cities.

I think that the FDS is an opportunity to redefine intensification and ensure higher, smarter densities in the city centre. Leaving it to landowners to develop their back section doesn't guarantee a sustainable outcome.

*Q16 Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?*

**Agree**

Great plan, but can we make sure that intensification is balanced with better living conditions? E.g. residential infill intensification just seems to pack more people into back sections instead of making sure that there are enough parks and open spaces, playgrounds or attractive streets.

Also, I think we would get more people to live centrally a lot quicker if we didn't provide all these other new alternatives on the edge of town and started to see some very positive examples of higher density urban living.

I would also like to see more mixed use in and near the centre of Stoke as well as a priority for comprehensive housing developments.

*Q17 Do you agree with the level of intensification proposed in Richmond, right around the town centre and along McGlashen Avenue and Salisbury Road? Any comments?*

**Strongly disagree**

We need more intensification here. Why is the area along Queen Street only identified for "residential infill"? Shouldn't we allow for the highest intensity here? I would like to see comprehensive mixed use redevelopment along Queen Street. I.e. we could look at building 2 to 3 stories up above shops. In some places in Europe it is quite common to do this. By attracting more people to the inner city, we can make them safer and more liveable. Again, it's all about creating variety and choice!

Also, this would mean less cars needed, thus lower carbon emissions and a healthier environment!

*Q18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?*

**Disagree**

I'm not sure if there is enough employment in Brightwater to grow the population. Otherwise, it will only run the risk of becoming a commuter suburb.

I think there might be a need for smaller housing options though, which can be achieved by intensification in and near the village centre.

*Q19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?*

**Disagree**

I'm not sure if there is enough employment in Wakefield to grow the population. Otherwise, it only becomes a commuter suburb.

I think there might be a need for smaller housing options though, which can be achieved by intensification in and near the village centre.

*Q20: Do you agree with the level of intensification proposed in Motueka (greenfield intensification and brownfield intensification)? Any comments?*

**Neutral**

Motueka has a housing shortage and is an employment centre. There should be more 'smarter' intensification here.

The greenfield land of Motueka-South has extremely fertile soils, which need to be protected and used effectively. Any development here needs to be well connected to the existing town centre. It needs some serious planning before developers come in and do it the traditional way. I suggest TDC could benefit from the introduction of a purposely created council owned organization (CCO). This CCO should be more proactive in the development of this area, working together with the community and not leave it entirely to private developers.

*Q21 Do you agree with the level of intensification proposed in Māpua (intensifying rural residential area to residential density)? Any comments?*

**Strongly disagree**

Māpua hardly offers enough employment and residents are already commuting long distances to work, which is adding to our carbon emissions. We should not make a bad situation worse by



attracting more people to live in the area. Adding to this is the fact that there is currently no viable public transport option for residents to use. We need to protect the unique, open, and natural character of Māpua, which attracts visitors from afar to the wider area, enjoying active and slow recreation. Also, there is a need to protect our biodiversity and create a wildlife corridor between the wetlands of Aranui Road and Māpua Drive.

The type of intensification proposed here is largely converting rural residential into standard low-density housing. Even calling this "intensification" is ludicrous. We don't need any more 'sprawling' suburbs. Sprawl into greenfield areas, disconnected from employment and amenities, would be in contradiction with the Zero Carbon Act. It would only require more new infrastructure and add more cars on the road and therefore more carbon emissions.

What is missing for Māpua (and many of the other rural towns) are smaller housing options to cater for local needs. Currently, members of the local community that want or need to downsize, are forced out of their local community. There is already greenfield capacity available in Māpua. The rules for these areas should be changed, so that a variety of smaller housing requirements can be met. The same applies for existing residential areas in and near the town centre.

*Q22 Do you agree with the location and scale of the proposed greenfield housing areas in Nelson? Please explain why.*

**Strongly disagree**

This would be in strong contradiction with the Zero Carbon Act.

For all the reasons pointed out above, we should not turn any more of our landscape into concrete and tarmac covered monotony. We can't keep compromising the URGENT action needed on Climate Change and adding to more biodiversity loss.

*Q23 Do you agree with the location and scale of the proposed greenfield housing areas in Stoke? Please explain why.*

**Strongly disagree**

This would be in strong contradiction with the Zero Carbon Act.

For all the reasons pointed out above, we should not turn any more of our landscape into concrete and tarmac covered monotony. We can't keep compromising the URGENT action needed on Climate Change and adding to more biodiversity loss.

*Q24 Do you agree with the location and scale of the proposed greenfield housing areas in Richmond? Please explain why.*

**Strongly disagree**

This would be in strong contradiction with the Zero Carbon Act.

For all the reasons pointed out above, we should not turn any more of our landscape into concrete and tarmac covered monotony. We can't keep compromising the URGENT action needed on Climate Change and adding to more biodiversity loss.

*Q25 Do you agree with the location and scale of the proposed greenfield housing areas in Brightwater? Please explain why.*

**Strongly disagree**

This would be in strong contradiction with the Zero Carbon Act.

For all the reasons pointed out above, we should not turn any more of our landscape into concrete and tarmac covered monotony. We can't keep compromising the URGENT action needed on Climate Change and adding to more biodiversity loss.

*Q26 Do you agree with the location and scale of the proposed greenfield housing areas in Wakefield. Please explain why.*

**Strongly disagree**

This would be in strong contradiction with the Zero Carbon Act.

For all the reasons pointed out above, we should not turn any more of our landscape into concrete and tarmac covered monotony. We can't keep compromising the URGENT action needed on Climate Change and adding to more biodiversity loss.

*Q27 Do you agree with the location and scale of the proposed greenfield housing areas in Motueka? Please explain why.*

**Disagree**

For all the reasons pointed out above, we don't need to turn any more of our landscape into concrete and tarmac covered monotony.

For all the reasons pointed out above, we should not turn any more of our landscape into concrete and tarmac covered monotony. We can't keep compromising the URGENT action needed on Climate Change and adding to more biodiversity loss.

I accept, however, that Motueka-South may have to be developed wisely to offer an alternative for areas of town that are at risk from sea level rise.

The proposed rural residential developments only fragment our landscape and compromise rural productivity and resilience climate change. There is no justification to provide for more of this.

*Q28 Do you agree with the location and scale of the proposed greenfield housing areas in Māpua? Please explain why.*

**Strongly disagree**

This would be in strong contradiction with the Zero Carbon Act.

For all the reasons pointed out above, we should not turn any more of our landscape into concrete and tarmac covered monotony. We can't keep compromising the URGENT action needed on Climate Change and adding to more biodiversity loss.

We need to protect the unique, open, and natural character of Māpua, which attracts visitors from afar to the wider area, enjoying active and slow recreation.

*Q29 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**

As argued before I believe sprawl is NOT acceptable:

1. if the TDC is serious about the need to reduce GHG-emissions, and
2. when the TDC is serious about creating well-functioning urban environments, and
3. when the TDC is serious about providing housing choice for everyone. That is including providing for options not provided in the past – clearing the backlog, and
4. when TDC is serious about the need to protect biodiversity loss and natural landscapes in the region.

It is sad to conclude that the FDS has totally failed to meet its own objectives (or outcomes) and is not fit for purpose.

*Q30: If you don't think we have got the balance right, let us know what you would propose. Tick all that apply.*

**More intensification in and near town centres –no Greenfield expansion**

*Q31 Do you support the secondary part of the proposal for a potential new community near Tasman Village and lower Moutere (Braeburn Road)? Please explain why.*

**No**

For all the reasons pointed out above, we don't need to turn any more of our landscape into concrete and tarmac covered monotony.

This area is far away from jobs, it covers highly productive land, public transport will never work, the proposed densities will create more sprawl, not a compact village.



This housing is not needed to meet Tasman's anticipated housing needs over the next 30 years. It is also not supported by iwi.

It doesn't comply with the Zero Carbon Act and would only allow more car-use and therefore enable more GHG-emissions.

*Q32: Do you agree with the locations shown for business growth (both commercial and light industrial)? Please explain why.*

**Disagree**

We should be providing more opportunities for businesses in areas, including rural towns, that have a known employment shortage - not just roll-out more light industrial areas along SH6 in Hope.

A more nuanced approach is needed to preserve the character of our landscape. The current proposal fills in any rural landscape that's left between Hope and Richmond. We need to protect this productive/fertile landscape and strengthen Hope as a village (separate from Richmond). Otherwise Hope will just feel like a bad suburb of Richmond, surrounded by car yards.

*Q33: 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 suitable.*

As per Q32, we should be providing more opportunities for businesses in areas, including rural towns, that have a known employment shortage

*Q34: Do you agree with the proposed residential and business growth sites in Tākaka?*

**Disagree**

I recognise the need for more variety in housing types in Tākaka, specifically to cater for local needs. The recent co-housing project that was approved is a good example of the types and location of developments I support.

I don't support any of the proposed greenfield developments for all the reasons pointed out above.

If we need more housing here, then I suggest more intensification in Takaka's existing urban area.

*Q35 Do you agree with the proposed residential and business growth sites in Murchison?*

**Strongly disagree**

For all the reasons pointed out above, we don't need to turn any more of our landscape into concrete and tarmac covered monotony.

If we need more housing here, then what about providing for intensification of Murchison's existing urban area?

*Q36 Do you agree with the proposed residential and business growth sites in Collingwood?*

**Strongly disagree**

For all the reasons pointed out above, we don't need to turn any more of our landscape into concrete and tarmac covered monotony.

If we need more housing here, then we should provide for intensification of Collingwood's existing urban area.

*Q37 Do you agree with the proposed residential and business growth sites in Tapawera?*

**Strongly disagree**

For all the reasons pointed out above, we don't need to turn any more of our landscape into concrete and tarmac covered monotony.

If we need more housing here, then we should provide for intensification of Tapawera's existing urban area?

*Q38 Do you agree with the proposed residential and business growth sites in St Arnaud?*

*Strongly disagree*

For all the reasons pointed out above, we don't need to turn any more of our landscape into concrete and tarmac covered monotony.

If we need more housing here, then we should provide for more intensification of St Arnaud's existing urban area?

*Q39 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, adding to GHG-emissions.

We also need to recognise the needs of other members of our communities, such as retired people looking to downsize, first home buyers, single people and disabled people. So, some intensification targeted at those needs would be acceptable.

*Q40: 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 need to fundamentally change the way we approach growth. Instead of focussing on short term budgets we need to take a longer view - isn't that exactly what a 30-year strategy should be doing? Then why do we still promote sprawling suburbs, when we already know that energy will only become more expensive, resources sparser and when we already know that we will have to live a lot more efficiently?

We need to think about how much growth we really need and how we can make sure the needs of local communities are met.

Rather than just seeing growth as a numbers game, we should be thinking about the quality of our environments both our urban spaces, but also our rural and natural landscapes.

We need to stop "business as usual" and start taking climate action seriously. We need to reduce our carbon footprint. We need a strategy that also provides direction and actions on how to deliver on the need for climate friendly, well-functioning towns and villages.

***It is very clear than the 'enabling' and 'market depending' strategy has not been able to provide the wider community what it needs. The FDS should identify more pro-active methods to ensure it will deliver on its promises as expressed in the 'outcomes' (should be called objectives) as needed my its community and as legally required. The FDS is failing on all of these ambitions.***

More pro-active methods include the use of redevelopment agencies, fast track processes and lower consent charges and development contribution for community / social housing initiatives. It is disturbing to see that the FDS has not included any of this and continues to leave it to the market.

## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31497

**Mrs Uta Purcell**

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:	Disagree	I prefer a community that has already got it's heart, it's services in place, is developing naturally, not a development that caters for the demands of people that don't yet live 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 production. Please explain your choice:	Strongly agree	We could not survive without it. To destroy it with housing increases transport costs for primary produce from distant and probably less suitable places.
TDC - Environment and Planning	13 Do you support the proposal for consolidated growth along SH6 between Atawhai and	Strongly disagree	I absolutely object to greenfield expansion. We need to breathe.

	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?		
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		Same as above, no. 13
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	Agree	It would support existing commerce, have fewer empty shops, reduce transport.

	comments?		
TDC - Environment and Planning	22 Do you agree with the location and scale of the proposed greenfield housing areas in Nelson? Please explain why.	Strongly disagree	We cannot afford to loose green spaces, recreational areas close to nelson. They are appreciated, easily accessible. The amount of transport and services will be destructive.

## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31498

**Ms Anne Kolless**

Speaker? False

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

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

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



	production. Please explain your choice:		
TDC - Environment and Planning	11 Please indicate whether you support or do not support Outcome 11: All change helps to revive and enhance the mauri of Te Taiao. Please explain your choice:	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 - its most important to maintain green fields - beach side parklands etc & provide regular & reliable non expensive public transport to main work areas - I could never understand why the original railway reserve through to Wakefield, has not been utilised to connect all smaller town centres into main city centres - especially now with the ability to have solar powered trams that actually run on road style tyres - wake up New Zealand !!
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 in smaller groups & maintaining green field mix

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

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?	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.	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	Disagree	

	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	
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 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	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.	Yes provided agreement can be reached with Te Atiawa	

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.		The area around Motueka wharf could ? - provide some business growth with "barge tow " access to main port of Nelson to help keep freight & logging trucks off the highways
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?	Agree	
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	39 Let us know which sites you		Access to a the port at Picton could be helpful here if any industrial type idea was proposed

and Planning	think are more appropriate for growth or not in each rural town. Any other comments on the growth needs for these towns?		
TDC - Environment and Planning	40 Is there anything else you think is important to include to guide growth in Nelson and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?		It is important to consider the Health & well-being of our future generations & not cram masses of people into one area . Green space with forest parks & playgrounds for kids are equally important as is somewhere to go to ones work place in an easy comfortable non stressed traffic jammed way.

## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31499

**Ms Jane Fisher**

Speaker? False

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

	Please explain your choice:		
TDC - Environment and Planning	03 Please indicate whether you support or do not support Outcome 3: New housing is focussed in areas where people have good access to jobs, services and amenities by public and active transport, and in locations where people want to live. Please explain your choice:	Agree	Intensified areas near public transport need to be made attractive and desirable.
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	Housing is a right and must be kept within realistic financial capacity.
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	Intensification must be favoured. Given the climate crisis, the concept of exponential 'growth' is dangerous and outdated. We must aim to create infrastructure that will reduce our carbon emissions. This would do the opposite.
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Strongly disagree	



	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	Maintaining and regenerating the natural environment, our natural capital, should be at the forefront of all planning.
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	However, there is no point building resilience if, at the same time, you are creating the need for it by expanding urban sprawl, dependence on motor vehicles and allowing costly (in terms of carbon emissions) building projects.
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	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		The latest IPCC report: "This report is a dire warning about the consequences of inaction," said Hoesung Lee, Chair of the IPCC. "It shows that climate change is a grave and mounting threat to our wellbeing and a healthy planet. Our actions today will shape how people adapt and nature responds to increasing climate risks." No development should be created that does not have public transport within walking distance. The council should say where that is, ie: intensifying

			existing areas close to the CBD, not leave it to 'demand'. It should encourage de-carbonisation in the building industry. and design urban landscapes that will strengthen community.
TDC - Environment and Planning	15 Do you agree with prioritising intensification within Nelson? This level of intensification is likely to happen very slowly over time. Do you have any comments?	Strongly agree	The sooner we have more apartment blocks in Nelson the better. There are many opportunities. Incentives to develop existing unused buildings for housing and guidance on green buildings should be given.
TDC - Environment and Planning	16 Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?	Strongly agree	Perfect. Close to amenities, railway reserve and public transport.
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	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.	Less greenfield expansion	

## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31500

**Ms Suzan Van Wijngaarden**

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	That is why I oppose the plan for 50 houses at Rangihaeata. It is too close to the onahau estuary with its natural values. It will be impossible to protect it with all the new houses, sewage, dogs, cats and cars.
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	Less greenfield expansion	

	right, let us know what you would propose. Tick all that apply.		
TDC - Environment and Planning	34 Do you agree with the proposed residential and business growth sites in Tākaka?	Strongly disagree	
TDC - Environment and Planning	39 Let us know which sites you think are more appropriate for growth or not in each rural town. Any other comments on the growth needs for these towns?		<p>I think the sites at Rangihaeata are inappropriate for growth. Rangihaeata is a nice, small friendly neighbourhood. People know each other. People walk and bike on Rangihaeata Road. People and children walk there with their horses. There is no cycle lane or footpath, so all people use the road. That is impossible if the amount of houses will be more than double.</p> <p>People came to live here in a small friendly community and not to live in a Richmond style suburb from Takaka. Please don't turn Rangihaeata into a new Richmond like suburb. The green infrastructure is also not right for such an expansion of 250 houses. It is already almost too dangerous to bike to Takaka. With more people and more cars, cycling will be impossible.</p>
TDC - Environment and Planning	40 Is there anything else you think is important to include to guide growth in Nelson and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?		<p>Why does Golden Bay need to grow and become a second Richmond? Is this something the council wants? Or is it something the people from the Golden Bay want? I agree that there is a need of more affordable houses, but not so many! I am wondering if the council needs all the new houses in Golden Bay to have more people to pay for that stupid dam.</p> <p>Why not use the houses that are already here. There are far too many houses that are only used as holiday homes and that are empty for most of the year. Why not change a rule that only a small percentage of houses can be used for holiday homes. That would provide enough houses to live in and then all those new suburbs are not necessary.</p>

## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31501

**Mr Hijlko Feitsma**

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	Of course urban growth will cause less GHG emissions than rural growth. But far more important is the fact that growth, including the urban form, in itself is very bad for GHG emissions. So urban growth is not good for GHG emissions. I don't think growth is a good thing for Nelson and Tasman and it will be especially bad for GHG emissions.
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	We need affordable housing options. Why not do something about all the 'holiday homes' standing empty for a months every year. I see more and more of these houses.
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	Strongly disagree	We don't need more roads but we need facilities for bikes and public transport if we really think GHG emission reduction is important.

	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	I think it is naive to think that we can handle the effects of future 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:		I don't think any place in the world today is resilient to the risk of (human caused) 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	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	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		I don't agree that we need so much growth.
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	I don't like the 'greenfield expansion'.
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	If there needs to be a bit of growth, this is best situated in Nelson and Richmond.
TDC - Environment and Planning	16 Do you agree with the level of intensification	Disagree	



	proposed right around the centre of Stoke? Any comments?		
TDC - Environment and Planning	17 Do you agree with the level of intensification proposed in Richmond, right around the town centre and along McGlashen Avenue and Salisbury Road? Any comments?	Neutral	
TDC - Environment and Planning	18 Do you agree 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?	Disagree	
TDC - Environment and Planning	20 Do you agree with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?	Neutral	
TDC - Environment and Planning	21 Do you agree with the level of intensification proposed in Māpua (intensifying rural residential area to residential density)? Any comments?	Neutral	
TDC - Environment and Planning	22 Do you agree with the location and scale of the proposed greenfield housing areas in Nelson? Please	Disagree	

	explain why.		
TDC - Environment and Planning	23 Do you agree with the location and scale of proposed greenfield housing areas in Stoke? Please explain why.	Disagree	
TDC - Environment and Planning	24 Do you agree with the location and scale of proposed greenfield housing areas in Richmond? Please explain why.	Neutral	
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	Strongly disagree	

	proposal between intensification and greenfield development? (Approximately half intensification, half greenfield for the combined Nelson Tasman region.)?		
TDC - Environment and Planning	30 If you don't think we have the balance right, let us know what you would propose. Tick all that apply.	Less greenfield expansion	
TDC - Environment and Planning	31 Do you support the secondary part of the proposal for a potential new community near Tasman Village and Lower Moutere (Braeburn Road)? Please explain why.	No	
TDC - Environment and Planning	32 Do you agree with the locations shown for business growth (both commercial and light industrial)? Please explain why.	Disagree	I don't think the 'light industrial' development near the Takaka airfield is a good idea.
TDC - Environment and Planning	34 Do you agree with the proposed residential and business growth sites in Tākaka?	Strongly disagree	
TDC - Environment and Planning	35 Do you agree with the proposed residential and business growth sites in Murchison?	Neutral	
TDC - Environment and Planning	36 Do you agree with the proposed residential and	Disagree	

	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	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>I strongly oppose the rezoning of 42 Keoghan Road, site T163. I also don't like the T140 and T182 developments along the Takaka-Collingwood Highway. I think it is a very bad idea to build houses here. I live at Rangihaeata and I would not like it if Rangihaeata Road became a busy road. I live at Rangihaeata because it is a nice and rural area. Seeing this change into an urban area full of cars would make me very sad.</p> <p>We always do our shopping by bike, which is a scary and dangerous activity along the Takaka-Collingwood Highway. We also have solar panels to reduce our GHG emissions. Seeing more and more cars around us combined with the horrible growth of airtraffic at the local airfield make any effort to do something about GHG emissions ridiculous. We have developed two wetlands on the land we own and planted more than thousand (local) native trees. We do a lot of rat and stoat trapping to protect the native birds on our land. We might as well stop all that and become rich by just destroying everything and subdividing our land, like the owners of 42 Keoghan Road want to do.</p> <p>When we came to live at our place at Rangihaeata Road, the real estate agent told us that the land was very valuable because it was easy to subdivide. After we bought it, we heard that subdivisions were not possible at Rangihaeata, because of the environmental stress it would cause. We were very happy with that, because we didn't want to subdivide and we love nature. Now it seems that environmental issues aren't important anymore, growth is what is needed. People that want to get rich from subdividing even write that it would be good for the environment and that new inhabitants at the T163 site could travel to town by bike. We have done that for the past 15 years. Without cycle lanes it is very dangerous. I don't think anyone that knows the road from Rangihaeata to Takaka would permit their children to bike to town.</p>

## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31502

**Ms Caroline Jones**

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:	Agree	<p>But do not think the planned sections in Rangihaeata is ideal in fact I oppose the idea for 50 sections</p> <p>I applaud TDC for looking at solutions to housing but 50 sections in a small rural settlement is way too many</p> <p>That's at least 100 more cars a day on a small narrow country Rd</p> <p>There is no cycle lane to town</p> <p>In fact it is a very unsatisfactory unsafe cycle to Takaka from Rangihaeata</p> <p>The land you are proposing to build on has many areas of wetlands with important ecological systems</p> <p>I would support 10 houses on the proposed land and opening up subdivision in Rangihaeata to all properties in Rangihaeata over 5 acres</p> <p>Land closer to Takaka township would be ideal for families so they could walk cycle hence reducing emissions</p>
TDC - Environment and Planning	04 Please indicate whether you support or do not support Outcome 4: A range of housing choices are provided that meet different needs of the community, including papakāinga and affordable options. Please explain your choice:	Strongly agree	
TDC - Environment and Planning	05 Please indicate whether you support or do not support Outcome 5: Sufficient residential and business land capacity is provided to meet demand. Please explain your choice:	Don't know	
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is	Agree	

	planned, funded 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	Agree	

	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?		Please see comments in question 3
TDC - Environment and Planning	13 Do you support the proposal for consolidated growth along SH6 between Atawhai and Wakefield but also including Māpua and Motueka and meeting needs of Tasman rural towns? This is a mix of intensification, greenfield expansion and rural residential housing. Please explain why?	Don't know	
TDC - Environment and Planning	34 Do you agree with the proposed residential and business growth sites in Tākaka?	Strongly disagree	



## Submission Summary

Nelson Tasman Future Development Strategy - Submission #31504

**Mr Michael Goetz**

Speaker? False

Department	Subject	Opinion	Summary
TDC - Environment and Planning	34 Do you agree with the proposed residential and business growth sites in Tākaka?	Strongly 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?		T- 163 Rural residential around Rangihaeata is not suitable for that kind of Development.

## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31505

**Cheryl Heten**

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:	Disagree	Not enough transparency over multi story housing in amongst existing single story housing and the effects on those existing houses/homes.
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	Disagree	City dwelling commercial buildings potential change of use to new multi story housing.

	by 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:	Agree	Agree in theory to intensified housing as long as it is affordable and the development is not owned or held by one or two development companies.
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 and delivered to integrate with growth and existing infrastructure is used efficiently to support growth. Please explain your choice:	Disagree	Transparency and public consultation prior to any proposed changes should be mandated.
TDC - Environment and Planning	07 Please indicate whether you support or do not support	Agree	

	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:	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 production. Please explain your choice:	Strongly agree	Food production areas to remain and restrictions put in place regarding change existing Orchards/ St B/ Dairy etc., into residential housing.
TDC - Environment and Planning	11 Please indicate whether you support or do not support Outcome 11: All change helps to revive and enhance the mauri of Te Taiao. Please explain your	Neutral	

	choice:		
TDC - Environment and Planning	13 Do you support the proposal for consolidated growth along SH6 between Atawhai and Wakefield but also including Māpua and Motueka and meeting needs of Tasman rural towns? This is a mix of intensification, greenfield expansion and rural residential housing. Please explain why?	Neutral	Alternative roading, better public transport (subsidized) and cycle ways.
TDC - Environment and Planning	14 Where would you like to see growth happening over the next 30 years? Please list as many of the following options that you agree with: (a) Largely along the SH6 corridor as proposed (b) Intensification within existing town centres (c) Expansion into greenfield areas close to the existing urban areas (d) Creating new towns away from existing centre (please tell us where) (e) In coastal Tasman areas, between Mapua and Motueka (f) In Tasman's existing rural towns (g) Everywhere (h) Don't know		Intensification within existing town centres. Expansion into greenfield areas close to existing urban areas. CBD where existing multi story buildings exist.
TDC - Environment	15 Do you agree with prioritising	Disagree	Not seen as the main priority.

and Planning	intensification within Nelson? This level of intensification is likely to happen 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?	Disagree	Low lying land - seal level. Building considerations not known at this stage.
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	Already started.
TDC - Environment and Planning	18 Do you agree 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?	Disagree	
TDC - Environment and Planning	20 Do you agree with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?	Neutral	
TDC - Environment and Planning	21 Do you agree with the level of intensification proposed in Māpua	Disagree	

	(intensifying rural residential area to residential density)? Any comments?		
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.	Disagree	As per Q16.
TDC - Environment and Planning	24 Do you agree with the location and scale of proposed greenfield housing areas in Richmond? Please explain why.	Agree	On new developed land areas not affected by roading (within walking distance of town).
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	Don't know	

	why.		
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 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.	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.	Disagree	How will transport and distribution from commercial area to destination needs be shown in the plans?
TDC - Environment and Planning	34 Do you agree with the proposed residential and	Neutral	



	business growth sites in Tākaka?		
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?	Neutral	
TDC - Environment and Planning	37 Do you agree with the proposed residential and business growth sites in Tapawera?	Neutral	
TDC - Environment and Planning	38 Do you agree with the proposed residential and business growth sites in St Arnaud?	Neutral	
TDC - Environment and Planning	40 Is there anything else you think is important to include to guide growth in Nelson and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?		Perhaps local authority "cost of development" should be public knowledge thereby creating an opportunity for existing urban dwellers to change existing housing into multi story homes rather than restricted to "property developers".

Cheryl Heten - Sub# 31505 - 1

# SUBMISSION FORM

## DRAFT NELSON TASMAN FUTURE DEVELOPMENT STRATEGY 2022-2052



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

Name: Cheryl Heten

Organisation represented (if applicable): \_\_\_\_\_

Address:

Email: Phone number:

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

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

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

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

Strongly agree  Agree  Neutral  Disagree  Strongly disagree  Don't know

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Strongly agree  Agree  Neutral  Disagree  Strongly disagree  Don't know

Not enough transparency over multi storey housing in amongst existing single storey housing and its effects on those existing houses/homes.

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

City dwelling commercial buildings potential change of use to new multi storey housing



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

Agree in theory to intensified housing as long as it is affordable and its development is not owned or held by one or two Development Companies.

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

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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

Transparency and public consultation prior to any proposed changes should be mandated.

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

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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

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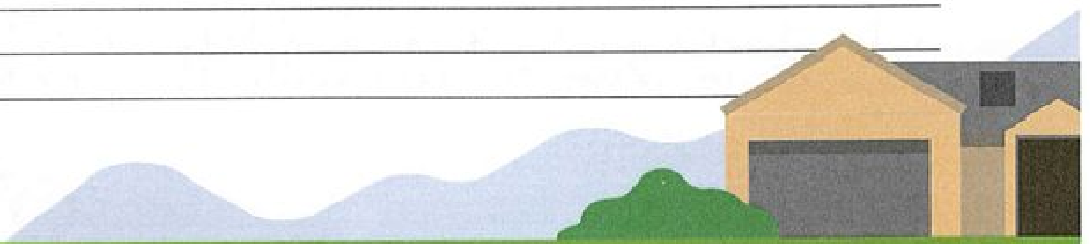
9. Please indicate whether you support or do not support Outcome 9: Nelson Tasman is resilient to the risk of natural hazards. Please explain your choice.

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

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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

Food production areas to remain and restrictions put in place regarding change existing Orchards/ St B/ Dairy etc into residential housing.

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

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

\_\_\_\_\_

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

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\_\_\_\_\_

\_\_\_\_\_

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

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

alternative roading, better Public Transport (subsidised) and cycle ways

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 *CBD where existing multi storey buildings exist*
- 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

Not seen as the main priority.

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

Low lying land - sea level. Building considerations not known @ this stage.

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

Already started.

