

DRAFT NELSON TASMAN FUTURE DEVELOPMENT STRATEGY STATEMENT OF PROPOSAL 2022 – 2052

Including:

- SUMMARY OF INFORMATION (pages 2 – 18)
- DRAFT FUTURE DEVELOPMENT STRATEGY (page 19 onwards)

MARCH 2022

Submissions close
14 April 2022. Visit
[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)
to submit online



SUMMARY DOCUMENT

HAVE YOUR SAY

Welcome to the draft Nelson Tasman Future Development Strategy (FDS).

This is the FDS consultation document that outlines the strategic growth options for future housing and business land in the Nelson and Tasman regions for the period 2022 – 2052.

Please tell us what you think.

We want to hear your views on our proposal for the Nelson and Tasman regions' future development. **This is your chance to influence how and where Nelson and Tasman grow in the future, the types of houses we are planning for and where business development occurs. This plan is important for our regions' development and your input will be valuable for guiding our future.**

Consultation is open from 14 March until 14 April 2022.

More information on how to participate can be found on page 17 or on the Councils' websites at shape.nelson.govt.nz/future-development-strategy and tasman.govt.nz/future-development-strategy.

TIMELINE

- 
- 4–26 October 2021**
Early public feedback round
 - 14 March–14 April 2022**
Formal public consultation round
 - 27–28 April and 3 May 2022**
Hearings for submitters who wish to speak.
FDS Subcommittee considers all the submissions
 - 25–26 May 2022**
FDS Subcommittee deliberates
 - 27 July 2022**
Nelson Tasman Joint Committee considers adopting the FDS as recommended by the Subcommittee

WHY SHOULD I BE INTERESTED IN THE FDS?

- It will influence all of our futures, where we will be able to live, the availability of housing and the types of houses we, our children and grandchildren will be able to live in.
- The Nelson and Tasman regions combined are experiencing high population growth. We need to provide land to meet this demand. You may want to have your say about how that growth should occur spatially – by building up, building out or start from scratch with a new town or a combination of all. We need to provide appropriately zoned land for businesses, industry and other commercial activities for the future of our regions.
- The preferred spatial pattern of growth will determine future infrastructure funding, including for public and active transport. You may want to influence this.
- The FDS informs many other Council plans, and this is your chance to be involved.

IN SUMMARY, WHAT ARE WE PROPOSING?

We are seeking your feedback on the proposal outlined in detail later in this document (refer pages 10–14), and in the draft FDS document itself, pages 34–51.

THE PROPOSAL

In summary, the FDS outlines a proposal of consolidated growth focused largely along State Highway 6. This forms the core part of the proposal and includes:

- Prioritising intensification of housing development in Nelson, Richmond, Brightwater, Wakefield, Māpua and Motueka.
- Providing for managed greenfield expansion around Nelson, Richmond, Brightwater, Wakefield and Māpua, including opportunities for rural residential development, as intensification alone will not meet demand.
- Providing for some managed greenfield expansion around the rural towns of Murchison, Tapawera, St Arnaud and in Golden Bay.
- Providing for commercial and residential growth within existing centres and mixed use areas that will have a combination of residential and commercial activities.
- Providing opportunities for business (light industrial and commercial) growth in Richmond, Brightwater and Wakefield and within the rural towns of Murchison, Tapawera and, Tākaka where it is needed to meet local demand.

A secondary part of the proposal is the potential for a new community near Tasman Village, including a new site in the Lower Moutere area near Braeburn Road (refer pages 46–47 in the draft FDS document).

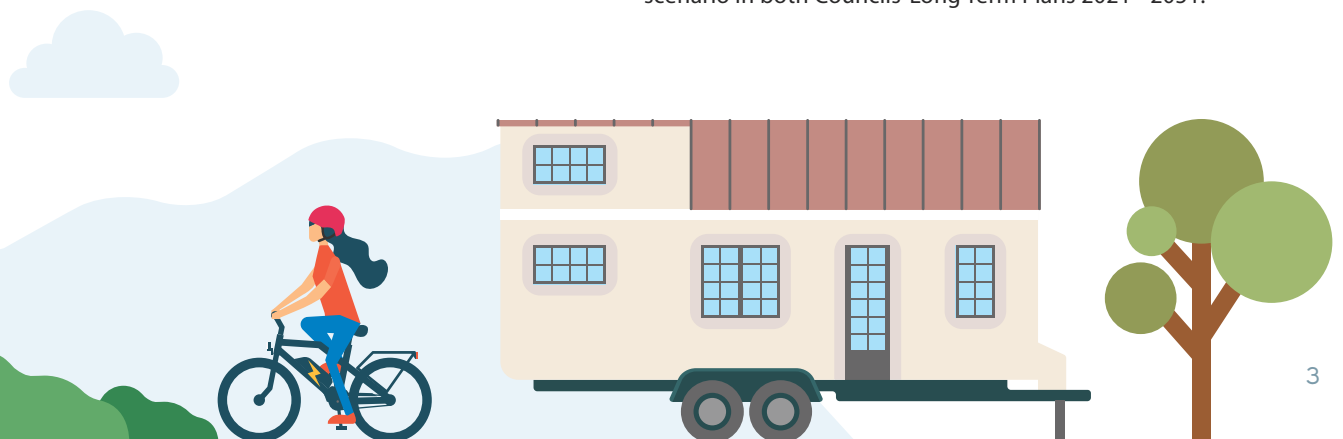
We are seeking your views on all aspects of the proposal. We also want your views on the potential for a new community near Tasman Village to understand the role it might play in catering for growth. This new community has the potential to provide a significant number of houses and supporting community, services and employment opportunities.

However, Te Ātiawa has raised significant concerns over three sites that would make up this new community near Tasman Village and it will be expensive to service with infrastructure. Further detail on Te Ātiawa's concerns is provided below. Your views will help inform any decision on the final pattern of growth in the FDS. If there is strong support for a new community near Tasman Village, we may need to reconsider the amount of greenfield growth provided elsewhere to ensure the FDS promotes a more compact and efficient urban form that is easier to service with infrastructure.

DRAFT NELSON TASMAN FUTURE DEVELOPMENT STRATEGY 2022–2052

Collectively Nelson and Tasman's population is growing and housing affordability continues to be a key challenge. The final FDS will replace the 2019 Nelson Tasman FDS and will seek to respond to these challenges. It is a long-term strategic growth plan covering 30 years and its purpose is to show where we are planning for development to provide a variety of homes and business (commercial and light industrial) land to meet demand over the next 30 years, and how we will provide infrastructure to support this growth as it is needed over time.

The draft FDS has considered what growth might look like under medium and high population growth scenarios, in order to understand the range of growth possibilities. Since these are projections, the actual rate at which the regions could grow could be different depending on economic conditions, or changes to both immigration settings and internal migration patterns. This is why the FDS uses two population growth scenarios – the medium and the high – and plans for capacity to meet the higher growth demand scenario. The FDS must be flexible to respond to growth as it occurs. The medium growth population scenario is the same scenario in both Councils' Long Term Plans 2021–2051.



Assuming a high growth pattern continues into the future, combined with smaller household sizes driven by an ageing population and increase in single person households, we may need to find room for up to 24,000 additional homes and 48 hectares of commercial land and 20 hectares of industrial land over the next 30 years, within the Nelson and Tasman “urban environment”.

The “urban environment” comprises Cable Bay, Hira, Nelson, Stoke, Richmond, Brightwater, Wakefield, Māpua and Motueka and is defined by Central Government national planning policy. Tasman’s rural towns, including Murchison, Tapawera and in Golden Bay, are also experiencing growth pressures and we estimate that there is a need for up to 5,100 new dwellings in these areas over the next 30 years, if a high growth pattern continues.

The 2019 FDS predicted lower rates of growth, needing up to 24,000 homes for the whole region, compared with 29,000 in this draft FDS. This reflects the higher rate of population growth now forecast in the first 10 years. Even with our borders closed our population has still been growing. This is why the FDS is regularly reviewed.

Our current planning rules, if taken up by the development community, provide capacity for about 14,000 houses, but we still need to enable more than this to meet expected demand. Some sites from the 2019 FDS are currently being proposed for rezoning to add capacity and both councils are progressing changes to their operative Resource Management Plans to enable more housing.

Because the FDS is a high level plan, there are things it can do and things it cannot:

- ✔ Set out the broad locations for future growth for the next 30 years.
- ✔ Informs but does not change existing Long Term Plans and Infrastructure Strategies.
- ✔ Show the general location of trunk infrastructure corridors.
- ✘ Rezone land.
- ✘ Make changes to a resource management plan.
- ✘ Set out building design requirements and standards.

The FDS does not rezone or service the land with infrastructure, it indicates where suitable locations may exist for rezoning and for servicing in Councils’ Resource Management Plans, Infrastructure Strategies and Long Term Plans.

The FDS is reviewed every three years, with the previous FDS adopted in 2019. Given the changes in requirements set by the National Policy Statement on Urban Development, this FDS is a wholly new FDS, but we are building on the work that has already been done.

This is your chance to influence how and where Nelson and Tasman grow in the future, the types of houses we are planning for and where business development occurs. This plan is important for our region’s development and your input will be valuable for guiding our future.

The FDS is a high level strategic plan and when adopted, it informs a large number of other Council plans:



WHY ARE WE PREPARING AN FDS?

- We are required by the National Policy Statement on Urban Development to prepare an FDS that informs our Councils' next Long Term Plans which outline plans for infrastructure provision and how that will be paid for.
- In a region that is experiencing high population growth, it is good practice to strategically plan for this, enabling coordinated and aligned planning and investment decisions across the regions.
- While an FDS is high level and cannot set out building design standards or directly influence house prices, it can ensure the Councils are playing their part in addressing the current housing crisis – through encouraging the up take of future land for housing that will be proposed for rezoning through the Councils' resource management plans.
- Having an FDS in place for Nelson and Tasman, means we can respond more quickly to Central Government funding initiatives such as the recent Infrastructure Acceleration Fund.



EARLY PUBLIC FEEDBACK

In planning for growth, we are guided by an understanding of what makes Nelson and Tasman a great place to live and the need to make the best use of our infrastructure. This has been informed by earlier feedback from the community in October 2021 on the FDS together with feedback on other Council plans and our own analysis of the environmental opportunities and challenges that Nelson and Tasman have.