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

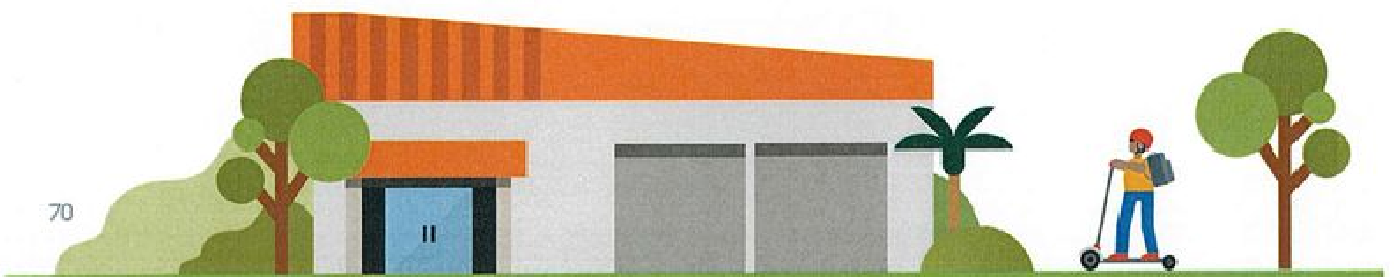
- Strongly agree  Agree  Neutral  Disagree  Strongly disagree  Don't know

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

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

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

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





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

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

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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

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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

*cls per @ 16*



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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

*on new developed land areas not affected by roading (within walking distance of town).*

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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

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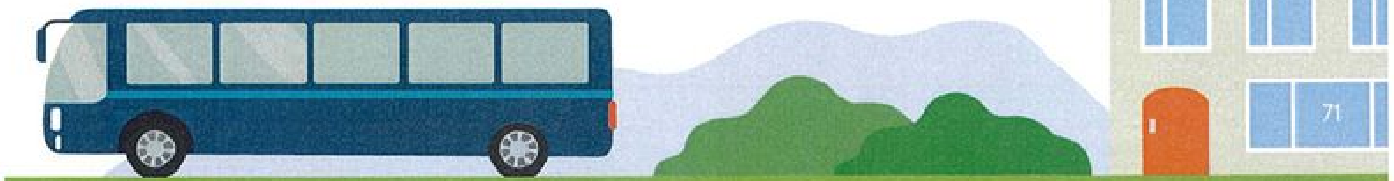
26. Do you agree with the location and scale of the proposed greenfield housing areas in Wakefield? Please explain why.

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

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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

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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




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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

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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

*How will Transport + Distribution from commercial area to destination needs to be shown in the plans.*

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.

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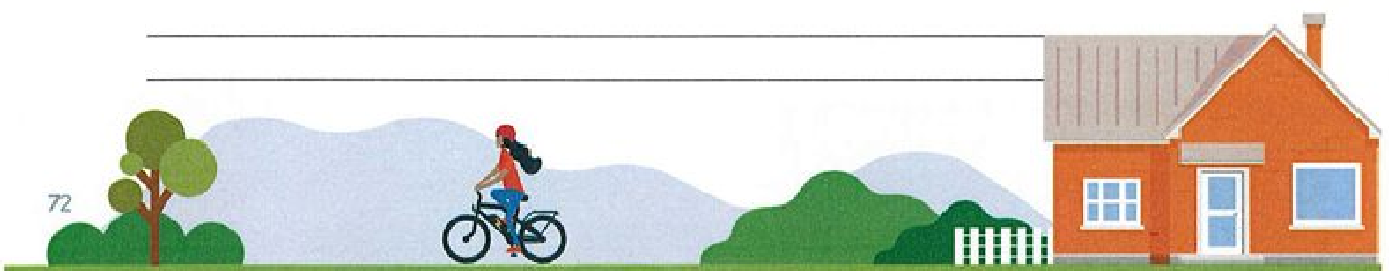
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34. Do you agree with the proposed residential and business growth sites in Tākaka?

- 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?

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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?

Perhaps local authority "cost of development" should be public knowledge - hereby creating an opportunity for existing urban dwellers to change existing housing into multi storey homes. Rather than restricted to "Property Developers"

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

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

Submissions close 14 April 2022.







## Submission Summary

Nelson Tasman Future Development Strategy - Submission #31506

**Mr Grant McCauley**

Speaker? False

Department	Subject	Opinion	Summary
TDC - Environment and Planning	22 Do you agree with the location and scale of the proposed greenfield housing areas in Nelson? Please explain why.	Strongly disagree	I 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 ). Why would you ignore the 12,900 signatures along with the current and all historic protests. Nelsonians treasure this greenspace, understand it's importance and value to the city, for themselves, visitors and future generations.

## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31507

#### Renatus Kempthorne

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	
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	What 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	central city should have intensified housing.
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	Strongly disagree	"Growth is unnecessary and fatal to a "smart little city".

	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	Contact with nature good for people's (mental) health.
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	Climate change inevitable and already happening
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	Sea level rise may cause flooding
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	Food is vital

	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	Some change is bad for the world
TDC - Environment and Planning	13 Do you support the proposal for consolidated growth along SH6 between Atawhai and Wakefield but also including Māpua and Motueka and meeting needs of Tasman rural towns? This is a mix of intensification, greenfield expansion and rural residential housing. Please explain why?	Don't know	
TDC - Environment and Planning	14 Where would you like to see growth happening over the next 30 years? Please list as many of the following options that you agree with: (a) Largely along the SH6 corridor as proposed (b) Intensification within existing town centres (c) Expansion into greenfield areas close to the existing urban areas (d) Creating new towns away from		Ticked: Don't know

	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	Better than building in the countryside. But there should be no tall structures built without consultation.
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 Richmond, right around the town centre and along McGlashen Avenue and Salisbury Road? Any comments?	Don't know	
TDC - Environment and Planning	18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?	Don't know	
TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?	Don't know	
TDC -	20 Do you agree	Don't know	

Environment and Planning	with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?		
TDC - Environment and Planning	22 Do you agree with the location and scale of the proposed greenfield housing areas in Nelson? Please explain why.	Strongly disagree	It threatens the 'green belt' needed for the city's health and recreation. Maitai Valley, close to the centre is especially valuable so Kaka Valley and Orchard flats should not be used for housing.
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	Richmond also needs a green belt
TDC - Environment and Planning	25 Do you agree with the location and scale of proposed greenfield housing areas in Brightwater? Please explain why.	Disagree	Brightwater has grown enough already.
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	Disagree	Motueka also needs a green belt



	housing areas in Motueka? Please explain why.		
TDC - Environment and Planning	28 Do you agree with the location and scale of proposed greenfield housing areas in Māpua? Please explain why.	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.)?	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.	Yes provided agreement can be reached with Te Atiawa	
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 know	

Environment and Planning	with the proposed residential and business growth sites in Tākaka?		
TDC - Environment and Planning	35 Do you agree with the proposed residential and business growth sites in Murchison?	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?		I don't know what is proposed.
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		Growth needs to be guided, especially in the Smart Little City.

	feedback?		
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# Renatus Kempthorne - 31507 - 1

## SUBMISSION FORM

### DRAFT NELSON TASMAN FUTURE DEVELOPMENT STRATEGY 2022-2052

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

Name: Renatus Kempthorne

Organisation represented (if applicable): \_\_\_\_\_

Address: \_\_\_\_\_ Email: \_\_\_\_\_

wish to speak at a hearing?  Yes  No Phone number: \_\_\_\_\_  
 If yes, which date?  27 April  28 April  3 May

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

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

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

Strongly agree  Agree  Neutral  Disagree  Strongly disagree  Don't know

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

Strongly agree  Agree  Neutral  Disagree  Strongly disagree  Don't know

What 'smaller settlements'?  
 \_\_\_\_\_  
 \_\_\_\_\_

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

central city should have intensified housing.  
 \_\_\_\_\_  
 \_\_\_\_\_



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

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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

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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

*"Growth is unnecessary and fatal to a 'smart little city'"*

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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

*Contact with nature good for people's (mental) health*

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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

*Climate change inevitable and already happening.*

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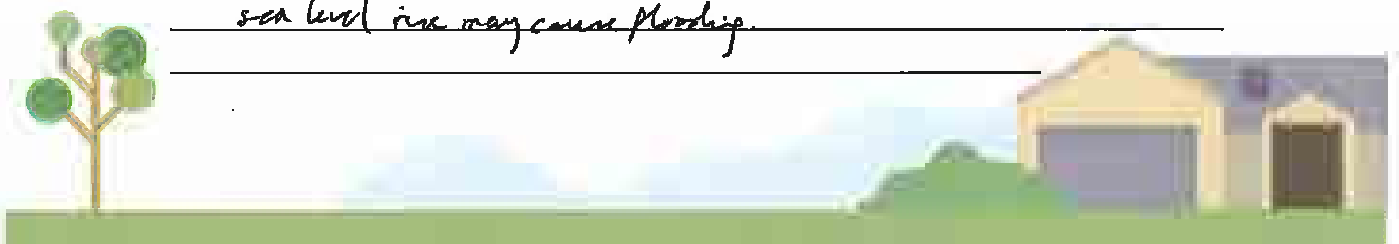
9. Please indicate whether you support or do not support Outcome 9: Nelson Tasman is resilient to the risk of natural hazards. Please explain your choice.

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

*sea level rise may cause flooding.*

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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

*Food is vital.*

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

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

*Some change is bad for the world*

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

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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

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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

*Better than building in the countryside  
But there should be no field structures built without consultation*

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

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

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

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

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

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

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

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

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

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



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

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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

*It threatens the green belt, needed for the city's health and recreation.  
Matai Valley, close to the centre, is especially valuable, so Kaka Valley and Orchard Plots  
should not be used for housing.*

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

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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

*Richmond also needs a green belt.*

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

*Brightwater has grown enough already*

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

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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

*Motueka also needs a green belt.*

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

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

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

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

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

- More Intensification  Less intensification  More greenfield expansion  Less greenfield expansion

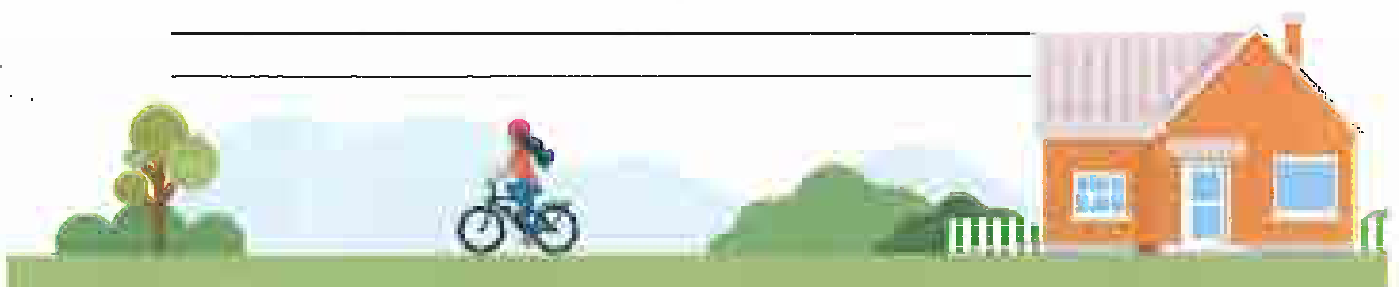
31. Do you support the secondary part of the proposal for a potential new community near Tasman Village and lower Moutere (Braeburn Road)? Please explain why.

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

*I don't know what is proposed.*

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?

*Growth need not be guided, especially in the Smart Little City.*

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

Once you've filled out the submission form:

- Email it to [futuredevelopmentstrategies@nz.govt.nz](mailto:futuredevelopmentstrategies@nz.govt.nz) or [futuredevelopmentstrategies@tasman.govt.nz](mailto:futuredevelopmentstrategies@tasman.govt.nz)
- Post it to Tasman District Council, 189 Queen Street, Private Bag 4, Richmond 7020 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 [www.nelson.govt.nz/future-development-strategy](http://www.nelson.govt.nz/future-development-strategy) and [www.tasman.govt.nz/future-development-strategy](http://www.tasman.govt.nz/future-development-strategy).

Submissions close 14 April 2022.

**Received at Nelson City Council**

**12/04/2022 11:55:09 AM**

**Counter**

**Sue Garside**

**1000029541**

## Submission Summary

Nelson Tasman Future Development Strategy - Submission #31508

**Mr Roger Barlow**

Speaker? False

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

	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	Public transport is almost non existent. Travelling distances around the area are minimal so not an issue.
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:	Agree	But not on good productive land.
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:	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:	Agree	Please keep housing and forestry separated. We have recently seen the result of not doing this.
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	Stop wasting good productive land, the Tasman area has sufficient low productive foothills land to use.

	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	What does that mean??
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	Don't waste good productive land, use lower value land.
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, f, and the foothills from Brightwater to Wakefield. This land is not suitable as productive land as the majority is clay based with minimal topsoil and unsuitable for agricultural machinery. It is close to Towns and SH 6. The valley floors could be used as retention ponds to control storm water flows. Flooding from the Wakefield area is getting worse every year as development progresses as little or no storm water control has been used. No fear of problems from increased sea levels caused by global warming.

	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	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.	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.	Strongly disagree	Wasting good productive land.
TDC - Environment and Planning	25 Do you agree with the location and scale of proposed greenfield housing areas in Brightwater? Please explain why.	Strongly agree	This land is not suitable as productive land as the majority is clay based with minimal topsoil and unsuitable for agricultural machinery. It is close to Brightwater Town and SH 6. The valley floor could be used as retention ponds to control storm water flows. No fear of problems from increased sea levels caused by global warming.
TDC - Environment and Planning	26 Do you agree with the location and scale of	Agree	Only using low productive land.

	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.)?	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.	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	

## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31509

**Mrs Michaela Markert**

Speaker? False

Department	Subject	Opinion	Summary
TDC - Environment and Planning	01 Please indicate whether you support or do not support Outcome 1: Urban form supports reductions in GHG emissions by integrating land use transport. Please explain your choice:	Strongly agree	we need to take climate action urgently. Stand-alone houses in greenfield developments far away from jobs create more traffic though. Does this development consider climate reduction?
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	intensified settlement is good for reducing traffic

	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	access to jobs and services are essential for reducing traffic, but where are the jobs for the greenfield developments?
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	papakāinga is not in my Maori dictionary, sorry, I don't understand. a community needs to be diverse and inclusive. The greenfield developments reflect an investor-led approach. The council has to ensure the diversity of the community and affordability for lower income residents.
TDC - Environment and Planning	05 Please indicate whether you support or do not support Outcome 5: Sufficient residential and business land capacity is provided to meet demand. Please explain your choice:	Strongly agree	if there is not sufficient capacity it can't be affordable to live somewhere. There is not enough focus on affordable housing in the FDS, that our community needs.
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Strongly agree	we don't want isolated communities that create more traffic, sewage problems and a lack of diversity. These developments need more funding in infrastructure for developer-led interests.

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

	production. Please explain your choice:		
TDC - Environment and Planning	11 Please indicate whether you support or do not support Outcome 11: All change helps to revive and enhance the mauri of Te Taiao. Please explain your choice:	Strongly agree	
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		regarding the Tasman Village, there is no big demand to move in the Waimea Plains, so why let developers change the building regulations for their interests. Productive land will be sacrificed for housing that attracts people who can afford it. This is no answer to our demand for affordable housing close to jobs. It will need funding for infrastructure for people's lifestyle choices instead. Money that could be spent on making living more affordable for families. The way the Tasman Village is introduced in the Strategy is undemocratic as it is not presented adequately but sneaked into a wider strategy. The public is not really aware of the size of the impact and therefore doesn't have a chance for valid submissions. Nobody is aware that Tasman Village will have the population of Motueka.
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.
TDC - Environment and Planning	14 Where would you like to see growth happening over		b,f

	<p>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>		
TDC - Environment and Planning	<p>15 Do you agree with prioritising intensification within Nelson? This level of intensification is likely to happen very slowly over time. Do you have any comments?</p>	Agree	
TDC - Environment and Planning	<p>16 Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?</p>	Agree	
TDC - Environment and Planning	<p>17 Do you agree with the level of intensification proposed in Richmond, right around the town centre and along McGlashen Avenue and Salisbury Road?</p>	Strongly disagree	I would like to see comprehensive mixed use redevelopment along Queen Street



	Any comments?		
TDC - Environment and Planning	18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?	Disagree	I doubt that there is enough employment in Brightwater. it just creates commuting.
TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?	Disagree	I doubt that there is enough employment in Wakefield. it just creates commuting.
TDC - Environment and Planning	20 Do you agree with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?	Neutral	Motueka needs more allround year jobs. There are a lot of unnecessary double driveways and parking lots. The center needs to be restructured. Another bridge and another road needs to take pressure of High Street.
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	The rules for the greenfield capacity should be changed so Mapua can have more smaller housing to cater to local needs. Currently, locals are forced out as they can't afford to live there and there is no option to downsize. Although there are not enough jobs in Mapua.
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	infrastructure is already there
TDC - Environment and Planning	23 Do you agree with the location and scale of proposed greenfield housing areas in Stoke? Please explain why.	Agree	infrastructure is already there
TDC - Environment and Planning	24 Do you agree with the location and scale of proposed	Agree	infrastructure is already there

	greenfield housing areas in Richmond? Please explain why.		
TDC - Environment and Planning	25 Do you agree with the location and scale of proposed greenfield housing areas in Brightwater? Please explain why.	Disagree	not enough jobs, too much commuting
TDC - Environment and Planning	26 Do you agree with the location and scale of proposed greenfield housing areas in Wakefield? Please explain why.	Disagree	not enough jobs, too much commuting
TDC - Environment and Planning	27 Do you agree with the location and scale of proposed greenfield housing areas in Motueka? Please explain why.	Agree	Motueka needs to become a bigger employment hub for the existing infrastructure. Motueka needs to be redesigned with less traffic and parking areas in town. it needs another bridge.
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 needs more jobs first and more affordable housing for current locals.
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 -	30 If you don't	More	

Environment and Planning	think we have the balance right, let us know what you would propose. Tick all that apply.	intensification	
TDC - Environment and Planning	31 Do you support the secondary part of the proposal for a potential new community near Tasman Village and Lower Moutere (Braeburn Road)? Please explain why.	No	this area is far away from jobs, covers highly productive land, public transport will never work, no housing needed in this area, not supported by iwi
TDC - Environment and Planning	32 Do you agree with the locations shown for business growth (both commercial and light industrial)? Please explain why.	Agree	along SH6 (Hope) it makes sense to create more jobs for the future residents
TDC - Environment and Planning	33 Let us know if there are any additional areas that should be included for business growth or if there are any proposed areas that you consider are more or less suitable.		more businesses in residential areas with employment shortages
TDC - Environment and Planning	34 Do you agree with the proposed residential and business growth sites in Tākaka?	Disagree	
TDC - Environment and Planning	35 Do you agree with the proposed residential and business growth sites in Murchison?	Strongly disagree	
TDC - Environment and Planning	37 Do you agree with the proposed residential and business growth	Strongly disagree	

	sites in Tapawera?		
TDC - Environment and Planning	38 Do you agree with the proposed residential and business growth sites in St Arnaud?	Strongly disagree	
TDC - Environment and Planning	39 Let us know which sites you think are more appropriate for growth or not in each rural town. Any other comments on the growth needs for these towns?		<p>growth should be enabled through intensification in existing centers balancing housing with jobs. Otherwise people will have to commute.</p> <p>Takaka has good co-housing project that is meeting the demand of single and elderly locals. We need affordable housing for sole mums close to schools and jobs in the first place to raise resilient kids for our future.</p>
TDC - Environment and Planning	40 Is there anything else you think is important to include to guide growth in Nelson and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?		<p>Regarding Tasman Village, the developer-driven approach doesn't meet the FDS Standards. The fact that it is presented here for the future while the developers are willing to invest now makes me wonder. I also find it very hard to work with 2 screens to answer the questionnaire. The way the questionnaire is set up makes it very hard for us residents to answer it in the first place. Even though I am familiar with planning, the participation costs me a whole morning doing it in the shortest way possible.</p> <p>Maybe you could reduce it to one screen in the future as not everybody has a printer. The maps and the suggestions you are relating to should be shown on the same page.</p>

## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31510

**Dr Martin James Grinsted**

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	Urban form and transport emissions are closely related.
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	Low-density developments outside main centres are a major cause of urban inefficiency. Future developments should be as close as possible to existing main centres. The proposed Tasman Village development is in direct conflict with this Outcome, and should not be allowed to go ahead.

	Please explain your choice:		
TDC - Environment and Planning	03 Please indicate whether you support or do not support Outcome 3: New housing is focussed in areas where people have good access to jobs, services and amenities by public and active transport, and in locations where people want to live. Please explain your choice:	Strongly agree	I strongly agree with the first part of this Outcome, but the locations for future development should be limited to those that contribute to GHG emissions reductions and are not threatened by likely sea level rise.
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:	Disagree	The Plan should encourage growth only where it is not environmentally and socially damaging. We need to encourage consolidation within existing residential and business land areas. In the future no all demands will be able to be met.
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Neutral	Well-planned and funded infrastructure is vitally important, but in a climate crisis the main focus needs to move away from growth.

	and delivered to integrate with growth and existing infrastructure is used efficiently to support growth. Please explain your choice:		
TDC - Environment and Planning	07 Please indicate whether you support or do not support Outcome 7: Impacts on the natural environment are minimised and opportunities for restoration are realised. Please explain your choice:	Strongly agree	These are critical factors that need to be integrated into any major planning strategy and deserve high priority.
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 impacts of the climate crisis are already upon us, and are almost certain to escalate both in severity and breadth.
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 impacts of the climate crisis are already upon us, and are almost certain to escalate both in severity and breadth.
TDC - Environment and Planning	10 Please indicate whether you support or do not support Outcome 10: Nelson Tasman's highly productive land is prioritised for primary	Strongly agree	Too much such land has already been lost to housing and business developments.

	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?		The FDS should, but fails to, take a strongly visionary, transformative and science-based view of climate issues. It is largely a "Business as Usual" strategy. It is an inadequate basis on which to safeguard or plan our region's future. It needs to engage deeply with the more efficient use of energy, decarbonisation, and urban development that strongly facilitates low-to-zero carbon emission housing developments. It should focus more on a robust and viable strategy for effective, affordable, low-emissions public transport to service all future development. and incentivize urban intensification far faster than the 0.5% per year described.
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	Future greenfield and rural residential housing expansion must be minimised. Growth should be focused on consolidation within the main centres, particularly Nelson and Richmond.
TDC - Environment and Planning	14 Where would you like to see growth happening over the next 30 years? Please list as many of		(b), intensification within existing town centres - see answer to 13 above. Strongly oppose (c), (d) and (g)



	<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>		
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>Intensification needs to be encouraged by providing incentives to developers who are focused on low-emission building developments near the centres of Nelson and Richmond, and dis-incentives for proposed building developments that are outside current 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>	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>	Srongly agree	
TDC -	<p>18 Do you agree</p>	Agree	

Environment and Planning	with the level of intensification proposed around the centre of Brightwater? Any comments?		
TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?	Agree	
TDC - Environment and Planning	20 Do you agree with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?	Neutral	Agree with brownfield intensification, but disagree with greenfield intensification.
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	Should not encourage further rural residential developments around Mapua.
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	Only agree with the the areas not too far from the main road through Stoke.
TDC - Environment and Planning	24 Do you agree with the location and scale of proposed greenfield housing areas in	Strongly disagree	The areas proposed are too far from the centre of Richmond.

	Richmond? Please explain why.		
TDC - Environment and Planning	25 Do you agree with the location and scale of proposed greenfield housing areas in Brightwater? Please explain why.	Disagree	Do not support T-001 - too far from the centre of Brightwater.
TDC - Environment and Planning	26 Do you agree with the location and scale of proposed greenfield housing areas in Wakefield? Please explain why.	Disagree	Do not support T-028 or T-001. They are too far from the centre of Wakefield.
TDC - Environment and Planning	28 Do you agree with the location and scale of proposed greenfield housing areas in Māpua? Please explain why.	Agree	
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	No	The proposed Tasman Village has all the downsides of other greenfield developments, and should not be included in the strategy.

	new community near Tasman Village and Lower Moutere (Braeburn Road)? Please explain why.		
TDC - Environment and Planning	32 Do you agree with the locations shown for business growth (both commercial and light industrial)? Please explain why.	Neutral	
TDC - Environment and Planning	34 Do you agree with the proposed residential and business growth sites in Tākaka?	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?	Agree	
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		All sites away from the centres should not be promoted, eg T-048, T-144, T-145, T-163 and T-182 near Takaka.

	comments on the growth needs for these towns?		
TDC - Environment and Planning	40 Is there anything else you think is important to include to guide growth in Nelson and Tasman over the next 30 years? Is there anything you think we have missed? Do you have any other feedback?		There is a critical need for a strategy that is more robust in its integrative approaches (e.g. this one ignores the role of energy, or the climate vulnerability of almost all of the region's economy). We also need ongoing well-founded public education to equip our community to prepare in a cohesive way for the challenges that lie ahead due to the impacts of climate change and, while this may fall outside the scope of the strategy, it will be a great advantage to making the strategy effective.

## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31511

**Mr Vincent Riepen**

Speaker? True

Department	Subject	Opinion	Summary
TDC - Environment and Planning	01 Please indicate whether you support or do not support Outcome 1: Urban form supports reductions in GHG emissions by integrating land use transport. Please explain your choice:	Strongly disagree	Will increase energy use in homes adversely affected proposed development by those that can afford increase heating cost winter. Those unable to pay more will suffer compromised health issues. Majority of existing housing stock not compliant with current minimum building code standards. Transport emissions to be resolved with low or zero emission vehicles and public transport - not housing development.
TDC - Environment and Planning	02 Please indicate whether you support or do not support Outcome 2: Existing main centres including Nelson City Centre and Richmond Town Centre are consolidated and intensified, and these main centres are supported by a network of smaller settlements.	Strongly disagree	

	Please explain your choice:		
TDC - Environment and Planning	03 Please indicate whether you support or do not support Outcome 3: New housing is focussed in areas where people have good access to jobs, services and amenities by public and active transport, and in locations where people want to live. Please explain your choice:	Agree	Need to plan for the future. Not wind the clock back on past planning rules and regulations that community have built their lives around.
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		No mention has been made to the adverse health issues that will be created, and loss in capital values minimum 10% to 50% market value. Where the FDS is proposed very few exiting homes are compliant with minimum insulation and heating standards. This proposal will have an adverse effect on health and wellbeing of existing occupiers with colder and damper homes as they are not constructed to exist in high density development. Several initiatives (\$400 heating subsidy) and regulations imposed (rental homes standards) to improve housing standards - this proposal reverses these gains and will place others particularly those unable to afford increased energy cost to maintain their health and well being at risk.
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	

## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31512

**Ms Jane Murray**

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	Strongly agree. NMH continues to advocate for a compact urban form as this reduces the need for long car journeys which contribute to carbon emissions.
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	Strongly Agree. The sustainable use of land and infrastructure, compact walkable neighbourhoods promoting incidental exercise and improved social interactions, and more affordable housing for smaller household sizes are just some of the benefits that urban intensification can provide, leading to improved community health and wellbeing outcomes. It is essential however that urban intensification is done sympathetically with access to green space and development of a "green" urban landscape with tree planting, good urban design that enhances the character of the city and high quality public amenities. One benefit of urban intensification is the preservation of arable land for food production and ecologically important and biodiverse areas.



	Please explain your choice:		
TDC - Environment and Planning	03 Please indicate whether you support or do not support Outcome 3: New housing is focussed in areas where people have good access to jobs, services and amenities by public and active transport, and in locations where people want to live. Please explain your choice:	Strongly agree	Strongly agree, for the reasons given above. Improvements to the transport network, in particular walking and cycling links and public transport, are vital as this supports positive health and environmental wellbeing. This type of investment supports intensification as many residents may decide not to own private vehicles.
TDC - Environment and Planning	04 Please indicate whether you support or do not support Outcome 4: A range of housing choices are provided that meet different needs of the community, including papakāinga and affordable options. Please explain your choice:	Strongly agree	Strongly agree. Nelson Marlborough has a higher proportion of its population in the 65+ year age group than other New Zealand regions. Consideration needs to be given to providing a number of 1 and 2 bedroom units to cater for older people. In addition, larger units could be added to cater for those with larger families and those living in multi-generational households. Encouraging the development of different housing typologies and multi-generational family housing options is important for supporting community diversity and equity by enabling a wide range of community members to live including those from different socio-economic groups and ethnicities.
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. Consideration needs to be given to providing for a mixed use of activities in new residential areas so that essential services such as health centres, community spaces, cafes and small supermarkets are close by. Having mixed use developments improves people's access to work opportunities, especially low income earners. Mixed use can also help create more socially diverse environments as everyone can have equal access to facilities regardless of whether they own a car. Local employment creates strong connections with the community which in turn enhances individual wellbeing
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Strongly agree	Strongly agree. It is essential that there is an integrated approach taken to infrastructure planning and funding and delivery. This provides efficiencies in the networks. Investing in sufficient high quality infrastructure, including the three waters, roading, and public transport supporting infrastructure is an investment in the future and is

	and delivered to integrate with growth and existing infrastructure is used efficiently to support growth. Please explain your choice:		essential for the ongoing development of the region.
TDC - Environment and Planning	07 Please indicate whether you support or do not support Outcome 7: Impacts on the natural environment are minimised and opportunities for restoration are realised. Please explain your choice:	Strongly agree	Strongly agree that impacts on the natural environment must be minimised, this is to ensure that environmental health is not degraded as a result of development. Freshwater values, including Te Mana o te Wai, need to be protected from inappropriate use and development and those water bodies that have degraded water quality and need to be restored. NMH recommends that water sensitive design principles are used to mitigate the potential impacts from urbanisation whilst negating the existing degraded water quality impacts from current rural land use. The preservation of areas of significant ecological value and biodiversity is important for future wellbeing of communities. Preservation and protection should be prioritised as approaches and the option to create environmental impacts requiring restoration used only where necessary.
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	Strongly agree. It is commendable to see that TDC is addressing climate change through promoting compact urban forms that minimises the need for car travel and it promoting public and active transport modes. This is important as transport is a key contributor to greenhouse gases in the district. In addition, climate change will affect those living in low-lying coastal regions. Locating development away from hazard prone areas is a key component to creating resilient populations.
TDC - Environment and Planning	09 Please indicate whether you support or do not support Outcome 9: Nelson Tasman is resilient to the risk of natural hazards. Please explain your choice:	Strongly agree	Strongly agree. Flooding can cause significant damage to property and people. Storm surges in coastal environments and heavy and prolonged rainfall can lead to flooding of low-lying areas. It is important for Councils to avoid development in high risk areas and prioritise investment in effective storm water management solutions including storm water detention basins and diversions from low-lying areas. Intensive residential development may increase site coverage of impervious surfaces requiring effective storm water management to reduce the risk of flooding. In addition, development on land that is susceptible to liquefaction and/or landslides should be avoided. NMH notes in the Technical Report (page 20) that broad assessments on flooding, potential liquefaction areas and slope instability have not