The main themes that emerged from the early round of feedback are:

- Preference for intensification of housing (building up) over greenfield expansion, particularly as it relates to the protection of highly productive land and accessibility but noting greenfield expansion is still necessary to meet expected demand.
- Concern over how housing affordability is addressed and social housing is provided.
- Concern about how the FDS will contribute to reduced greenhouse gas emissions.
- Preference to protect highly productive land from development.
- Importance of avoiding development in areas vulnerable to natural hazards, in particular sea level rise and flood risk.
- The growth strategy should reflect the different growth demands for different areas across the region.

Youth council members took part in a visioning exercise using postcards, writing back to themselves in 2051.

Here are some of their ideas for how they would like to see the region in 30 years time:

How would you like your town to look in 30 years time?

"Dear little me, I'm in Motueka, and it's 2050. A lot has changed. When one of the towns was loud with midmorning traffic, it now hums with the odd electric car and the streets bustle with bikers and walkers."

"In 2051, I want Nelson to be inclusive and reflective of our diverse range of cultures and communities, economically stable, with sustainability at the forefront of decision making."

"In 2051 the Nelson I would love to live in is one that puts people first, with a pedestrianised CBD, a clean river full of native birds, a town where youth have so much more to do than eat fast food, a state of the art community hub/library and a city that is living up to its climate emergency declaration and is taking bold, locally focused climate measures."

"The sea levels continue to rise, so all the houses are built on stilts, it's like we are building a Motueka that resembles Venice."

"Yo, most things have changed quite a bit over the last 30 years.... There's apartment buildings, more single person and family housing, and house prices are way down (and you thought you'd never own a house)."

"Its 2051, and Murchison township has blossomed into a thriving country town. As a community it was decided that the natural resources and landscape was essential for the multitude of native animals, trees and plants."

IWI AND HAPŪ ENGAGEMENT

We have worked with tangata whenua of Te Taihiti to develop the FDS. We have incorporated iwi and hapū aspirations within the strategy. We have reached out to Manawhenua Ki Mohua, Ngāti Kuia, Ngāti Apa ki te Rā Tō, Ngāti Koata, Ngāti Rārua, Ngāti Tama, Ngāti Tōa Rangatira, Rangitāne, Ngāi Tahu, Ngāti Wae Wae, Te Ātiawa and the marae in the region – Te Āwhina, Onetahua and Whakatū. We have had early and ongoing kōrero, engagement and hui with iwi and hapū who wanted to be involved. Further detail is provided on iwi and hapū engagement in the draft FDS itself.

Given conflicting priorities, the timeframes for the notification of the FDS, and the already identified stretched capacity for kaitiaki representatives, not all iwi and hapū expressed a desire to be involved in the development

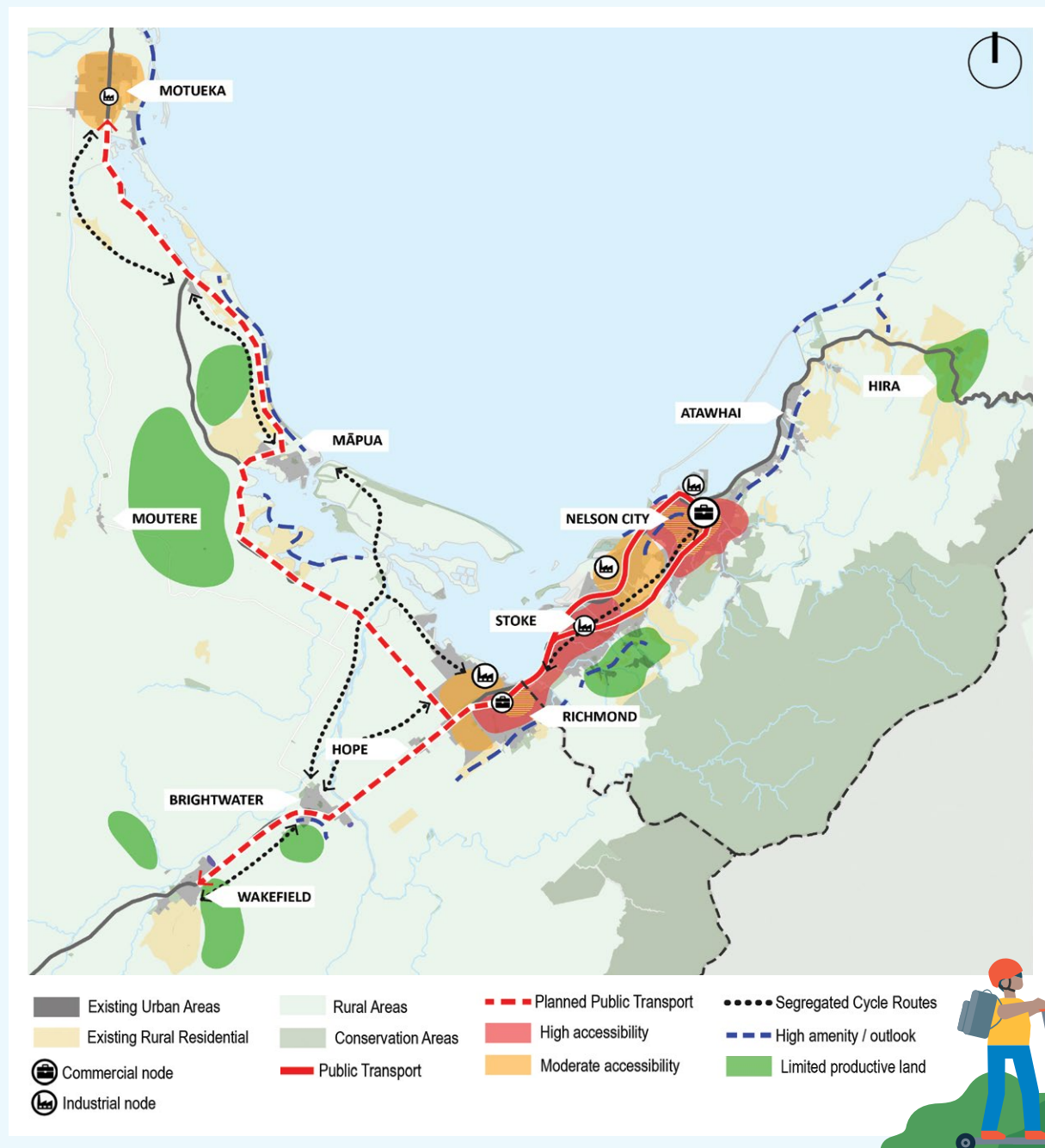
of the FDS. All relevant representatives, regardless of whether they attended hui or not, were updated via email and / or phone at key points during the process.

STRATEGIC ENVIRONMENTAL OPPORTUNITIES AND CONSTRAINTS

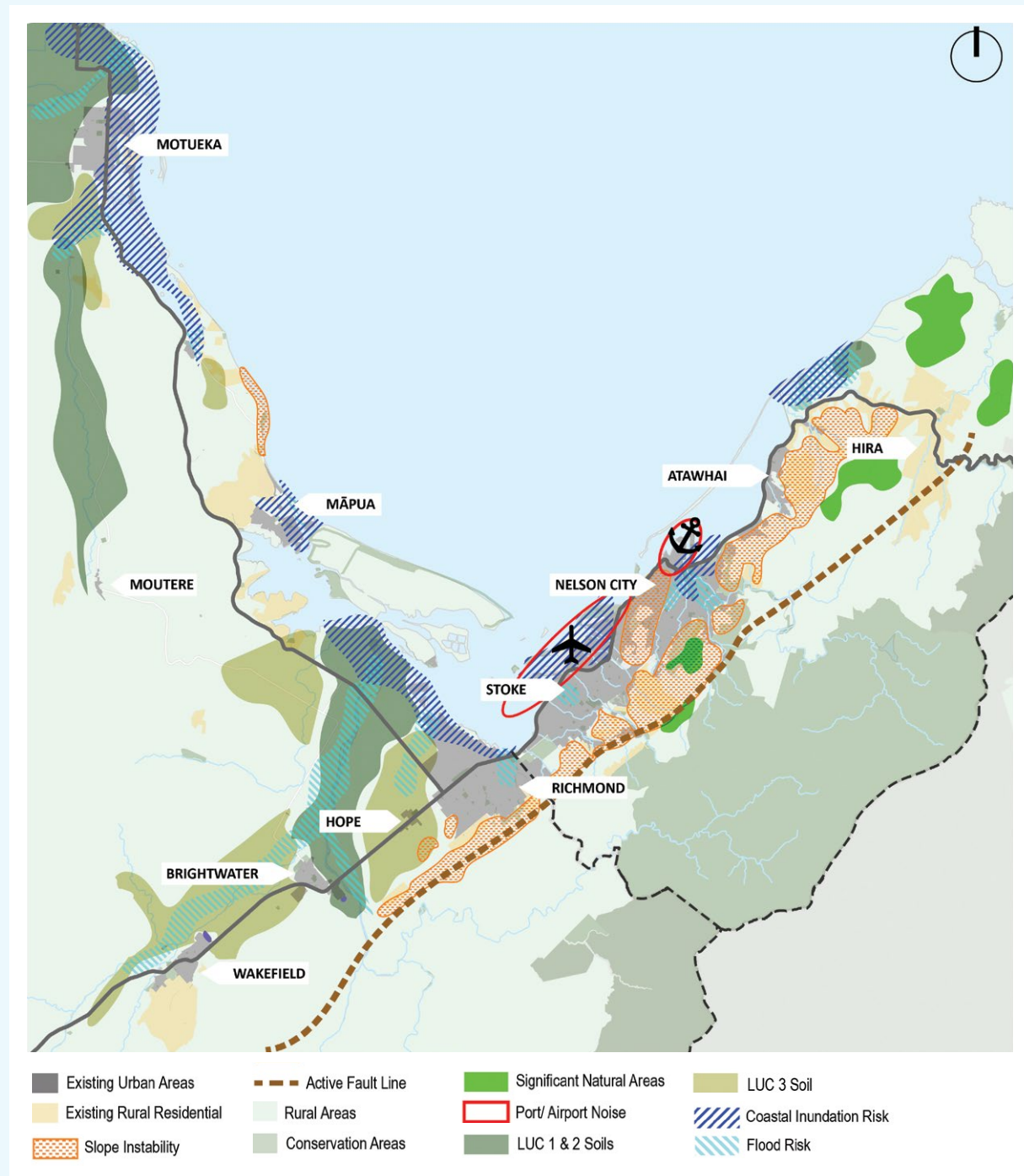
Understanding Nelson and Tasman's environmental opportunities and constraints has helped us to identify suitable locations for growth.