			been undertaken for Tasman District. Extreme weather events exacerbated by climate change can cause flooding and slips. Therefore NMH stresses the importance for Tasman District Council to undertake assessments in relation to the FDS planning to ensure that development does not occur on hazard prone land.
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	Strongly agree. Consideration also needs to be given to protecting the productive soils in Nelson and Tasman. The Ministry for the Environment's Our Land 2018 report states that urban expansion is reducing the availability of some of our most versatile productive land. Nationally, between 1990-2008, 29% of new urban areas were on some of the most versatile land. Creating new developments on greenfield land will have an impact on the productivity of the land around the townships. Protecting land for food production and avoiding urban encroachment were matters of national importance in the RMA's predecessor, the Town and Country Planning Act 1977. It is important that arable land is retained and enhanced rather than being converted into housing. Highly productive land grows better food more cheaply and with fewer environmental consequences. It is vital to protect horticultural land that surrounds towns and cities so that cheaper locally grown produce can get to local communities thus supporting the local economy. Access to cheaper fruit and vegetables is vital for people to maintain good health. Therefore NMH recommends that productive soils is protected.
TDC - Environment and Planning	11 Please indicate whether you support or do not support Outcome 11: All change helps to revive and enhance the mauri of Te Taiao. Please explain your choice:	Strongly agree	Strongly agree. NMH strongly endorses the mission statement in relation to iwi and hapū aspirations: Toitū te marae a Tane-Mahuta, Toitū te marae a Tangaroa, Toitū te tangata: If the land is well and the sea is well, the people will thrive. This mission statement aligns with public health outcomes.
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		NMH does note that the following outcomes have not been included as priority areas and NMH continues to advocate for their inclusion a. Social housing is considered as an important component of housing supply b. NMH would like to see the adoption of inclusionary zoning into greenfield developments. Inclusionary zoning can offer opportunities to expand access to affordable housing and to encourage economic opportunity by reducing the proportion of family income spent on rent, building wealth through homeownership, and creating or preserving mixed-income neighbourhoods. Local governments should be able to use inclusionary

		<p>zoning, which requires a portion to be retained for affordable housing, as rental or for-sale units, in return for benefits such as fast-tracked consenting, density bonuses, zoning variances, reduced mandatory fees, or other appropriate incentives. Inclusionary zoning is one of a range of tools to use where there is a mismatch between what the market is delivering and what the local community needs to house its workforce and under-served communities. Queenstown Lakes District Council, with developer support, piloted this policy to show how low-moderate income New Zealanders can get into safe, warm, affordable homes. The Council has combined this with shared home ownership and rental programmes. Research on this project found no significant variation in house price changes in Queenstown between houses neighbouring affordable properties and control groups and that the benefits clearly outweigh any risks. The planning provisions need to require retention of the affordable housing in perpetuity in the social sector, or similar. The likes of Community Action Nelson and Habitat for Humanity could be engaged in the process</p> <p>c. As intensification occurs, provision and access to green space becomes increasingly important for people’s mental and physical health as well as the urban ecology</p> <p>d. House affordability can impact people’s wellbeing therefore it is essential that houses remain affordable so that people can have the option of purchasing a property for their financial security</p> <p>e. A high percentage of housing is built using life-time design principles so that older people, families with young children and people with disabilities can comfortably live in the house. Given that the region has a higher proportion of people over 65, it is important that housing enables people to “age in place”</p> <p>f. Additional 2 bedroom homes - refer to file.</p>
<p>TDC - Environment and Planning</p>	<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</p>	<p>Strongly agree</p> <p>NMH supports the proposed developments along State Highway (SH) 6 between Wakefield and Atawhai along with development around existing Tasman towns. There are a range of benefits from this approach:</p> <p>a. The cost efficiencies of close living within smaller areas of land make it possible to provide drinking water, wastewater, and sewerage services with lower set-up and maintenance costs per individual.</p> <p>b. There are environmental benefits, such as the lower volume of land and other resources needed to support the same population e.g. efficient public transport is possible in a sufficiently dense area and this can reduce energy consumption per capita.</p> <p>c. Proximity to transport corridors mean that people can easily walk and cycle or use public</p>

	rural residential housing. Please explain why?		<p>transport to get to key destinations. This caters to the ageing population who want to easy access to services and shops.</p> <p>d. Intensification can allow for a greater diversity of housing to suit a range of incomes and household structures.</p> <p>NMH is pleased to see that this consolidated growth reduces the need to develop on greenfield sites subject to significant natural hazards, flooding risk or coastal inundation.</p>
TDC - Environment and Planning	<p>14 Where would you like to see growth happening over the next 30 years? Please list as many of the following options that you agree with: (a) Largely along the SH6 corridor as proposed (b) Intensification within existing town centres (c) Expansion into greenfield areas close to the existing urban areas (d) Creating new towns away from existing centre (please tell us where) (e) In coastal Tasman areas, between Mapua and Motueka (f) In Tasman's existing rural towns (g) Everywhere (h) Don't know</p>		<p>Yes: Largely along the SH6 corridor as proposed</p> <p>Yes: Intensification within existing town centres</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>Strongly agree. Prioritising the intensification close to amenities and services is necessary in providing for the region's ageing population to "age in place" (live at home into your older years). Older persons generally state a strong preference for living in their own home or non-institutional community settings. Private homeownership has been associated with better health outcomes for older people as it alleviates the financial pressures and anxiety associated with high accommodation costs and minimal security of occupancy. Subsequently there is a growing demand for smaller houses and properties.</p>

			<p>Additionally, adults living with a disability are more likely to be living alone or with a partner only. NMH considers that an increase in the availability of smaller, easy care properties close to amenities and services may go towards providing greater independence and more housing choice.</p> <p>However, in addition to encouraging smaller compact properties, housing also needs to be functional. Key factors include accessibility (ease of entering and navigating in and around the home) and adaptability (to cater for changing needs such as experiencing an injury or disability).</p> <p>NMH supports the planned mixed use spine for Vanguard Street/St Vincent Street and Waimea Road as this area is well serviced by active transport links and it is close to essential services, schools and places of employment.</p> <p>NMH is pleased to see that Nelson City Council is taking a cautious approach through the Dynamic Adaptive Planning Pathways process to ensure that places that are susceptible to coastal inundation and flood risk are not built upon.</p>
TDC - Environment and Planning	16 Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?	Agree	Agree. Please refer to our answer for Q15 above. NMH support intensification in Stoke along the key transport lines.
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	Strongly agree. Please refer to our answer for Q15 above.
TDC - Environment and Planning	18 Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?	Agree	Agree in terms of the proposals for residential and commercial land around Brightwater. Consideration also should be given to expanding cycling routes from Brightwater through Hope to Richmond. Whilst the Great Taste Trail provides cycling opportunities for recreational users, those wishing to commute by bicycle may wish for a more direct route and this should be considered within transport infrastructure plans.
TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any	Agree	Agree. NMH also supports the extension of public transport services to Wakfield and the proposed improvements to the cycling network.

	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	Strongly Agree. NMH agrees with the approach taken given the technical difficulty with greenfield expansion in terms of coastal inundation, flood risk and the proximity to highly productive land. In terms of intensification, consideration also needs to be given to improving the stormwater network so surface flooding risks are minimised. NMH supports the extension of public transport services to Motueka and the proposed improvements to the cycling 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 agree	Strongly Agree. NMH supports the approach taken to intensify the rural residential area to residential noting that infrastructure upgrades will be required. NMH supports improvements to the public transport network which include connections to Motueka and Richmond.
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	Neutral. NMH has lodged a separate submission on the Mahitahi Bayview Plan Change. In that submission, we have stressed the importance of universal design requirements, the need for affordable housing and the adoption of inclusionary zoning, a variety of typologies, the adoption of a Life Cycle Assessment to provide useful information to support eco-efficient and to reduce the climate impact of buildings, further investment in prioritising walking and cycling routes, and requirements for cycle and electronic scooter parking, and the creation of accessible recreational areas.
TDC - Environment and Planning	23 Do you agree with the location and scale of proposed greenfield housing areas in Stoke? Please explain why.	Neutral	Neutral. Please refer to our comments to Q22. It is critically important that any new development is well integrated into the public and active transport networks. Given the proposed number of houses for this area, additional support may be required for Stoke Centre in order for it to be able to service the expanded community.
TDC - Environment and Planning	24 Do you agree with the location and scale of proposed greenfield housing areas in Richmond? Please explain why.	Neutral	Neutral. Please refer to our comments to Q5, Q22 & Q23. The proposed greenfield development is predominately away from the centre of Richmond. Consideration needs to be given to provision of daily services which people can easily access through active modes rather than having an emphasis on urban sprawl where people will be forced to rely on their vehicles. The Business sites (T-035 & T-122) could become Mixed Use sites where commercial activity and residential is encouraged especially as these sites are on the main trunk link.
TDC -	25 Do you agree	Neutral	Neutral. Please refer to our comments to Q5, Q22

Environment and Planning	with the location and scale of proposed greenfield housing areas in Brightwater? Please explain why.		& Q23. T-001 is situated quite far from the town centre and it is important that there are good active transport connections so people can access their local services.
TDC - Environment and Planning	26 Do you agree with the location and scale of proposed greenfield housing areas in Wakefield? Please explain why.	Neutral	Neutral. The intended greenfield development of Wakefield will lead to a sprawled township. It is important that any large scale greenfield development is well supported with good transport links, and easy access to local services.
TDC - Environment and Planning	27 Do you agree with the location and scale of proposed greenfield housing areas in Motueka? Please explain why.	Agree	Agree. Please refer to our comments to Q5, Q14, Q22 & Q23. The Rural residential block is situated quite far from Motueka itself so again it is important that active transport links are established between the two areas.
TDC - Environment and Planning	28 Do you agree with the location and scale of proposed greenfield housing areas in Māpua? Please explain why.	Neutral	Neutral. Please refer to our comments to Q5, Q22 & Q23. The intended greenfield development of Mapua will lead to a sprawled township. It is important that any large scale greenfield development is well supported with good transport links, and easy access to local services.
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.	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>No. NMH does not support this secondary proposal. NMH questions the need for further development in Tasman Village for the following reasons</p> <p>a. Te Atiawa have expressed significant concerns about this site and this does not align with the outcome listed above “to revive and enhance the mauri of Te Taiao”</p> <p>b. Expansion of this township will increase emissions as people will need to travel to employment and services. This does not align with the outcome listed above “The urban form supports reductions in greenhouse gas emissions”. This could be mitigated by further investment of public and active transport however this may dilute other needed transport investment in the key towns along SH6. This is especially important as the consultation document already acknowledges that further investment in public transport frequency across existing urban area and to Wakefield is already required.</p> <p>c. That development in this area will require a significant loss of some highly productive land. This is again incompatible with the Outcome that “Nelson Tasman’s highly productive land is prioritised for primary production” NMH again wishes to reiterate the importance of retaining highly productive land. This is especially important as the core proposal will lead to some reduction of highly productive land along SH6. Therefore it is important that other areas of the District can protect their productive land.</p> <p>d. Given the proximity of Motueka and Mapuā towns, intensification in and around Motueka and Mapuā are higher priorities</p>
TDC - Environment and Planning	32 Do you agree with the locations shown for business growth (both commercial and light industrial)? Please explain why.	Neutral	Neutral. NMH does not support the expansion of a light industrial area on highly productive land.
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	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?		Further to this is the issue of typology. The FDS indicates that managed greenfield expansion will occur in Takaka, Murchison, Tapawera, St Arnaud and in Golden Bay. NMH understands that while there is demand indicated for this, NMH notes an absence of planning for intensification in those towns in terms of smaller lot sizes and smaller properties, and for required infrastructure and community amenity. It is well-understood that rural towns attract people who wish to have larger lot sizes, however given our ageing population, there will be a certain proportion of the population who may wish to downsize because they may not wish to manage large sections but there may not be any 1-2 bedroom houses available to they may be forced to relocate to another town. Smaller houses are usually more affordable and will appeal to people on limited incomes.



# **Nelson Tasman Future Development Strategy 2022-2052**

**14 April 2022**

**For more information please contact:  
Jane Murray  
NMDHB Public Health Service**

### Submitter details

1. Nelson Marlborough Health (Nelson Marlborough District Health Board) (NMH) is a key organisation involved in the health and wellbeing of the people within Te Tau Ihu o te Waka a Maui. NMH appreciates the opportunity to comment from a public health perspective on the Nelson Tasman Future Development Strategy 2022-2052.
2. NMH makes this submission in recognition of its responsibilities to improve, promote and protect the health of people and communities under the New Zealand Public Health and Disability Act 2000 and the Health Act 1956.
3. This submission sets out particular matters of interest and concern to NMH. NMH made an earlier submission this year on the Strategy and would like to emphasise the need for any future housing to cater to the broad range of needs of local population in terms of universal design, access to green space, housing affordability, typology and social housing.

### Specific Comments

4. NMH comments on the proposed outcomes for the Future Development Strategy (FDS) are listed below. Many of them we strongly agree/agree as NMH has previously advocated for these outcomes to be a focus of the FDS and is pleased to see that they are clearly articulated here.
5. **Q1.** *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. NMH continues to advocate for a compact urban form as this reduces the need for long car journeys which contribute to carbon emissions.
6. **Q2.** *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. The sustainable use of land and infrastructure, compact walkable neighbourhoods promoting incidental exercise and improved social interactions, and more affordable housing for smaller household sizes are just some of the benefits that urban intensification can provide, leading to improved community health and wellbeing outcomes. It is essential however that urban intensification is done sympathetically with access to green space and development of a "green" urban landscape with tree planting, good urban design that enhances the

character of the city and high quality public amenities. One benefit of urban intensification is the preservation of arable land for food production and ecologically important and biodiverse areas.

7. **Q3.** *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, for the reasons given above. Improvements to the transport network, in particular walking and cycling links and public transport, are vital as this supports positive health and environmental wellbeing. This type of investment supports intensification as many residents may decide not to own private vehicles.

8. **Q4.** *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 papakainga and affordable options". Please explain your choice.*

Strongly agree. Nelson Marlborough has a higher proportion of its population in the 65+ year age group than other New Zealand regions. Consideration needs to be given to providing a number of 1 and 2 bedroom units to cater for older people. In addition, larger units could be added to cater for those with larger families and those living in multi-generational households. Encouraging the development of different housing typologies and multi-generational family housing options is important for supporting community diversity and equity by enabling a wide range of community members to live including those from different socio-economic groups and ethnicities.

9. **Q5.** *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. Consideration needs to be given to providing for a mixed use of activities in new residential areas so that essential services such as health centres, community spaces, cafes and small supermarkets are close by. Having mixed use developments improves people's access to work opportunities, especially low income earners. Mixed use can also help create more socially diverse environments as everyone can have equal access to facilities regardless of whether they own a car. Local employment creates strong connections with the community which in turn enhances individual wellbeing.