Key features that limit future expansion include the highly productive land in the Waimea plains, natural hazards in areas close to the coast and rivers, and the steep mountain ranges in the east. There are strategic opportunities for future growth in accessible locations within the urban area, and in locations where the land has limited productive value.

STRATEGIC OPPORTUNITIES



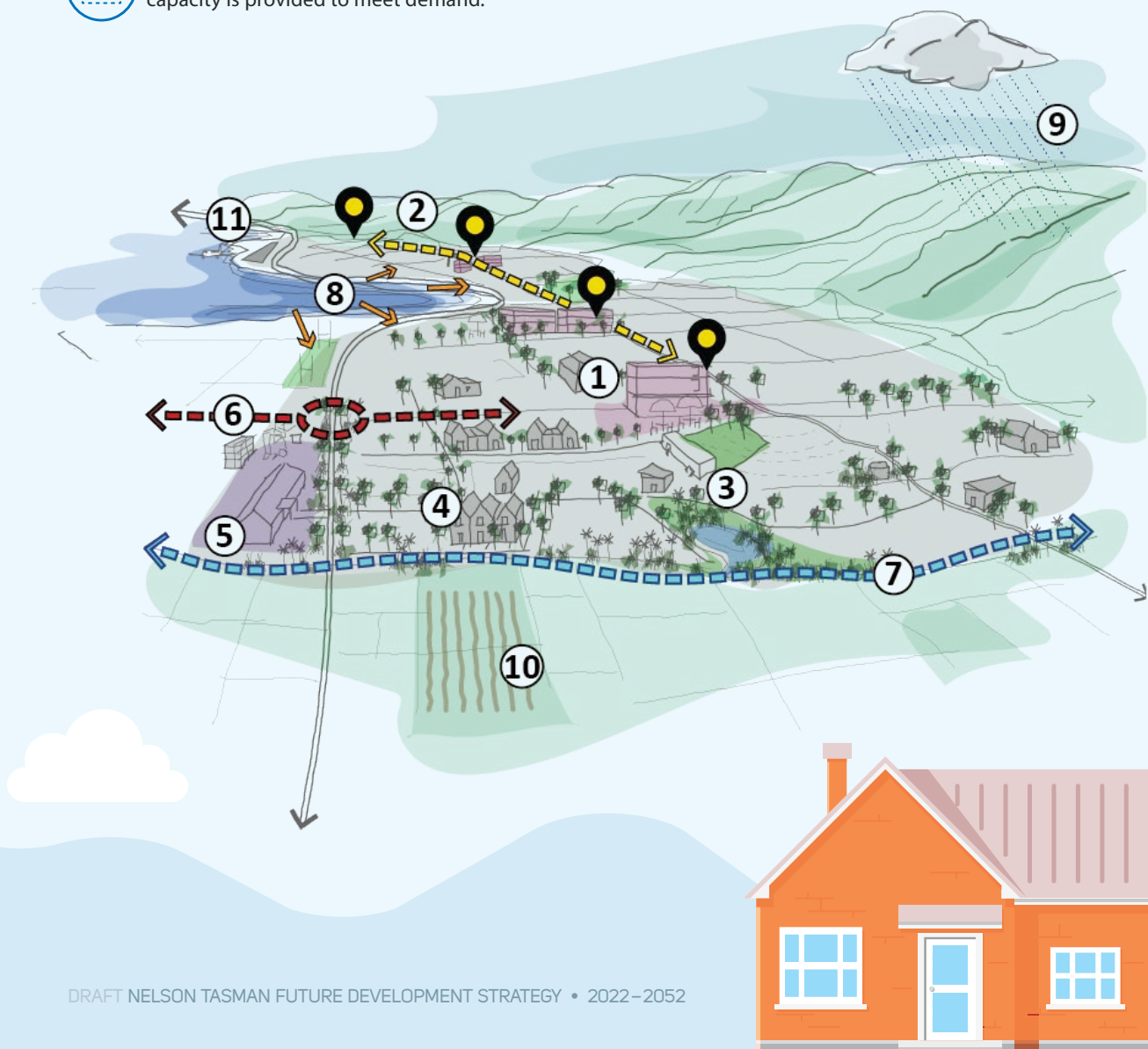
STRATEGIC CONSTRAINTS



OUTCOMES FROM THE FDS

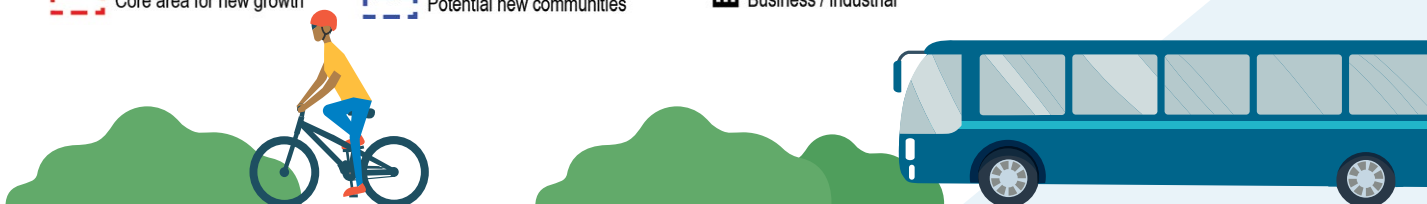
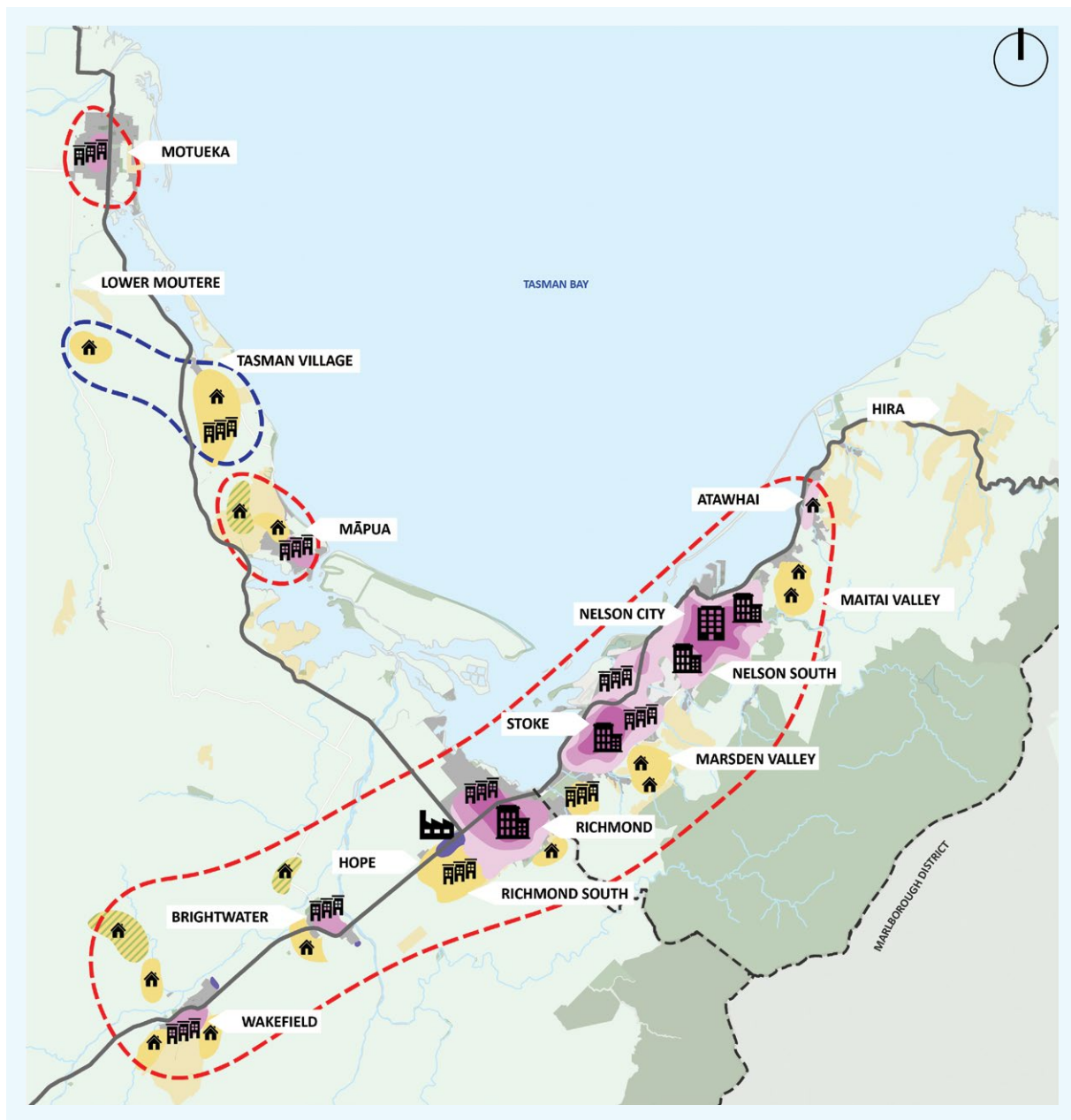
A series of 11 outcomes have been developed with the community, stakeholders and the Councils to guide the FDS and identification of growth areas:

- 1  Urban form supports reductions in greenhouse gas emissions by integrating land use and transport.
- 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.
- 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.
- 4  A range of housing choices are provided that meet different needs of the community, including papakāinga and affordable options.
- 5  Sufficient residential and business land capacity is provided to meet demand.
- 6  New infrastructure is planned, funded and delivered to integrate with growth and existing infrastructure is used efficiently to support growth.
- 7  Impacts on the natural environment are minimised and opportunities for restoration are realised.
- 8  Nelson Tasman is resilient to and can adapt to the likely future effects of climate change.
- 9  Nelson Tasman is resilient to the risk of natural hazards.
- 10  Nelson Tasman's highly productive land is prioritised for primary production.
- 11  All change helps to revive and enhance the mauri of Te Taiao.



THE PROPOSAL FOR CONSIDERATION

The core part of our proposal with growth largely focused along the State Highway 6 corridor would provide sufficient housing capacity under the high growth scenario. This is summarised below, together with the potential new community near Tasman Village that forms a secondary part of the proposal. The advantages and disadvantages of our proposal are also outlined in the table that follows.



The core proposal could provide for approximately 26,000 new homes across the Nelson Tasman urban environment while a new community near Tasman Village could provide a further 3,200 homes. The mix of growth accommodated through intensification and greenfield differs depending on the development of a new community near Tasman Village. Table 1 below provides a breakdown of how residential growth is likely to be distributed.

The mix of growth accommodated also varies between Nelson and Tasman.

- Nelson – 65% of growth is expected to be through intensification and 35% is expected to be through greenfield.
- Tasman – 24% of growth is expected to be through intensification and 76% is expected to be through greenfield. This mix changes to 21% via intensification and 79% via greenfield if a new community near Tasman Village is included.

For further details on the residential and business sites around the Tasman rural towns of Murchison, Tapawera, St Arnaud and in Golden Bay, please see the draft FDS itself, pages 48 – 51.

The secondary part of the proposal is the creation of a new community near Tasman Village and includes land at Lower Moutere (Braeburn Road), providing up to 3,200 homes.

Te Ātiawa raised significant concerns over three Tasman sites which would comprise the majority of any new development there. The nature of the concerns is a long history of spiritual/cultural issues associated with an area of battle and it being a very sensitive area. The Councils have obligations to iwi to take into account their cultural and spiritual views. Careful consideration is being given to the concerns raised. Several meetings with Te Ātiawa were held by staff and Tasman elected members to discuss these concerns.

While the three sites near Tasman Village and the Lower Moutere site (Braeburn Road) are not part of the core FDS proposal, the decision has been made to include the sites in the proposal during the consultation process to obtain views of the wider community.

Good-faith dialogue with Te Ātiawa is continuing with a view to finding out whether a solution can be achieved which benefits all parties and takes into consideration the cultural sensitivities Te Ātiawa have raised. The final decision on whether to include these three sites in the FDS will only be made following the consultation process and the further discussions with Te Ātiawa.

Table 1: Residential development type with the proposal for Nelson and Tasman combined

Residential development type	Core proposal with	
	Core proposal	Tasman Village / Lower Moutere
Intensification	48%	42%
Greenfield	40%	47%
Rural residential	4%	4%
Other zoned capacity (greenfield and rural residential)	8%	7%



CORE PROPOSAL

Options	Advantages	Disadvantages
Consolidated growth focused along State Highway 6 and meeting demands of Tasman rural towns.	Meets demand under both medium and high growth scenarios. Provides for a variety of housing typologies in different locations. Requires only some capacity upgrades to existing strategic trunk infrastructure focused around Wakefield and Brightwater. Early growth can leverage off planned public transport improvements between Wakefield and Richmond. Urban form will better support GHG emission reductions and economic performance of existing centres by locating a larger portion of new residents in close proximity to Nelson City Centre, Stoke and Richmond. Is not dependant on development in urban areas with a known risk to flooding and coastal inundation. This proposal excludes the need to develop on greenfield sites subject to significant natural hazard risk (e.g. coastal inundation) or which may have significant impacts on freshwater bodies. This proposal largely excludes the need to develop on greenfield sites containing highly productive land sites. Exceptions to this include two small areas for light industrial uses in Brightwater and Wakefield adjacent to existing industrial areas. This proposal excludes sites with significant cultural values. The proposal aligns well with the identified outcomes of the FDS.	Relies on almost 50% of growth being provided through intensification within the existing urban area. There is uncertainty over the rate at which the local development market will take up intensification opportunities. No new significant growth areas provided for within, or in proximity to, Motueka where there is known demand for new housing. Significant upgrades to existing infrastructure in the urban areas will still be required. Would likely require further investment in public transport frequency across the existing urban area and south to Brightwater / Wakefield.

SECONDARY PROPOSAL

Options	Advantages	Disadvantages
Core proposal including secondary proposal – potential new community near Tasman Village / Lower Moutere	Significantly exceeds housing demand under both medium and high growth scenarios. Development near Tasman Village to form a new community of 3,200 houses would provide significant new housing capacity in Tasman. Development is of a scale that would support the development of some local services (e.g. shops, employment) that could support the local population. Provides for a variety of housing typologies in different locations and provides future resilient options in proximity to Motueka. Early growth near Tasman Village can leverage off planned public transport improvements between Māpua and Motueka and improves the viability of the service in the longer-term. Development near Tasman Village could help fund the construction of the new wastewater treatment plant for Motueka. This proposal excludes the need to develop on greenfield sites subject to significant natural hazard risk (e.g. coastal inundation) or which may have significant impacts on freshwater bodies. The area near Tasman Village is relatively unconstrained, with known issues (e.g. flooding) that can be easily addressed through detailed design of future subdivision. The majority of the landholdings near Tasman Village are under a small handful of owners, some of which have expressed a strong willingness to develop in the area. The potential capacity released by a new community near Tasman Village provides an opportunity to refine or reduce the extent of greenfield expansion proposals to the south along SH6 in towns like Wakefield and Brightwater.	Requires significant loss of some highly productive land in the Coastal Tasman Area – large titles not fragmented, relatively flat and where surrounding use is horticulture. However, it is noted that the existing Rural Residential and Rural 3 zones already enable a degree of development in this area. The creation of a new community in Tasman Village is not currently supported by Te Ātiawa, who raised significant concerns over three sites. The nature of the concerns is a long history of spiritual/cultural issues associated with an area of battle and it being a very sensitive area. Dilution of growth areas makes servicing more expensive with new strategic trunk infrastructure required via extension of services from Motueka. This could compromise on the ability to deliver infrastructure upgrades required to support intensification. Will not support a reduction in GHG emissions over the long-term without further investment in planned public transport frequencies and cycling connections to key amenities/centres. Modest known demand for living in “Waimea Plains” (which includes Tasman village) according to the Housing Preferences Survey 2021.

If you wonder how the proposal may affect the rezoning of your land and your rates, as a landowner, please see the Councils’ rates remissions policies at tasman.govt.nz/rates-remissions-policy and nelson.govt.nz/rates-remission-policies.

A number of additional spatial scenarios for growth were considered, assessed and then discounted as not being reasonably practicable. These are detailed in the Technical Report available at shape.nelson.govt.nz/future-development-strategy and tasman.govt.nz/future-development-strategy and are summarised below.

- **Intensification focus** – No change to the 2019 FDS greenfield growth areas with additional growth accommodated via intensification of predominantly three-to-six storeys across all intensification areas. This option was not progressed as it was unable to provide enough feasible capacity in the short-to-medium term under a high growth scenario.
- **Coastal Tasman focus** – Significant growth accommodated through expansion and a new community around Coastal Tasman with lower levels of intensification across Nelson and Richmond. This option was not progressed as it was unable to provide enough capacity under a high growth scenario.
- **State Highway 6 focus** – Growth spread out amongst the main settlements along State Highway 6 between Atawhai and Wakefield with a new community at Hira and some moderate levels of intensification in Nelson and Richmond. This option was not progressed as it was unable to provide enough capacity under a high growth scenario. However, this scenario was further refined to include aspects of other growth options based on feedback received from stakeholders including a greater focus on intensification to align with the FDS outcomes. This further refinement meant that a new community at Hira was not required to meet capacity under a high growth scenario. This forms the basis of the core proposal described above.
- **Hybrid State Highway 6 and Coastal Tasman focus** – Growth spread out amongst the main settlements along State Highway 6 between Atawhai and Wakefield, with growth also provided for at Māpua and Upper Moutere. New communities at Hira and Coastal Tasman would also be established with only moderate levels of intensification provided around

Nelson, Stoke and Richmond. This option provided more capacity but was not progressed as it was poorly aligned with the FDS outcomes. It was also not supported by Te Ātiawa, who raised significant concerns about sites in Coastal Tasman.

A number of other growth options were also considered and discounted early on in the process. These are detailed in the Technical Report and include:

- **Richmond expansion** – Significant growth accommodated through expansion around Richmond, including west and east of State Highway 60. This option was not progressed due to significant areas adjoining Richmond being identified as highly productive land and an important part of the economic base of the region.
- **Brightwater expansion** – Further greenfield expansion around Brightwater, including south of State Highway 6. This option was not progressed due to significant areas adjoining Brightwater being identified as highly productive land as well as risks associated with flooding of the Wairoa and Wai-iti rivers.
- **Motueka expansion** – Significant growth accommodated through expansion at Motueka. This option was not progressed due to risk from natural hazards (coastal and river inundation) and significant areas of highly productive land immediately adjacent to much of the existing urban area. Motueka is also a significant area for cultural heritage.
- **Lower Moutere expansion** – Progression of a large greenfield site at Lower Moutere (site T-18 in the 2019 FDS). This was not progressed as a growth option in the new FDS due to strong opposition from landowners, as evidenced at a meeting in July 2021.
- **Status quo** – No change to the 2019 FDS growth areas. This option was not progressed as the current FDS was developed to respond to lower levels of growth than are now being forecast and will be unable to provide enough capacity under a high growth scenario.



INFRASTRUCTURE

The Councils and other infrastructure providers will need to plan for and help fund supporting infrastructure in order to deliver the proposal. One of the 11 outcomes (no. 6) is focused on this.

This FDS concentrates on the trunk infrastructure that the Councils will have a key role in providing to deliver the proposal. Within that, water supply, wastewater, stormwater and local transport are the focus. The plan below shows likely trunk infrastructure that would be needed to support the core part of the proposal. Other infrastructure that the Councils need to deliver like open spaces and community facilities, will be determined through more detailed structure planning and neighbourhood planning.

The Government's Three Waters Reform may impact the funding for and delivery of three waters infrastructure in Nelson and Tasman within the life of this FDS. There is uncertainty over how this will progress, however, under any outcome, this FDS will provide a framework for future investment and the Councils will work closely with any future Three Waters entity to plan for and provide supporting infrastructure.

The potential new community near Tasman Village requires high levels of investment by the Councils for infrastructure. More detailed information on servicing costs is currently being developed and will be considered by the FDS Subcommittee and both Councils prior to adopting the FDS.