10. **Q6.** *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. It is essential that there is an integrated approach taken to infrastructure planning and funding and delivery. This provides efficiencies in the networks. Investing in sufficient high quality infrastructure, including the three waters, roading, and public transport supporting infrastructure is an investment in the future and is essential for the ongoing development of the region.

- 11. Q7.** *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 that impacts on the natural environment must be minimised, this is to ensure that environmental health is not degraded as a result of development. Freshwater values, including Te Mana o te Wai, need to be protected from inappropriate use and development and those water bodies that have degraded water quality and need to be restored. NMH recommends that water sensitive design principles are used to mitigate the potential impacts from urbanisation whilst negating the existing degraded water quality impacts from current rural land use. The preservation of areas of significant ecological value and biodiversity is important for future wellbeing of communities. Preservation and protection should be prioritised as approaches and the option to create environmental impacts requiring restoration used only where necessary.

- 12. Q8.** *Please indicate whether you support or do not support Outcome 8: Nelson Tasman is resilient to and can adapt to the likely future effects of climate change. Please explain your choice.*

Strongly agree. It is commendable to see that TDC is addressing climate change through promoting compact urban forms that minimises the need for car travel and it promoting public and active transport modes. This is important as transport is a key contributor to greenhouse gases in the district. In addition, climate change will affect those living in low-lying coastal regions. Locating development away from hazard prone areas is a key component to creating resilient populations.

- 13. Q9.** *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. Flooding can cause significant damage to property and people. Storm surges in coastal environments and heavy and prolonged rainfall can lead to flooding of low-lying areas. It is important for Councils to avoid development in high risk areas and prioritise investment in effective storm water management solutions including storm water detention basins and diversions from low-lying

areas. Intensive residential development may increase site coverage of impervious surfaces requiring effective storm water management to reduce the risk of flooding. In addition, development on land that is susceptible to liquefaction and/or landslides should be avoided.

NMH notes in the Technical Report (page 20) that broad assessments on flooding, potential liquefaction areas and slope instability have not been undertaken for Tasman District. Extreme weather events exacerbated by climate change can cause flooding and slips. Therefore NMH stresses the importance for Tasman District Council to undertake assessments in relation to the FDS planning to ensure that development does not occur on hazard prone land.

**14. Q10.** *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. Consideration also needs to be given to protecting the productive soils in Nelson and Tasman. The Ministry for the Environment's Our Land 2018<sup>1</sup> report states that urban expansion is reducing the availability of some of our most versatile productive land. Nationally, between 1990-2008, 29% of new urban areas were on some of the most versatile land. Creating new developments on greenfield land will have an impact on the productivity of the land around the townships. Protecting land for food production and avoiding urban encroachment were matters of national importance in the RMA's predecessor, the Town and Country Planning Act 1977. It is important that arable land is retained and enhanced rather than being converted into housing. Highly productive land grows better food more cheaply and with fewer environmental consequences. It is vital to protect horticultural land that surrounds towns and cities so that cheaper locally grown produce can get to local communities thus supporting the local economy. Access to cheaper fruit and vegetables is vital for people to maintain good health. Therefore NMH recommends that productive soils is protected.

**15. Q11.** *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. NMH strongly endorses the mission statement in relation to iwi and hapū aspirations: *Toitū te marae a Tane-Mahuta, Toitū te marae a Tangaroa,*

<sup>1</sup> <http://www.writeread.nz/assets/Uploads/Our-Land-2018-Our-Land-2018-101-New.pdf>

*Toitū te tangata: If the land is well and the sea is well, the people will thrive.* This mission statement aligns with public health outcomes.

16. **Q12.** *Regarding the FDS outcomes, do you have any other comments or think we have missed anything?*

NMH does note that the following outcomes have not been included as priority areas and NMH continues to advocate for their inclusion

- a. Social housing is considered as an important component of housing supply
- b. NMH would like to see the adoption of inclusionary zoning into greenfield developments. Inclusionary zoning can offer opportunities to expand access to affordable housing and to encourage economic opportunity by reducing the proportion of family income spent on rent, building wealth through homeownership, and creating or preserving mixed-income neighbourhoods. Local governments should be able to use inclusionary zoning, which requires a portion to be retained for affordable housing, as rental or for-sale units, in return for benefits such as fast-tracked consenting, density bonuses, zoning variances, reduced mandatory fees, or other appropriate incentives. Inclusionary zoning is one of a range of tools to use where there is a mismatch between what the market is delivering and what the local community needs to house its workforce and under-served communities. Queenstown Lakes District Council, with developer support, piloted this policy to show how low-moderate income New Zealanders can get into safe, warm, affordable homes. The Council has combined this with shared home ownership and rental programmes<sup>2</sup>. Research on this project found no significant variation in house price changes in Queenstown between houses neighbouring affordable properties and control groups and that the benefits clearly outweigh any risks. The planning provisions need to require retention of the affordable housing in perpetuity in the social sector, or similar. The likes of Community Action Nelson and Habitat for Humanity could be engaged in the process
- c. As intensification occurs, provision and access to green space becomes increasingly important for people's mental and physical health as well as the urban ecology

<sup>2</sup> [Research in brief: How having an affordable home next door provides wider community benefits with no negative effects on surrounding house prices](#)



- d. House affordability can impact people's wellbeing therefore it is essential that houses remain affordable so that people can have the option of purchasing a property for their financial security
- e. A high percentage of housing is built using life-time design principles so that older people, families with young children and people with disabilities can comfortably live in the house. Given that the region has a higher proportion of people over 65, it is important that housing enables people to "age in place"
- f. The existing housing stock is predominately 3-4 bedrooms but the demographics of the region are changing with an increased demand for smaller houses therefore new housing needs to reflect this demand.

**17.Q13.** *Do you support the proposal for consolidated growth along State Highway 6 between Atawhai and Wakefield but also including Mapua 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**

NMH supports the proposed developments along State Highway (SH) 6 between Wakefield and Atawhai along with development around existing Tasman towns.

There are a range of benefits from this approach:

- a. The cost efficiencies of close living within smaller areas of land make it possible to provide drinking water, wastewater, and sewerage services with lower set-up and maintenance costs per individual.
- b. There are environmental benefits, such as the lower volume of land and other resources needed to support the same population e.g. efficient public transport is possible in a sufficiently dense area and this can reduce energy consumption per capita.
- c. Proximity to transport corridors mean that people can easily walk and cycle or use public transport to get to key destinations. This caters to the ageing population who want to easy access to services and shops.
- d. Intensification can allow for a greater diversity of housing to suit a range of incomes and household structures.

NMH is pleased to see that this consolidated growth reduces the need to develop on greenfield sites subject to significant natural hazards, flooding risk or coastal inundation.

**18.Q14.** *Where would you like to see growth happening over the next 30 years? Tick as many as you like.*

Yes: Largely along the SH6 corridor as proposed

Yes: Intensification within existing town centres

No: Expansion into greenfield areas close to the existing urban areas

No: Creating new towns away from existing centres (if so, tell us where):

No: In coastal Tasman areas, between Māpua and Motueka

Yes In Tasman's existing rural towns

No: Everywhere

**19.Q15.** *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. Prioritising the intensification close to amenities and services is necessary in providing for the region's ageing population to "age in place" (live at home into your older years). Older persons generally state a strong preference for living in their own home or non-institutional community settings. Private homeownership has been associated with better health outcomes for older people as it alleviates the financial pressures and anxiety associated with high accommodation costs and minimal security of occupancy. Subsequently there is a growing demand for smaller houses and properties.

Additionally, adults living with a disability are more likely to be living alone or with a partner only. NMH considers that an increase in the availability of smaller, easy care properties close to amenities and services may go towards providing greater independence and more housing choice.

However, in addition to encouraging smaller compact properties, housing also needs to be functional. Key factors include accessibility (ease of entering and navigating in and around the home) and adaptability (to cater for changing needs such as experiencing an injury or disability).

NMH supports the planned mixed use spine for Vanguard Street/St Vincent Street and Waimea Road as this area is well serviced by active transport links and it is close to essential services, schools and places of employment.

NMH is pleased to see that Nelson City Council is taking a cautious approach through the Dynamic Adaptive Planning Pathways process to ensure that places that are susceptible to coastal inundation and flood risk are not built upon.

**20. Q16.** *Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?*

Agree. Please refer to our answer for Q15 above. NMH support Intensification in Stoke along the key transport lines.

**21. Q17.** *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. Please refer to our answer for Q15 above.

**Q18.** *Do you agree with the level of intensification proposed around the centre of Brightwater? Any comments?*

Agree in terms of the proposals for residential and commercial land around Brightwater. Consideration also should be given to expanding cycling routes from Brightwater through Hope to Richmond. Whilst the Great Taste Trail provides cycling opportunities for recreational users, those wishing to commute by bicycle may wish for a more direct route and this should be considered within transport infrastructure plans.

**22. Q19.** *Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?*

Agree. NMH also supports the extension of public transport services to Wakefield and the proposed improvements to the cycling network.

**23. Q20.** *Do you agree with the level of intensification proposed in Motueka (greenfield intensification and brownfield intensification)? Any comments?*

Strongly Agree. NMH agrees with the approach taken given the technical difficulty with greenfield expansion in terms of coastal inundation, flood risk and the proximity to highly productive land. In terms of intensification, consideration also needs to be given to improving the stormwater network so surface flooding risks are minimised.

NMH supports the extension of public transport services to Motueka and the proposed improvements to the cycling network.

**24. Q21.** *Do you agree with the level of intensification proposed in Māpua (intensifying rural residential area to residential density)?*

Strongly Agree. NMH supports the approach taken to intensify the rural residential area to residential noting that infrastructure upgrades will be required.

NMH supports improvements to the public transport network which include connections to Motueka and Richmond.

**25. Q22.** *Do you agree with the location and scale of the proposed greenfield housing areas in Nelson? Please explain why.*

Neutral. NMH has lodged a separate submission on the Mahitahi Bayview Plan Change. In that submission, we have stressed the importance of universal design requirements, the need for affordable housing and the adoption of inclusionary zoning, a variety of typologies, the adoption of a Life Cycle Assessment to provide useful information to support eco-efficient and to reduce the climate impact of buildings, further investment in prioritising walking and cycling routes, and requirements for cycle and electronic scooter parking, and the creation of accessible recreational areas.

**26. Q23.** *Do you agree with the location and scale of the proposed greenfield housing areas in Stoke? Please explain why.*

Neutral. Please refer to our comments to Q22. It is critically important that any new development is well integrated into the public and active transport networks. Given the proposed number of houses for this area, additional support may be required for Stoke Centre in order for it to be able to service the expanded community.

**27. Q24.** *Do you agree with the location and scale of the proposed greenfield housing areas in Richmond? Please explain why.*

Neutral. Please refer to our comments to Q5, Q22 & Q23. The proposed greenfield development is predominately away from the centre of Richmond. Consideration needs to be given to provision of daily services which people can easily access through active modes rather than having an emphasis on urban sprawl where people will be forced to rely on their vehicles. The Business sites (T-035 & T-122) could become Mixed Use sites where commercial activity and residential is encouraged especially as these sites are on the main trunk link.

**28. Q25.** *Do you agree with the location and scale of the proposed greenfield housing areas in Brightwater? Please explain why.*

Neutral. Please refer to our comments to Q5, Q22 & Q23. T-001 is situated quite far from the town centre and it is important that there are good active transport connections so people can access their local services.

**29. Q26.** *Do you agree with the location and scale of the proposed greenfield housing areas in Wakefield? Please explain why.*

Neutral. The intended greenfield development of Wakefield will lead to a sprawled township. It is important that any large scale greenfield development is well supported with good transport links, and easy access to local services.

**30. Q27.** *Do you agree with the location and scale of the proposed greenfield housing areas in Motueka? Please explain why.*

Agree. Please refer to our comments to Q5, Q14, Q22 & Q23. The Rural residential block is situated quite far from Motueka itself so again it is important that active transport links are established between the two areas.

**31. Q28.** *Do you agree with the location and scale of the proposed greenfield housing areas in Mapua? Please explain why.*

Neutral. Please refer to our comments to Q5, Q22 & Q23. The intended greenfield development of Mapua will lead to a sprawled township. It is important that any large scale greenfield development is well supported with good transport links, and easy access to local services.

**32. Q29.** *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. NMH supports the primary proposal especially in regards to development along SH6. NMH would like emphasis to fall primarily on intensification because this will get more significant gains in terms of consolidating infrastructure, emissions reductions especially if further investment is placed on improving public transport along SH6 and SH60, and active transport around towns.

However, if greenfield development occurs sporadically across the district, this dilutes the infrastructure funding and a lower level of service may be provided.

**33. Q30.** *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 greenfield expansion

**34. Q31.** *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. NMH does not support this secondary proposal. NMH questions the need for further development in Tasman Village for the following reasons

- a. Te Atiawa have expressed significant concerns about this site and this does not align with the outcome listed above "to revive and enhance the mauri of Te Taiaro"
- b. Expansion of this township will increase emissions as people will need to travel to employment and services. This does not align with the outcome listed above "The urban form supports reductions in greenhouse gas emissions". This could be mitigated by further investment of public and

active transport however this may dilute other needed transport investment in the key towns along SH6. This is especially important as the consultation document already acknowledges that further investment in public transport frequency across existing urban area and to Wakefield is already required.

- c. That development in this area will require a significant loss of some highly productive land. This is again incompatible with the Outcome that *"Nelson Tasman's highly productive land is prioritised for primary production"* NMH again wishes to reiterate the importance of retaining highly productive land. This is especially important as the core proposal will lead to some reduction of highly productive land along SH6. Therefore it is important that other areas of the District can protect their productive land.
- d. Given the proximity of Motueka and Mapuā towns, intensification in and around Motueka and Mapuā are higher priorities

**35. Q32.** *Do you agree with the locations shown for business growth (both commercial and light industrial)? Please explain why.*

Neutral. NMH does not support the expansion of a light industrial area on highly productive land.

**36. Q33.** *Let us know if there are any additional areas that should be included for business growth or if there are any proposed areas that you consider are more or less suitable.*

No comment

**37. Q34.** *Do you agree with the proposed residential and business growth sites in Takaka?*

Agree. Further to this is the issue of typology. The FDS indicates that managed greenfield expansion will occur in Takaka, Murchison, Tapawera, St Arnaud and in Golden Bay. NMH understands that while there is demand indicated for this, NMH notes an absence of planning for intensification in those towns in terms of smaller lot sizes and smaller properties, and for required infrastructure and community amenity. It is well-understood that rural towns attract people who wish to have larger lot sizes, however given our ageing population, there will be a certain proportion of the population who may wish to downsize because they may not wish to manage large sections but there may not be any 1-2 bedroom houses available to they may be forced to relocate to another town. Smaller houses are usually more affordable and will appeal to people on limited incomes.

NMH recommends consideration is given to providing for some controlled intensification areas in rural towns.

38. **Q35.** *Do you agree with the proposed residential and business growth sites in Murchison?*

Agree but please refer to our answer to Q34 above.