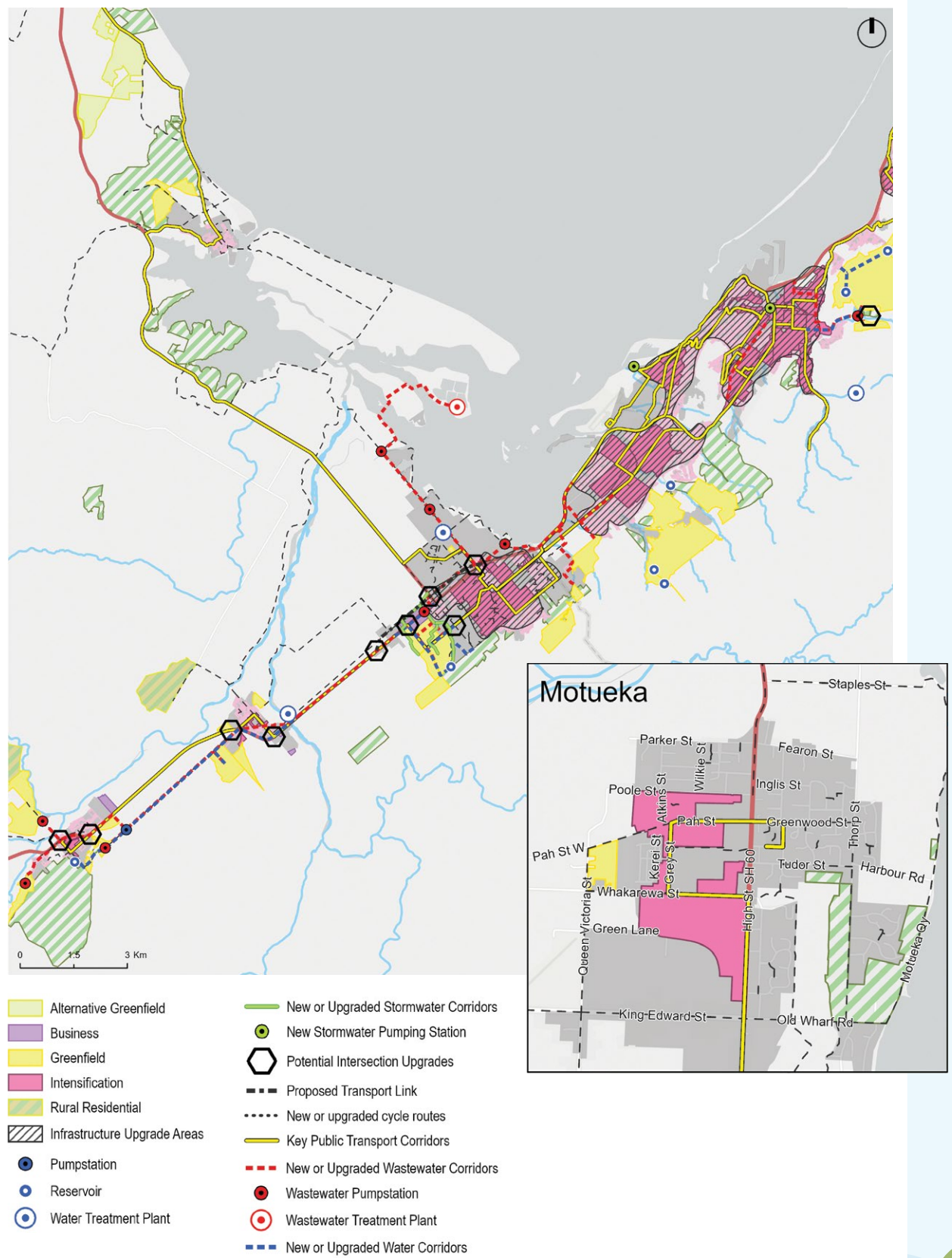
See map on page 16.

For further details on the infrastructure needed for Murchison and Tākaka, please see the draft FDS itself, page 64.

For remaining rural towns in Tasman, no additional strategic infrastructure would be required that is not already planned and funded through years 1 – 3 of Tasman's Long Term Plan 2021 – 2031 or under construction.



STRATEGIC INFRASTRUCTURE



SUPPORTING DOCUMENTS

Please have a look at the draft FDS itself which follows this summary. If you are interested in further detail on the process and how we arrived at our proposal, please look at the Technical Report.

HAVE YOUR SAY

The consultation period runs from 14 March until 14 April 2022. We want to hear from you, please tell us what you think. Submissions must be received by 5.00pm, 14 April 2022.

Due to the current Red setting in the Covid Protection Framework and in order to keep everyone safe, in-person community consultation events on the FDS will not take place. Instead we have planned a comprehensive online consultation programme including a series of community-focused and general webinars open to everyone and will make as many resources available online as possible.

Webinars focusing on individual towns

- Monday 14 March, 6.00 pm, Youth webinar
- Tuesday 15 March, 2.30 pm, Motueka
- Tuesday 15 March, 7.00 pm, Tapawera
- Friday 18 March, 6.00 pm, Golden Bay
- Monday 21 March 7.30 pm, Wakefield
- Wednesday 23 March, 6.00 pm, Māpua
- Wednesday 30 March, 7.30 pm, Tasman
- Monday 4 April, 7.45 pm, Brightwater
- Monday 11 April, 1.30 pm, Murchison
- Wednesday 6 April, 7.15 pm, Rotoiti

Community webinars hosted by both Councils

- Wednesday 16 March, 7.30pm
- Thursday 24 March, 7.30pm
- Monday 28 March, 12.30pm
- Tuesday 5 April, 7.30pm

To find out how to take part in a webinar, go to shape.nelson.govt.nz/future-development-strategy and tasman.govt.nz/future-development-strategy

More details including a podcast and an animation are on the Council's websites – shape.nelson.govt.nz/future-development-strategy and tasman.govt.nz/future-development-strategy. In addition, local newspapers will also provide details, as well as Newsline and Our Nelson. This consultation summary document will be available online and in all our libraries.

Owners of greenfield sites included within the draft FDS options have been identified and should have received a letter at the end of February 2022. If you have not received a letter and are such a landowner, please contact Chris Pawson of Nelson City Council on 03 546 0200 or Myaan Bengosi of Tasman District Council on 03 543 8400.

A submission form is included on the following pages. Anyone may make a submission about any aspect of the Councils' draft FDS and the options and issues that have been considered. The Councils, in making the final decision, will take account of all matters raised in submissions and other relevant information and may, as a result, decide to pursue the proposal (with or without amendments) or a combination of aspects of the proposal outlined in this document.

Submissions can be made:

- Online at shape.nelson.govt.nz/future-development-strategy and tasman.govt.nz/future-development-strategy.
- By email to futuredevelopmentstrategy@ncc.govt.nz or futuredevelopmentstrategy@tasman.govt.nz.
- By post to Tasman District Council, 189 Queen Street, Private Bag 4, Richmond 7050 or Nelson City Council, PO Box 645, Nelson 7040.
- By dropping off to your nearest customer service centre for either Tasman District or Nelson City Council.

Any person who wishes to speak to the Council in support of their submission will be given the opportunity to address the FDS Subcommittee at hearings on 27 April, 28 April and 3 May. You may indicate this preference on your submission form.



DRAFT NELSON TASMAN FUTURE DEVELOPMENT STRATEGY 2022–2052

MARCH 2022



Nelson
City Council

Te Kaunihera o
Whakatū



tasman
district council

Te Kaunihera o
te tai o Aorere

CONTENTS

1	MAYORS' FOREWORD	21
2	WHY AN FDS?	22
	2.1 National Policy Statement on Urban Development 2020	22
	2.2 What has informed the FDS	22
3	WORKING WITH IWI AND HAPŪ	23
4	IWI AND HAPŪ VALUES AND ASPIRATIONS	24
5	CLIMATE CHANGE	25
6	FDS OUTCOMES	26
7	THE PROPOSAL	27
	7.1 Overview	28
	7.2 Capacity provided	30
8	CORE PART OF THE PROPOSAL – URBAN GROWTH AREAS	34
	8.1 Nelson City Centre and surrounds	34
	8.2 Stoke, Tāhunanui and surrounds	38
	8.3 Richmond	38
	8.4 Brightwater	38
	8.5 Wakefield	39
	8.6 Motueka	39
	8.7 Māpua	39
9	SECONDARY PART OF THE PROPOSAL – A POTENTIAL NEW COMMUNITY NEAR TASMAN VILLAGE	46
	9.1 Tasman / Lower Moutere	46
10	TASMAN RURAL TOWNS	48
	10.1 Tākaka	48
	10.2 Murchison	48
	10.3 Collingwood	48
	10.4 Tapawera	48
	10.5 St Arnaud	48
	10.6 Upper Moutere	48
11	WHERE THE FDS FITS	52
12	COMMUNITY VALUES	53
13	STAKEHOLDER VIEWS	53
14	GROWTH CONTEXT	54
	14.1 The Nelson Tasman Area	54
	14.2 Housing growth	55
	14.2.1 How many houses do we need?	55
	14.2.2 What type of housing do we need?	55
	14.3 Business growth	57
15	STRATEGIC OPPORTUNITIES AND CONSTRAINTS	58
16	IMPLEMENTATION	62
	16.1 Progress with the 2019 FDS	62
	16.2 Supporting infrastructure	62
	16.3 What we will do	64
	SUBMISSION FORM	67

1 MAYORS' FOREWORD

Tēnā koutou,

Reaching the public consultation stage of our Nelson Tasman Future Development Strategy (FDS) represents an important milestone in the planning for our region's future growth.

This is the second FDS that Tasman District and Nelson City Councils have worked together on.

Our aim is to find suitable sites for a high growth scenario of up to 29,000 new homes for Nelson and Tasman combined over the next 30 years.

To put this in context, this is approximately the same number of homes that currently exist in Tasman.

In Tasman, potential sites include; Richmond, Hope Brightwater, Wakefield, Māpua, Motueka, Tasman, Tākaka, Collingwood, Tapawera, Murchison and St Arnaud.

In Nelson sites with development potential include; Stoke, Nelson city centre, some areas in the Maitai Valley and Atawhai.

To ensure any business or residential growth occurs in a way that best benefits those who live here now and in the next 30 years to come, it is important that we engage with our community.

We encourage you to get involved in the online consultation events that will be held between 14 March and 14 April, and the subsequent hearings scheduled for April and May.



A blue ink signature of Rachel Reese.

Nelson Mayor Rachel Reese



A blue ink signature of Tim King.

Tasman Mayor Tim King



2 WHY AN FDS?

2.1 NATIONAL POLICY STATEMENT ON URBAN DEVELOPMENT 2020

The Government introduced the National Policy Statement on Urban Development 2020 (NPSUD) in August 2020 and this document sets out clear requirements for what an FDS must show and be informed by. It states that the purpose of the FDS is to promote long-term strategic planning by setting out how the Councils intend to:

- Achieve well-functioning urban environments in their existing and future urban areas.
- Provide at least sufficient development capacity over the next 30 years to meet expected demand.
- Assist with the integration of planning decisions under the RMA with infrastructure planning and funding decisions.

As an over-arching principle, the NPSUD requires the FDS to provide for a well-functioning urban environment. Simply, this means we need to:

- Provide a variety of homes that meet local needs and enable Māori to express their cultural traditions and norms.
- Provide a variety of land suitable for local business needs.
- Have good accessibility for all people between housing, jobs, community services and open spaces, including by public or active transport.
- Support the competitive operation of land and development markets.
- Support reductions in greenhouse gas emissions.
- Be resilient to the current and future effects of climate change.

The purpose of the FDS is clearly defined and forms a strong and clear framework for the way in which Nelson and Tasman need to plan for their future growth. The NPSUD also allows for Tier 2 urban environments such as Nelson and Tasman to strategically plan for areas outside the urban environment. This FDS therefore covers the whole of Nelson and Tasman, including Tasman's rural towns.

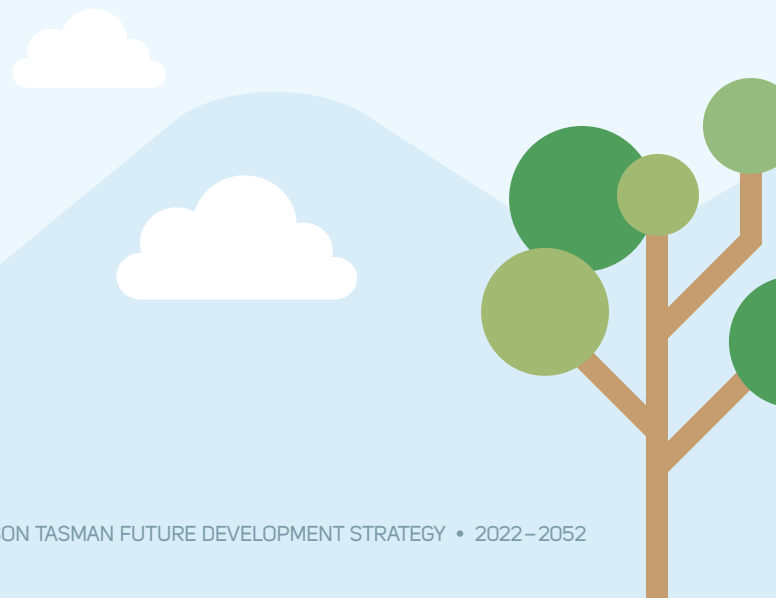
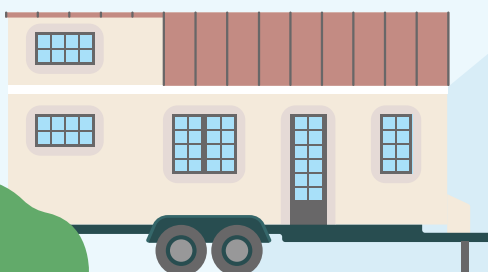
2.2 WHAT HAS INFORMED THE FDS

The FDS needs to be informed by a wide range of information and analysis based on the requirements of the NPSUD and related policy documents to form a strong evidential basis. This includes:

- The 2021 Nelson and Tasman Housing and Business Capacity Assessments, which set out the growth projections over the next 30 years.
- A consideration of advantages and disadvantages of different spatial scenarios, or growth options, for Nelson and Tasman.
- Councils' Long Term Plans and their supporting Infrastructure Strategies, as well as other relevant strategies and plans.
- Māori, and in particular, tangata whenua, values and aspirations for urban development.
- Feedback received through consultation and engagement.
- Every other relevant national policy, the most relevant of which relate to the coastal environment and freshwater.

Further detail on each of these requirements is set out in the Technical Report.

The Government is currently reforming the Resource Management Act and developing new national policy for highly productive land and indigenous biodiversity. The national policy is planned to take effect in the first half of 2022. The FDS will need to respond to this direction when it is gazetted either through a future review of the FDS or preparation of a new Regional Spatial Strategy under the proposed Strategic Planning Act.



3 WORKING WITH IWI AND HAPŪ

The FDS has been prepared by the Councils in collaboration with Te Taihū iwi and hapū.

To prepare the FDS we reached out to representatives from iwi and hapū including:

- Manawhenua Ki Mohua
- Ngāti Kuia
- Ngāti Apa ki te Rā Tō
- Ngāti Koata
- Ngāti Rārua
- Ngāti Tama
- Ngāti Tōa Rangatira
- Rangitāne
- Te Ātiawa
- Ngāi Tahu
- Ngāti Wae Wae
- Te Āwhina Marae
- Onetahua Marae
- Whakatū Marae

Our approach has included early and ongoing kōrero, engagement and hui with iwi and hapū who expressed an interest in engagement on the FDS. Several hui were held at key stages to discuss the background of the FDS, specific criteria for iwi and hapū values, site selection, and iwi and hapū aspirations over the next 30 years.

Throughout engagement Te Ātiawa raised significant concerns over three sites near Tasman Village. The nature of the concerns is a long history of spiritual/cultural issues associated with an area of battle and it being a very sensitive area. The Councils have obligations to iwi and hapū to take into account their cultural and spiritual views. Careful consideration is being given to the concerns raised. Several meetings with Te Ātiawa were held by staff and elected members to discuss these concerns. This is discussed further in Section 9 below.

A summary of engagement is included in the Technical Report.



4 IWI AND HAPŪ VALUES AND ASPIRATIONS

The NPSUD requires the FDS include a statement of hapū and iwi values and aspirations for urban development. This statement is shown below in Figure 1.

There is not full consensus amongst iwi and hapū on this statement and it does not represent a completely shared view of whānau, hapū and iwi. While the general structure seemed to be accepted, the precise wording was not fully agreed. Engagement with iwi and hapū is on-going and there will be a further opportunity to refine this statement.

Nevertheless, the statement has been integral to the development of FDS outcomes and the overall proposal and a number of iwi and hapū participants have refined the statement.

Figure 1. Statement of iwi and hapū aspirations



5 CLIMATE CHANGE

Climate change is happening now and the impacts on our environment and communities will be significant over time. Climate change will bring warmer temperatures, more extreme weather patterns and rising sea levels. Issues such as drought, water security and flooding will become more severe, and existing challenges around coastal erosion and inundation will be exacerbated. This affects our existing urban areas and needs to inform where and how we accommodate growth in the future.

Through land use planning, the FDS has a key role to play in supporting a reduction in greenhouse gas emissions and ensuring that communities can adapt to the effects of climate change over time. Addressing climate change impacts has informed many of the core components of the FDS, including the overall proposal and the assessment of different growth options, and FDS outcomes.

REDUCING GREENHOUSE GAS EMISSIONS

The Climate Change Response (Zero Carbon) Amendment Act 2019 sets targets to reduce New Zealand's greenhouse gas net emissions to zero by 2050 and reduce biogenic methane to 24–47 percent below 2017 levels by 2050. The FDS plans for growth that supports a reduction in greenhouse gas emissions.

Locally, transport is a key contributor to greenhouse gas emissions in Nelson and Tasman¹. The FDS can support a reduction in greenhouse gas emissions by promoting a compact urban form that minimises the need for people to travel by car and promotes the use of public transport, walking and cycling. This is embedded within the outcomes of the FDS. Through implementation, Councils' Regional Land Transport Plans can also support this outcome through continued investment in more sustainable transport options such as cycling and public transport.

ADAPTING TO THE EFFECTS OF CLIMATE CHANGE

The Councils are responding to the effects of climate change by understanding the local impacts, and working with affected communities to plan for, and adapt to those impacts over time. We know that climate change is impacting our existing communities,

especially those in low-lying areas, and we need to plan development so that climate change risks are reduced or avoided. This will ensure that future communities are located in areas where risks from climate change can be effectively managed.

Tasman District Council adopted a 'Climate Action Plan' in 2019, which sets out the Council's short, medium and long term commitments to address climate change, focusing on a range of mitigation and adaptation actions. Similarly, Nelson City Council adopted their Climate Action Plan in 2021. A number of other organisations and community-led groups are also contributing to local climate change initiatives.

Both Councils are working with their communities towards long-term adaptive planning for sea level rise and coastal hazards, following the Ministry for the Environment's 2017 Coastal Hazards and Climate Change Guidance. These work programmes include gathering technical information, understanding what community values may be affected, assessing vulnerabilities and risks, and starting to identify options to address the impacts from sea level rise and coastal hazards. The outputs of this work will be used to inform a range of Council functions including land use planning, building consenting, asset management, and civil defence and emergency management.

Work to understand and explore options with communities for addressing other natural hazards (e.g. flooding, slope instability, fire and droughts) which may be exacerbated by increased extreme weather events associated with climate change will be carried out by both Councils.

1. <https://www.stats.govt.nz/information-releases/greenhouse-gas-emissions-by-region-industry-and-household-year-ended-2019>