39. **Q36.** *Do you agree with the proposed residential and business growth sites in Collingwood?*

Agree but please refer to our answer to Q34 above.

40. **Q37.** *Do you agree with the proposed residential and business growth sites in Tapawera?*

Agree but please refer to our answer to Q34 above.

41. **Q38.** *Do you agree with the proposed residential and business growth sites in St Arnaud?*

Agree but please refer to our answer to Q34 above.

42. **Q39.** *Let us know which sites you think are more appropriate for growth or not in each rural town. Any other comments on the growth needs for these towns?*

No comment

43. **Q40.** *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*

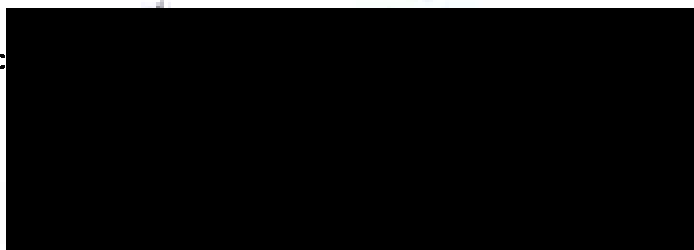
No comment.

### **Conclusion**

44. In summary, NMH supports development approaches that avoid sea level rise and building on productive land. NMH recommends that intensification occurs on areas close to shops and services and key transport corridors.

45. NMH thanks Nelson City Council and Tasman District Council for the opportunity to comment on the Future Development Strategy 2022-2052.

Yours sincerely



**Lexie O'Shea**  
**Chief Executive**

## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31513

**Bob Kennedy**

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. The Golden Bay branch of Forest and Bird object to the proposal in the Future Development Strategy to rezone land at 42 Keoghan Road Site T163 to Rural Residential. We ask that the property be removed from the Future Development Strategy.</p> <p>The lower part of the property at 42 Keoghan Road is part of the Onahau wetland, a fresh water wetland of national significance.</p> <p>Ecological values in the above report state that it is very important to birdlife. The wetland supports a healthy population of fernbirds, is home to banded rail and the nationally critical bittern. It is also a nesting site for the harrier hawk.</p> <p>Evidence of early Maori occupation is found throughout the area. The Future Development Strategy gives no information of what research and consultation Council has had with iwi prior to identification of T163 in the draft document. We would like to be assured this has taken place.</p> <p>Council has legal responsibilities under the NZ Coastal Policy Statement. See below: Policy 11 of the New Zealand Coastal Policy Statement (2010) states: Indigenous biological diversity (biodiversity)</p> <p>To protect indigenous biological diversity in the coastal environment: (a) avoid adverse effects of activities on:</p> <p>(i) indigenous taxa that are listed as threatened or at risk in the New Zealand Threat Classification System lists;</p> <p>(ii) taxa that are listed by the International Union for Conservation of Nature and Natural Resources as threatened;</p>



			<p>It is apparent that a considerable number of 'threatened' and 'at risk' taxa occur both in the Onahau wetland and the Onahau estuary. In summary, due to its location, the site T163 at 42 Keoghan Road is unsuitable for housing development.</p>
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Forest and Bird - Sub # 31513 - 1



Golden Bay branch

SUBMISSION ON THE PROPOSAL IN THE FUTURE DEVELOPMENT STRATEGY TO REZONE  
LAND AT 42 KEOGHAN ROAD T163 TO RURAL RESIDENTIAL

The Golden Bay branch of Forest and Bird object to the proposal in the Future Development Strategy to rezone land at 42 Keoghan Road Site T163 to Rural Residential. We ask that the property be removed from the Future Development Strategy.

Outcome 7 in the FDS states “impacts on the natural environment are minimised etc.”

The lower part of the property at 42 Keoghan Road is part of the Onahau wetland, a fresh water wetland of national significance. Reference “Coastal Birds of the Tasman/Nelson Region” authored by Rob Shuckard and David S. Melville, February 2019.

The Onahau wetland is also a proposed ONL (outstanding natural landscape), a valuable nursery for freshwater fish and a whitebait breeding site. Stressors identified include: increased population pressure, a modified terrestrial margin, predator introductions, wildlife disturbance. Reference “State of the Environment Report, Tasman Coast, Habitat Mapping and Ecological Risk Assessment,” October 2012. ***Any housing development on T163 would generate all of the above stressors.***

***Ecological values in the above report state that it is very important to birdlife.*** The wetland supports a healthy population of fernbirds, is home to banded rail and the nationally critical bittern. It is also a nesting site for the harrier hawk.

Fresh water from the Onahau wetland flows into the 32 hectare Onahau estuary. The estuary is valued for its rich biodiversity and includes unvegetated tidal flats, salt marsh and herbfields. It is a nursery for marine fish and a shellfish resource. Large numbers of paradise ducks use the saltmarsh as a moulting site. It is a foraging and roosting site for white heron, white faced heron, royal spoonbill, large pied shag, small pied shag, kingfisher and the shorebirds and seabirds that use the Onahau sandspit. The sandspit sits at the edge of the estuary. Variable oystercatcher nest on the sandspit and it is a roosting site for bar tailed godwit, South Island pied oystercatcher, pied stilt, caspian tern, red billed gull and southern black backed gull. The Onahau estuary is of national importance.

The seclusion of the wetland and the estuary protects these sites of high biodiversity values from human disturbance. Opening up the property at 42 Keoghan Road to a multi housing development would impact hugely on these values. Run off from land disturbance would affect the water quality of the wetland and impact on the Onahau estuary, as would run off from roads, driveways and houses. Greywater and sewage disposal on pakahi soil carries environmental risks for both the wetland and the estuary.

Evidence of early Maori occupation is found throughout the area. The Future Development Strategy gives no information of what research and consultation Council has had with iwi prior to identification of T163 in the draft document. We would like to be assured this has taken place.

Council has legal responsibilities under the NZ Coastal Policy Statement. See below:

Policy 11 of the **New Zealand Coastal Policy Statement** (2010) states: Indigenous biological diversity (biodiversity)

To protect indigenous biological diversity in the coastal environment: **(a) avoid adverse effects** of activities on:

(i) indigenous taxa that are listed as **threatened or at risk** in the **New Zealand Threat Classification System** lists;

(ii) taxa that are listed by the **International Union for Conservation of Nature and Natural Resources** as **threatened**;

It is apparent that a considerable number of 'threatened' and 'at risk' taxa occur both in the Onahau wetland and the Onahau estuary. In summary, due to its location, the site T163 at 42 Keoghan Road is unsuitable for housing development.

Bob Kennedy  
Secretary  
Golden Bay branch  
Forest and Bird

## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31514

#### Ms Helen Black

helen.hamberg@gmail.com

8A Sowman Street The Brook  
Nelson 7010

032655080  
032655080

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	Maitai Valley must remain a peaceful permanent recreational area for all the leisure activities that are undertaken there and retain the protection it has had for the last 100 years. The valley is currently providing safe children's areas, picnic areas, sport areas, it provides walking in a rural area mainly on the flat which can only be found in urbanised areas in Nelson which is welcomed by many. Its current tranquillity nourishes mental health which is something that is very important to daily life and is now acknowledged by health professionals overseas. It provides safe dog walking, lots of swimming and fresh air within walking distance from the Nelson CBD. To build 1,100 houses in Kaka Valley and Orchard Flats must NOT go ahead. The pressure these two housing developments would put onto the near entrance of the Maitai Valley would turn it into another common urban sprawl with visual/noise pollution and in addition affecting those areas of the tracks around Centre of New Zealand and above Branford Park, negative traffic and safety impacts and river degradation. The degradation of the Brook stream since the housing areas were built up stream is noticeable. Would hate for the Maitai River to go that way. Stormwater is not clean water and will affect several swimming areas downstream. If anything, we need to do more to improve the health of the Maitai River. If these two housing developments go ahead, there is no going back and there is no land around Nelson that can provide a natural, mainly flat area to support mental and physical health like the Maitai. The recreational area upstream of Orchard Flats

			narrows quite quickly which impact severely on recreation usage and tranquility along the Maitai River track. Many people walking from town seek a natural environment when going to the cricket ground or the cow paddocks and they often return there. 1,100 houses in Kaka Valley and Orchard Flats would change this. We don't need less of these kinds of recreational areas, we need more. The recreational facilities starting at the entrance to the Maitai Valley is what makes Nelson special and unique. No to large scale housing development affecting the Maitai Valley thank you.
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 #31515

#### Geoffrey Vause

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	Integrating transport and land use is essential. The problem is the FDS is internally contradictory in this regard as it includes a significant volume of greenfield stand-alone house development remote from employment locations, remote developments that do not have planning for public low carbon footprint 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.	Strongly agree	The concept of "network of smaller settlements" needs debate. Such settlements should be commensurate with village concepts that support the surrounding horticultural and agricultural industries plus specific location specific commercial activities such as tourism. These need based factors should be the criteria for any such network and not developer driven greenfield residential developments.

	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	Living in areas with increase population density facilitates social engagement vastly more than in lower density areas remote from social facilities. The benefits both for society and for reduction in carbon footprint plus more efficient use of infrastructure are very significant. Alas this strategy with its proposed greenfield development is dissonant with this proposed outcome.
TDC - Environment and Planning	04 Please indicate whether you support or do not support Outcome 4: A range of housing choices are provided that meet different needs of the community, including papakāinga and affordable options. Please explain your choice:	Strongly agree	This is essential given to date that the current offerings from Te Tau Ihu developers are characterised by 3 bedroom/ two bathroom/ double garage. Small families, single persons and retirees who need small and more adaptable housing are disadvantaged. The social focus of papākāika is an exemplary model of housing for older persons that should be incorporated into all housing developments irrespective of ethnicity of residents, not only for the models benefits to residents, but also for it's engagement between community, developers, designers and builders.
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	A vague question that needs clarity. This all depends on whether demand is based on need or want for the latter is strongly influenced, for residential, by fashion and social competition. Business land need is a little more quantifiable for staple business e.g. commercial property but can be problematic for industry.
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Strongly disagree	A question with hooks, with the record of the TDC on new infrastructure development, in particular the Waimea Dam, strongly driving our opinion toward opposing this outcome. Existing infrastructure must be maintained and where possible developed to meet demand. Any decision on new infrastructure needs to be

	and delivered to integrate with growth and existing infrastructure is used efficiently to support growth. Please explain your choice:		undertaken with appropriate governance and management, something that seems to be outside the scope of the TDC.
TDC - Environment and Planning	07 Please indicate whether you support or do not support Outcome 7: Impacts on the natural environment are minimised and opportunities for restoration are realised. Please explain your choice:	Strongly agree	Our natural environment must be protected from degradation and restored where damage. Alas there is little in the FDS that identifies how this will be achieved, particularly with the volume of greenfield development being proposed in the FDS.
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	Is the Pope Catholic? Why this question is even being asked is of concern, unless there are elements in the TDC who are climate deniers?
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	Ibid.
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	While taking productive agricultural/horticultural land for greenfield development has been a modus operandi for our region, this must stop for the health and wealth of our nation is heavily dependent upon primary production



	production. Please explain your choice:		
TDC - Environment and Planning	11 Please indicate whether you support or do not support Outcome 11: All change helps to revive and enhance the mauri of Te Taiao. Please explain your choice:	Agree	Quite how the TDC can even preserve te mauri o Te Taioa when there are such significant proposals for growth particularly in green fields development, in the FDS is truly puzzling. We cannot see this outcome as anything other than paying lip service to te Ao Maori.
TDC - Environment and Planning	12 Regarding the FDS outcomes, do you have any other comments or think we have missed anything?		The population predictions presented do not indicate how the impact of variables will be factored into a 30 year plan. This is a very long time frame and, as judged by the historic data, the many peaks and troughs of population growth in the province have been resultant from influences that may be predictable but in many cases, will be black swan events ie unpredictable. Therefore there need to be not only a continual review of the predictable population changes but also resilience needs to be introduced into the FDS to cope with significant events such as brain drain verse gain associated with easing of border restrictions.
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	This outcome contradicts outcome 10 and the FDS does not indicate how such contradictions within the plan will be managed. While such para-highway growth has a suitable construct in terms of roading infrastructure it is not commensurate with FDS outcomes 1, 7 and 10 and would still require other infrastructure, including business and commercial whereas growth closer to existing centres is far more logical.
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		Intensification within existing town centres.

	<p>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 agree	<p>One of the key rate of intensification limiters is the policy and rules of the Nelson Council and central government. Thus conjecture on the part of the council on this rate prediction becoming a self fulfilling question, particularly when this rate will be influenced by how much greenfield land the Councils make available for development.</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>	Strongly agree	<p>Any such intensification needs to be balanced with better living conditions. Residential infill intensification must be balanced by provision of parks and open spaces, playgrounds or attractive streets.</p>
TDC - Environment and Planning	<p>17 Do you agree with the level of intensification proposed in Richmond, right around the town centre and along McGlashen Avenue and Salisbury Road? Any comments?</p>	Strongly agree	<p>Same reasoning as above</p>
TDC - Environment	<p>18 Do you agree with the level of</p>	Neutral	<p>Such intensification will need to be supported by increasing local employment opportunities</p>

and Planning	intensification proposed around the centre of Brightwater? Any comments?		otherwise the carbon footprint of brightwater will be significantly adversely impacted
TDC - Environment and Planning	19 Do you agree with the level of intensification proposed near the centre of Wakefield? Any comments?	Neutral	Same as for Brightwater
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	More intensification is needed in Motueka particularly given that is a town with significant employment opportunity. Greenfield development south of Motueka will probably be needed given the flood hazard in much of Motueka. This will require a significant input from TDC planners to assure appropriate safety of developer activity. High quality urban planning will be essential.
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	Classifying rural residential to residential is misappropriation of the concept of intensification for most of the land being proposed is currently not developed, thus any development will be greenfield. Any plan should favour intensification within the existing residential zone and green field is only necessary when intensification has been completed. As evidenced by the recent residential development in Mapua, the TDC has been singularly ineffective in its urban design and any aesthetically orientated urban design has been subjugated to the commercial desires of the developers and building companies. If any such "intensification" is to be undertaken, the TDC must prioritize aesthetics and residents needs above and beyond any developer commercial interests.
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	Same issues as explained above with respect to the outcomes and proposals
TDC - Environment and Planning	23 Do you agree with the location and scale of proposed greenfield housing areas in Stoke? Please	Strongly disagree	Same issues as explained above with respect to the outcomes and proposals

	explain why.		
TDC - Environment and Planning	24 Do you agree with the location and scale of proposed greenfield housing areas in Richmond? Please explain why.	Strongly disagree	For all the reasons pointed out above, we don't need to turn any more of our landscape into concrete and tarmac covered monotony.
TDC - Environment and Planning	25 Do you agree with the location and scale of proposed greenfield housing areas in Brightwater? Please explain why.	Strongly disagree	For all the reasons pointed out above, we don't need to turn any more of our landscape into concrete and tarmac covered monotony.
TDC - Environment and Planning	27 Do you agree with the location and scale of proposed greenfield housing areas in Motueka? Please explain why.	Neutral	Greenfield development south of Motueka will probably be needed given the flood hazard in much of Motueka. This will require a significant input from TDC planners to assure appropriate safety of developer activity. High quality urban planning will be essential.
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	Classifying rural residential to residential is misappropriation of the concept of intensification for most of the land being proposed is currently not developed, thus any development will be greenfield. Any plan should favour intensification within the existing residential zone and green field is only necessary when intensification has been completed.
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	More intensification	

	right, let us know what you would propose. Tick all that apply.		
TDC - Environment and Planning	31 Do you support the secondary part of the proposal for a potential new community near Tasman Village and Lower Moutere (Braeburn Road)? Please explain why.	No	In categorising one store, two artisan galleries and two schools as a village, the TDC will have to commit to significant commercial and infrastructure development if it is to develop this lower Moutere area. Any such development will also by necessity be low density, greenfield and contradictory to FDS outcome 3.
TDC - Environment and Planning	32 Do you agree with the locations shown for business growth (both commercial and light industrial)? Please explain why.	Disagree	We should be providing more opportunities for businesses in areas, including rural towns, that have a known employment shortage - not just roll out more light industrial along SH6 in Hope. A more nuanced approach is needed to preserve the character of our landscape. The current proposal fills in any rural landscape that's left between Hope and Richmond. We need to protect this productive landscape and strengthen Hope as a village (separate from Richmond).
TDC - Environment and Planning	33 Let us know if there are any additional areas that should be included for business growth or if there are any proposed areas that you consider are more or less suitable.		As per Q32, we should be providing more opportunities for businesses in areas, including rural towns, that have a known employment shortage.
TDC - Environment and Planning	34 Do you agree with the proposed residential and business growth sites in Tākaka?	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	36 Do you agree with the	Don't know	

and Planning	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?	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?		It would have been a lot easier to do the submission on a .DocX or .Doc file as opposed to a website HTML or a PDF. We spent a lot of time filling in the questionnaire and then overnight all the saved replies disappeared.