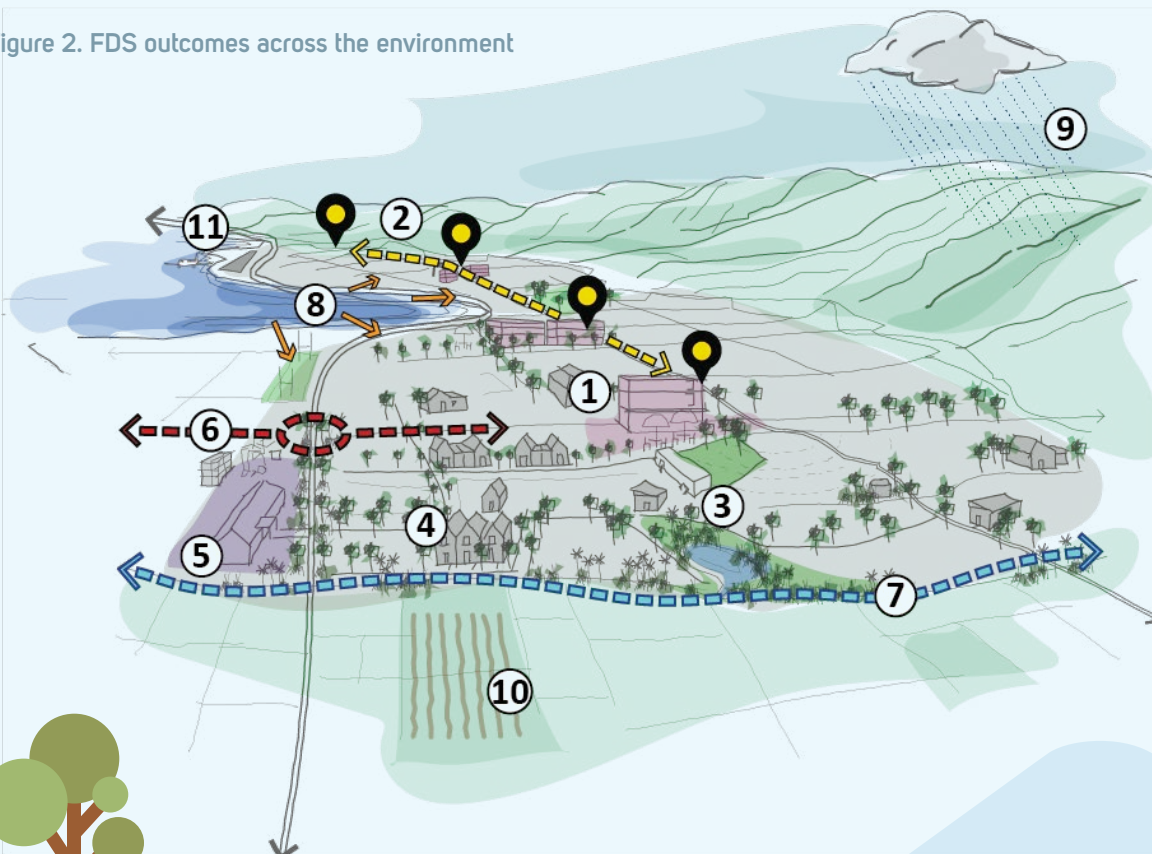
6 FDS OUTCOMES

The FDS is guided by 11 outcomes that set out how we want to provide for growth. These outcomes have been developed with input from iwi and hapū, elected members, infrastructure providers, stakeholders and the community. They have also been informed by the relevant directions in national policy documents that the FDS must take into account.

The FDS seeks to deliver a growth strategy that broadly achieves all of these outcomes.

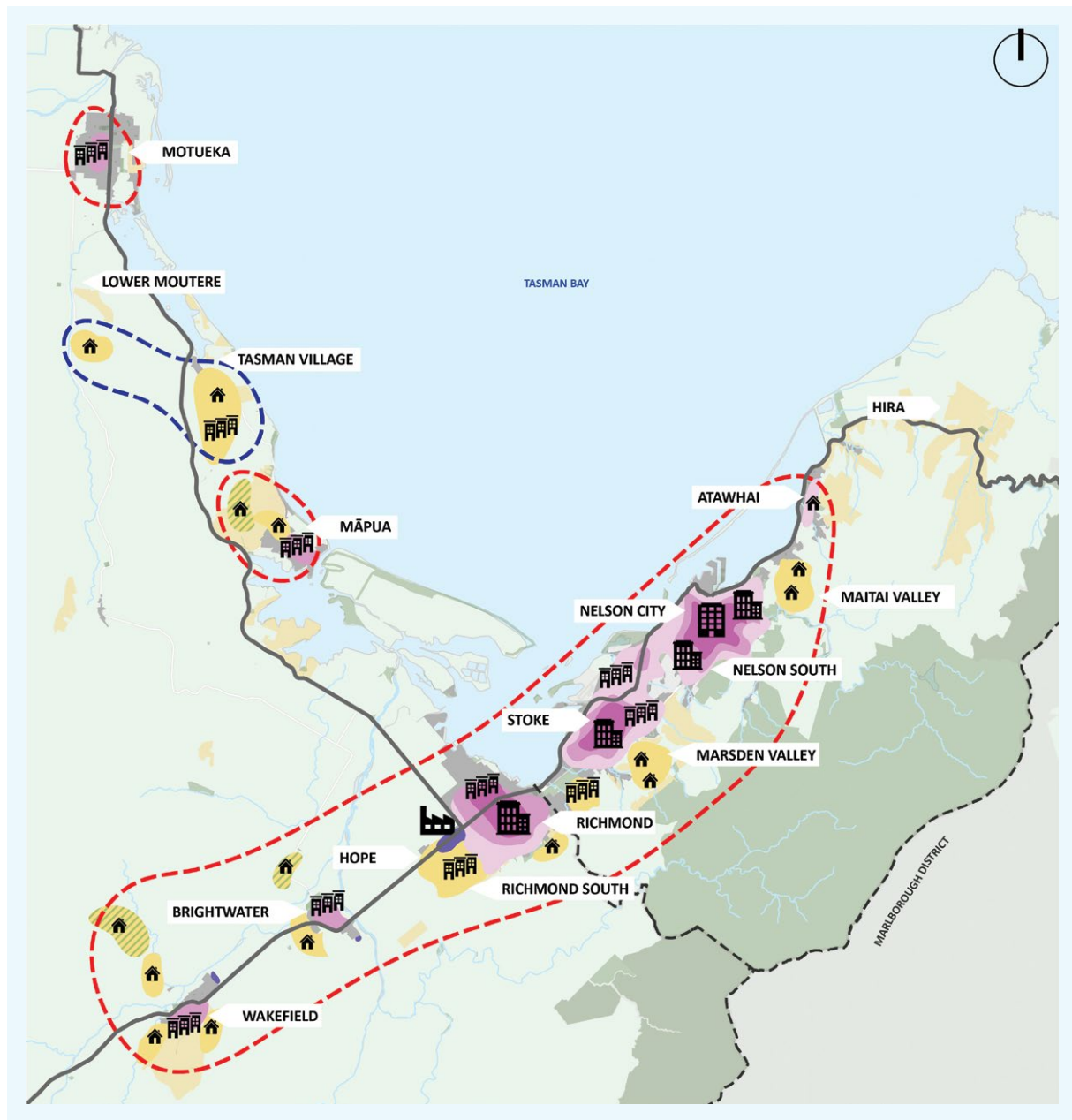
- 1  Urban form supports reductions in greenhouse gas emissions by integrating land use and transport.
- 2  Existing main centres including Nelson City Centre and Richmond Town Centre are consolidated and intensified, and these main centres are supported by a network of smaller settlements.
- 3  New 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.
- 4  A range of housing choices are provided that meet different needs of the community, including papakāinga and affordable options.
- 5  Sufficient residential and business land capacity is provided to meet demand.
- 6  New infrastructure is planned, funded and delivered to integrate with growth and existing infrastructure is used efficiently to support growth.
- 7  Impacts on the natural environment are minimised and opportunities for restoration are realised.
- 8  Nelson Tasman is resilient to and can adapt to the likely future effects of climate change.
- 9  Nelson Tasman is resilient to the risk of natural hazards.
- 10  Nelson Tasman's highly productive land is prioritised for primary production.
- 11  All change helps to revive and enhance the mauri of Te Taiao.

Figure 2. FDS outcomes across the environment



7 THE PROPOSAL

Figure 3. The proposal



- | | | |
|----------------------------|--------------------------------|---|
| Existing Urban Areas | Proposed Intensification Areas | High density residential / Mixed-Use |
| Existing Rural Residential | Proposed Greenfield Expansion | Mid-rise residential intensification |
| Rural Areas | Proposed Rural Residential | Low-rise residential intensification / medium density residential |
| Conservation Areas | Proposed Business Areas | Standard residential and large lot residential |
| Core area for new growth | Potential new communities | Business / industrial |

7.1 OVERVIEW

The proposal is informed by the FDS outcomes, which endeavour to reflect iwi and hapū aspirations, community values, our housing and business needs, and national policy direction. It is also informed by our own analysis of opportunities and constraints on growth, and evaluation of the advantages and disadvantages of different spatial scenarios. This has involved evaluating a wide range of options. More details on that process can be found in the Technical Report.

THE PROPOSAL

In summary, the FDS outlines a proposal of consolidated growth focused largely along State Highway 6. This forms the core part of the proposal and includes:

- Prioritising intensification of housing development in Nelson, Richmond, Brightwater, Wakefield, Māpua and Motueka.
- Providing for managed greenfield expansion around Nelson, Richmond, Brightwater, Wakefield and Māpua, including opportunities for rural residential development, as intensification alone will not meet demand.
- Providing for some managed greenfield expansion around the rural towns of Murchison, Tapawera, St Arnaud and in Golden Bay.
- Providing for commercial and residential growth within existing centres and mixed use areas that will have a combination of residential and commercial activities.
- Providing opportunities for business (light industrial and commercial) growth in Richmond, Brightwater and Wakefield and within the rural towns of Murchison, Tapawera and, Tākaka where it is needed to meet local demand.

EXPLANATION

A key component of the core proposal is prioritising a broad level of intensification within our existing urban area, particularly in Nelson. This intensification will take many forms, and will range from small-scale infill e.g. minor units/additional units on an existing site or within existing buildings, to attached housing developments in existing neighbourhoods, and more comprehensive apartment developments on larger sites within and close to centres and corridors. Section 14 below provides an indication of the densities that could be enabled over 30 years. This approach has a number of benefits and achieves a number of the FDS outcomes:

- A compact urban form where more people live close to where they work and play can reduce reliance on cars for travel, and help to reduce our greenhouse gas emissions (Outcome 1).
- Intensification will enable Nelson City Centre, Stoke and Richmond Town Centre to grow and diversify, and continue to form strong focal points for the community (Outcome 2).
- New housing will be focused in areas where people can easily catch the bus, or walk or cycle to the shops, work, and community facilities (Outcome 3).
- Intensification will enable a wider range of housing to be delivered, including apartments and terraced houses, which will provide more choices for people (Outcome 4).
- Prioritising intensification means we will need less greenfield land for development. This will help to prioritise our highly productive land for primary production, and minimise impacts on the natural environment (Outcomes 7 and 10).

It is important to remember that intensification will not happen all at once, and we have assumed that only 15% of potentially suitable sites will be developed over the next 30 years using conservative estimates about the density of development that might occur. Not everyone will want to redevelop, and for those that do, it will take them time to find the right type of sites. Not everyone will want to live in higher density housing either and it will take time for demand to grow. Because the rate of intensification is generally slower, we need to make sure that we also provide opportunities for large-scale development in greenfield areas. Those opportunities will enable new communities to be developed efficiently and provide the volume of new housing we need to meet demand over the short, medium and long term.

The core proposal identifies greenfield sites close to the existing urban area so that they can easily connect with our existing transport networks and services. These are concentrated at the urban edges of Nelson and in and around Richmond, Brightwater, Wakefield and Māpua and Motueka.

Opportunities for rural residential living are also identified on the steeper edges of the existing urban area, around Richmond, Brightwater, Wakefield, Māpua and Motueka. This provides options for those wanting stand alone housing within a rural setting. The proposal encourages these areas to be used as efficiently as possible within the constraints presented by the topography and the need for on-site servicing.