Geoffrey Vause - Subs # 31515 - 1

# SUBMISSION FORM

## DRAFT NELSON TASMAN FUTURE DEVELOPMENT STRATEGY 2022-2052

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

Name: Annette Le Cren and Geoffrey Vause \_\_\_\_\_

Organisation represented (if applicable): \_\_\_\_\_

Address: \_\_\_\_\_

Email: \_\_\_\_\_ Phone number: \_\_\_\_\_

Do you wish to speak at a hearing? Yes If yes, which date? 28 April

**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

Integrating transport and land use is essential. The problem is the FDS is internally contradictory in this regard as it includes a significant volume of greenfield stand-alone house development remote from employment locations, remote developments that do not have planning for public low carbon footprint transport.

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

The concept of "network of smaller settlements" needs debate. Such settlements should be commensurate with village concepts that support the surrounding horticultural and agricultural industries plus specific location specific commercial activities such as tourism. These need based factors should be the criteria for any such network and not developer driven greenfield residential developments.

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

Living in areas with increase population density facilitates social engagement vastly more than in lower density areas remote from social facilities. The benefits both for society and for reduction in carbon footprint plus more efficient use of infrastructure are very significant. Alas this strategy with its proposed greenfield development is dissonant with this proposed outcome

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.

19

Please explain your choice.

Strongly agree

This is essential given to date that the current offerings from Te Tau Ihu developers are characterised by 3 bedroom/ two bathroom/ double garage. Small families, single persons and retirees who need small and more adaptable housing are disadvantaged. The social focus of papākāika is an exemplary model of housing for older persons that should be incorporated into all housing developments irrespective of ethnicity of residents, not only for the models benefits to residents, but also for it's engagement between community, developers, designers and builders.

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.

Neutral

A vague question that needs clarity. This all depends on whether demand is based on need or want for the latter is strongly influenced, for residential, by fashion and social competition. Business land need is a little more quantifiable for staple business e.g. commercial property but can be problematic for industry.

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 disagree

A question with hooks, with the record of the TDC on new infrastructure development, in particular the Waimea Dam, strongly driving our opinion toward opposing this outcome. Existing infrastructure must be maintained and where possible developed to meet demand. Any decision on new infrastructure needs to be undertaken with appropriate governance and management, something that seems to be outside the scope of the TDC.

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

Our natural environment must be protected from degradation and restored where damaged. Alas there is little in the FDS that identifies how this will be achieved, particularly with the volume of greenfield development being proposed in the FDS.

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

Is the Pope Catholic? Why this question is even being asked is of concern, unless there are elements in the TDC who are climate deniers?

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

Ibid.



1

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

While taking productive agricultural/horticultural land for greenfield development has been a modus operandi for our region, this must stop for the health and wealth of our nation is heavily dependent upon primary production

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

Quite how the TDC can even preserve te mauri o Te Taioa when there are such significant proposals for growth particularly in green fields development, in the FDS is truly puzzling. We cannot see this outcome as anything other than paying lip service to te Ao Maori

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

The population predictions presented do not indicate how the impact of variables will be factored into a 30 year plan. This is a very long time frame and, as judged by the historic data, the many peaks and troughs of population growth in the province have been resultant from influences that may be predictable but in many cases, will be black swan events ie unpredictable. Therefore there need to be not only a continual review of the predictable population changes but also resilience needs to be introduced into the FDS to cope with significant events such as brain drain verse gain associated with easing of border restrictions.

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

Strongly disagree

This outcome contradicts outcome 10 and the FDS does not indicate how such contradictions within the plan will be managed. While such para-highway growth has a suitable construct in terms of roading infrastructure it is not commensurate with FDS outcomes 1, 7 and 10 and would still require other infrastructure, including business and commercial whereas growth closer to existing centres is far more logical

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

Intensification within existing town centres



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

One of the key rate of intensification limiters is the policy and rules of the Nelson Council and central government. Thus conjecture on the part of the council on this rate prediction becoming a self fulfilling question, particularly when this rate will be influenced by how much greenfield land the Councils make available for development.

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

Strongly agree

Any such intensification needs to be balanced with better living conditions. Residential infill intensification must be balanced by provision of parks and open spaces, playgrounds or attractive streets.

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

Same reasoning as above

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

Neutral

Such intensification will need to be supported by increasing local employment opportunities otherwise the carbon footprint of brightwater will be significantly adversely impacted.

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

Neutral

Same as for Brightwater

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

Strongly agree

More intensification is needed in Motueka particularly given that is a town with significant employment opportunity. Greenfield development south of Motueka will probably be needed given the flood hazard in much of Motueka. This will require a significant input from TDC planners to assure appropriate safety of developer activity. High quality urban planning will be essential.



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

Strongly disagree

Classifying rural residential to residential is misappropriation of the concept of intensification for most of the land being proposed is currently not developed, thus any development will be greenfield.

Any plan should favour intensification within the existing residential zone and green field is only necessary when intensification has been completed.

As evidenced by the recent residential development in Mapua, the TDC has been singularly ineffective in its urban design and any aesthetically orientated urban design has been subjugated to the commercial desires of the developers and building companies. If any such "intensification" is to be undertaken, the TDC must prioritize aesthetics and residents needs above and beyond any developer commercial interests

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

Strongly disagree

Same issues as explained above with respect to the outcomes and proposals

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

Strongly disagree

Same issues as explained above with respect to the outcomes and proposals

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

Strongly disagree

For all the reasons pointed out above, we don't need to turn any more of our landscape into concrete and tarmac covered monotony.

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

Strongly disagree

disagree

For all the reasons pointed out above, we don't need to turn any more of our landscape into concrete and tarmac covered monotony.

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.



Neutral

Greenfield development south of Motueka will probably be needed given the flood hazard in much of Motueka. This will require a significant input from TDC planners to assure appropriate safety of developer activity. High quality urban planning will be essential.

\_\_\_\_\_

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

Strongly disagree

Classifying rural residential to residential is misappropriation of the concept of intensification for most of the land being proposed is currently not developed, thus any development will be greenfield.

Any plan should favour intensification within the existing residential zone and green field is only necessary when intensification has been completed.

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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

In order to fulfill the FDS outcomes 1,2,3 and 7,8,9,10 and 11 intensification should be completed before any greenfields development is undertake

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

32.

33. 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

In catagorising one store, two artisan galleries and two schools as a village, the TDC will have to commit to significant commercial and infrastructure development if it is to develop this lower Moutere area. Any such development will also by necessity be low density, greenfield and contradictory to FDS outcome 3

\_\_\_\_\_

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

Disagree

We should be providing more opportunities for businesses in areas, including rural towns, that have a known employment shortage - not just roll out more light industrial along SH6 in Hope. A more nuanced approach is needed to preserve the character of our landscape. The current proposal fills in any rural landscape that's left between Hope and Richmond. We need to protect this productive landscape and strengthen Hope as a village (separate from Richmond).

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

As per Q32, we should be providing more opportunities for businesses in areas, including rural towns, that have a known employment shortage

\_\_\_\_\_

\_\_\_\_\_

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





Don't know

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

Don't know

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

Don't know

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

Don't know

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

Don't know

41. 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?

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42. ~~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?~~

**It would have been a lot easier to do the submission on a .DocX or .Doc file as opposed to a website HTML or a PDF. We spent a lot of time filling in the questionnaire and then overnight all the saved replies disappeared.**

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

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

Submissions close 14 April 2022.

## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31516

**Mr Peter Lole**

Speaker? False

Department	Subject	Opinion	Summary
TDC - Environment and Planning	01 Please indicate whether you support or do not support Outcome 1: Urban form supports reductions in GHG emissions by integrating land use transport. Please explain your choice:	Agree	We all have to play an increasing role in lessening GHG emissions. Local government needs to step up proactively to encourage public transit.
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	Logical and inevitable to combine and intensify Richmond and Nelson. Particularly Richmond. Smaller settlements need cheap and efficient public transit to connect.

	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	Local government needs to work with and encourage developers to move away from the usual green field, easy-to-build model, and into creative, lower impact (on the environment) and more intensive solutions.
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	Certainly more affordable, but also mixed socio-economically. No ghettos please- whether for wealthy or poor. e.g All current apartment developments in Nelson central seem to be for the rich only.
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	If this means green-field productive land being made available miles from work and services, then NO.
TDC - Environment and Planning	06 Please indicate whether you support or do not support Outcome 6: New infrastructure is planned, funded	Agree	Growth has to be planned as well. Which comes first - infrastructure to support growth, or growth followed by infrastructure?

	and delivered to integrate with growth and existing infrastructure is used efficiently to support growth. Please explain your choice:		
TDC - Environment and Planning	07 Please indicate whether you support or do not support Outcome 7: Impacts on the natural environment are minimised and opportunities for restoration are realised. Please explain your choice:	Strongly agree	The natural environment is a big part of Nelson/Tasman's appeal. Logical not to damage it.
TDC - Environment and Planning	08 Please indicate whether you support or do not support Outcome 8: Nelson Tasman is resilient to and can adapt to the likely future effects of climate change. Please explain your choice:	Strongly agree	We should be resilient but are we? Coastal inundation is the threat, so why are we proposing a new expensive library on the side of a tidal estuary? Are we relocating the region's main sewerage treatment from an island in the Waimea estuary? What happens when the airport is inundated?
TDC - Environment and Planning	09 Please indicate whether you support or do not support Outcome 9: Nelson Tasman is resilient to the risk of natural hazards. Please explain your choice:	Agree	As above.
TDC - Environment and Planning	10 Please indicate whether you support or do not support Outcome 10: Nelson Tasman's highly productive land is prioritised for primary	Strongly agree	Intensification not sprawl. We're blessed with wonderfully productive land - we'll need as much as we can keep.



	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 don't te reo.
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	Absolute minimum of greenfield development though.
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) - Absolute minimum of greenfield development though.

	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	Regrettably, it's got to happen. Needs to be sympathetic to neighbourhoods and create and sustain community. High(er) rises only if necessary. (Not eight stories as proposed on Rutherford st.)
TDC - Environment and Planning	16 Do you agree with the level of intensification proposed right around the centre of Stoke? Any comments?	Stongly 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?	Srongly 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	Absolute minimum of greenfield development

Environment and Planning	with the level of intensification proposed in Motueka? (greenfield intensification and brownfield intensification) Any comments?		though.
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	If proposed greenfield is in fact productive then no. If unproductive then as little as possible. eg Kaka Valley is supposedly unproductive but development threatens recreation and traffic safety values.
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	Absolute minimum of greenfield development though.
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	Absolute minimum of greenfield development though.
TDC - Environment and Planning	25 Do you agree with the location and scale of proposed greenfield housing areas in Brightwater? Please explain why.	Strongly disagree	Absolute minimum of greenfield development though.
TDC - Environment and Planning	26 Do you agree with the location and scale of	Strongly disagree	Absolute minimum of greenfield development though.

	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.	Strongly disagree	Absolute minimum of greenfield development though.
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	Absolute minimum of greenfield development though.
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.	Don't know	Absolute minimum of greenfield development though.

TDC - Environment and Planning	32 Do you agree with the locations shown for business growth (both commercial and light industrial)? Please explain why.	Neutral	Absolute minimum of greenfield development though.
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 #31517

**Mr Wim van Dijk**

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	Denser housing -> fewer trips by vehicles -> less CO2.

## Submission Summary

### Nelson Tasman Future Development Strategy - Submission #31553

**Mr Wim van Dijk**

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	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 winter of 2021, showed that the short term impacts on the district are bigger and more frequent storms. We are coping with those disruptions at present, but the costs will escalate as such events become more common. Some infrastructure, for example Rocks Road, will become unusable at the same time as demand for it increases. What is the plan?
TDC - Environment and Planning	14 Where would you like to see growth happening over the next 30 years? Please		(b) Intensification within existing town centres (f) In Tasman's existing rural towns

	<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 agree	<p>This is the way to go. Agree that progress will be very slow, since kiwi culture does not value apartment living. That could be a focus of marketing campaigns.</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>Crossing Main Road and traffic backing up may become issues as the population density increases there</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>More people living near the commercial centre of Richmond will lead to additional pedestrians. The section of Queen Street from Oxford roundabout to Gladstone Road should be pedestrian only.</p>



<p>TDC - Environment and Planning</p>	<p>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>Disagree</p>	
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## Submission Summary

Nelson Tasman Future Development Strategy - Submission #31518

**Mr Ian Faulkner**

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	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 oppose the plan for 4 to 6 stories in our Tahunanui community. In the past there has been a lot of poorly planned and developer driven infill housing that has not served our community well. I don't want to see development for development sake without a clear plan of what we want as a community to make sure we develop a strong, connected happy community. I can see already what a five story, gated monstrosity with no connection to the community looks like with Ocean View, that has been plonked into the middle of our community blocking views, sun and looks out of place.</p> <p>With a very busy, noisy state highway roaring through our community it seems ironic that Council seeks to bring massive intensification of housing into this area without any plan to mitigate noise, traffic volume, speed or even provision for parking. Much more discussion and planning needs to be</p>

			undertaken for a good outcome for us residents in Tahunanui to be achieved, and that will enhance our community and not destroy it. NOTHING HIGHER THAN A PALM TREE PLEASE.
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