Figure 4. Showing how our neighbourhoods might grow and change over time



The core proposal provides for supporting commercial development to generally locate within our existing network of centres. There is a significant opportunity for intensification within these centres, and redeveloping sites at higher densities can accommodate the commercial activities we will need in the future. Opportunities for mixed use development are also identified close to Nelson City Centre, Stoke and Richmond Town Centre, which will provide for a range of higher density activities, including commercial typically at ground floor, as well as residential.

Other business growth is focused in Richmond and Hope, Brightwater and Wakefield. These locations have good access to the strategic transport network linking with the port and airport, are close to rural industries and productive uses in wider Tasman, and can manage effects on nearby residential activity. Options for business growth are also provided for in the rural towns of Murchison, Tapawera, Tākaka and Collingwood in appropriate locations.

SECONDARY PART OF THE PROPOSAL

The secondary part of the proposal is the potential for a new community near Tasman Village, including a new site in the Lower Moutere area (Braeburn Road). We want your views on this to understand the role it might play in catering for growth. The site has the potential to provide up to 3,200 houses and supporting community, services and employment opportunities. However, it will be expensive to service with infrastructure. Your views will help inform any decision on the final pattern of growth in the FDS. If there is strong support for this potential community it is likely we will need to reconsider the amount of greenfield growth provided elsewhere to ensure the FDS promotes a more compact and efficient urban form that is easier to service with infrastructure.

Te Ātiawa has raised significant concerns over three sites near Tasman Village, related to culturally sensitive sites during early engagement.

The nature of the concerns is a long history of spiritual/cultural issues associated with an area of battle and it being a very sensitive area. The Councils have obligations to iwi to take into account their cultural and spiritual views. Careful consideration is being given to the concerns raised. Several meetings with Te Ātiawa were held by staff and elected members to discuss these concerns.

Good-faith dialogue with Te Ātiawa is continuing with a view to finding out whether a solution can be achieved which benefits all parties and takes into consideration the cultural sensitivities Te Ātiawa have raised. The final decision whether to include these sites in the FDS will only be made following the consultation process and the further discussions with Te Ātiawa.

7.2 CAPACITY PROVIDED

The core proposal provides capacity for about 26,300 houses over the next 30 years in the combined urban environment, which will be enough to meet demand under a medium or high growth scenario. This capacity is achieved without the need to develop a new community near Tasman Village. It anticipates about 48% of growth via intensification, 40% via managed greenfield expansion, 4% via rural residential and 8% via other zoned capacity in greenfield and rural residential areas. The mix of growth accommodated through intensification and greenfield is different for Nelson and Tasman:

- Nelson – 65% of growth is expected to be through intensification and 35% is expected to be through greenfield development.
- Tasman – 24% of growth is expected to be through intensification and 76% is expected to be through greenfield development.

The proposal also provides capacity for about 89 hectares of business land in the combined urban environment, which is enough to meet demand under a medium or high growth scenario and responds to direct advice from the market about business land needs.

The managed expansion of other Tasman towns in Murchison, Tapawera and St Arnaud and in Golden Bay will provide enough capacity to meet demand for each town under a high growth scenario for both residential and business uses. The FDS provides a range of opportunities for consideration in these areas and not all are needed. This is discussed in more detail in Section 10 below.

The anticipated typologies are shown in Table 2 within Section 14.2 of this document.

Residential sites forming part of the core proposal

Growth option	Typology	Approx. yield (dwellings)
RURAL TASMAN GROWTH OPTIONS		
T-20 65 Hotham Street, Murchison	G3	50
T-37 Murchison (Fairfax Street)	G3	50
T-48 Rototai Road, Tākaka	G3	125
T-53 Collingwood	G4	50
T-138 4 Rototai Road, Tākaka	G2	225
T-139 Land bound by Commercial Street/Meihana Street, Tākaka	G2	50
T-140 259 Tākaka-Collingwood Highway	G5	200
T-143 Page Road, Tākaka (next to Fresh Choice)	G3	20
T-144 Park Avenue, Central Tākaka	G3	60
T-146 Murchison Holiday Park (170 and 174 Fairfax Street)	G3	25
T-154 268 Mangles Valley Road, Murchison	G5	15
T-155 Land opposite 702 Mangles Valley Road, Murchison	G5	40
T-156 40 Matiri Valley, Murchison	G5	5
T-157 Rata Avenua, Tapawera	G3	20
T-163 42 Keoghan Road, Tākaka	G5	50
T-175 2596 Kawatiri-Murchison Highway, Murchison	G5	30
T-176 26A Grey Street, Murchison	G3	45
T-181 3010 Korere-Tophouse Road, St Arnaud	G5	50
T-195 Massey Street, St Arnaud	G3	15

Growth option	Typology	Approx. yield (dwellings)
URBAN NELSON/TASMAN RURAL RESIDENTIAL GROWTH OPTIONS		
T-17 Mytton Heights Hills	G5	450
T-32 Pigeon Valley Rural Residential	G5	400
T-54 Teapot Valley	G5	250
URBAN NELSON/TASMAN GREENFIELD GROWTH OPTIONS		
N-11 Saxton	G1	900
N-32 Orchard Flats (Maitai Valley)	G3	200
N-100 Griffin Site	D	265
N-106 Maitahi/Bayview (Maitai Valley PPC28)	D	900
N-111 Marsden and Ngawhatu	D	2,150
N-112 Orphanage West	G3	150
T-01 Jefferies Road, Brightwater	G3	500
T-03 Shannee Hills (Katania)	G4	100
T-05 Wanderers Avenue, Brightwater	G1	150
T-11 Seaton Valley Flats – elevated	G6	120
T-15 Te Āwhina Marae papakainga	G4	35
T-28 Pigeon Valley Residential	G3	950
T-33 Seaton Valley Hills	G6	375
T-38 Richmond South (Hope)	G1	900
T-39 Paton Road foothills, Richmond	G2	650
T-40 Hill Street South foothills, Richmond	G4	200
T-41 Eighty-Eight Valley, Wakefield	G3	300
T-42 Seaton Valley Northern Hills	G6	170
T-102 100 Bryant Road, Brightwater	G2	110
T-107 177 Edward Street (unzoned area), Wakefield	D	107
T-114 216 Champion Road "Broadgreen", Richmond	D	264
T-115 405 Lower Queen Street "Berryfields Crossing"	D	100
T-120 Richmond South between White Road and Ranzau Road	G1	380
T-121 Richmond South between White Road and Ranzu Road, south of Paton Road	G2	260
T-194 144 and 200 Whitby Road, Wakefield	G2	220



Growth option	Typology	Approx. yield (dwellings)
URBAN NELSON/TASMAN INTENSIFICATION GROWTH OPTIONS		
N-15 Dodson Valley Road (and surrounds)	I5	215
N-16 Neale Park	I4	90
N-17 Vanguard Street (and surrounds)	I2	40
N-18 Gloucester Street (and surrounds)	I2	65
N-19 Nile Street East	I3	130
N-20 Fairfield Park	I3	260
N-21 Waimea Road North	I3	80
N-22 Hospital/Nelson South	I3	160
N-23 Victory	I3	250
N-24 Nayland North	I4	235
N-26 Tāhunanui Drive East	I3	135
N-27 Stoke Centre	I2	125
N-28 Stoke School (and surrounds)	I4	215
N-29 Nayland South	I4	235
N-34 Tāhunanui Drive West	I3	100
N-35 Port Hills	I4	90
N-101 Marlowe Street (and surrounds)	I4	230
N-102 Roto Street (and surrounds)	I4	100
N-103 Washington Valley North	I2	35
N-104 Victoria Road (and surrounds)	I3	35
N-107 City Centre South	I1	285
N-108 City Centre North	I1	200
N-109 Wood South	I2	100
N-110 Wood North	I3	180
N-285 Arapaki and Isel	I4	300
N-287 Washington Valley South	I2	45
N-288 St Vincent	I3	120
N-289 The Brook	I5	280
T-02 Brightwater Centre Intensification	I4	45
T-103 Brightwater intensification area	I4	25

Growth option	Typology	Approx. yield (dwellings)
T-22 Richmond Intensification	I3	1,500
T-23 McGlashen Redevelopment, Richmond	I2	25
T-29 Wakefield Intensification	I4	95
T-30 Wakefield Church Land	D	12
T-104 Katania Heights intensive area, Brightwater	G2	50
T-112 Salisbury Road, Richmond intensification	I3	60
T-189 Motueka Intensification (north)	I4	275
T-190 Motueka Intensification (south)	G2	515

POTENTIAL NEW COMMUNITIES

T-136 Tasman View Road and Braeburn Road Block	D	1,000
T-166 Tasman Bay Village	D	1,200
T-167 Tāhimana, Stagecoach Road, Māpua	D	600
T-168 303 Aporo Road, Tasman	G2	400

T-136, T-166, T-167 and T-168 have been collectively referred to as the new community near Tasman Village.

Growth option	Typology	Approx. yield (hectares)
BUSINESS GROWTH OPTIONS		
T-35 Richmond South	Business	13
T-105 67 River Terrace, Brightwater	Business	2
T-106 34 and 1/36 Ellis Street, Brightwater	Business	0.3
T-108 412 Main Road Spring Grove, Wakefield	Business	13
T-117 2 Poutama Street, 52, 54 and 54 A Gladstone Road, Richmond	Business	0.2
T-122 Main Road, Hope	Business	12
T-145 Page Road, Tākaka	Business	19
T-148 155 Waller Street/Chalgrave Street Murchison	Business	6
T-150 Murchison town centre commercial sites	Business	1
T-158 Orion Street, Collingwood	Business	2
T-171 46A Factory Road, Brightwater	Business	1
T-178 24 – 28 Gladstone Road, Richmond	Business	0.3
T-182 315 Tākaka-Collingwood Highway, Tākaka	Business	8
T-192 Part of 160 Tadmor Valley Road, Tapawera	Business	11



8 CORE PART OF THE PROPOSAL – URBAN GROWTH AREAS

This section of the FDS sets out a fuller picture of the core proposal at a closer scale. It gives an overview of the type of densities that could be achieved within the existing urban area, identifies potential new sites for development, and gives an overview of key supporting infrastructure that may be needed to support development².

The plans are illustrative only and site boundaries should not be relied upon, since future planning processes, including changes to the Councils' Resource Management Plans and more detailed planning processes (e.g. structure planning), will determine the final approach and extent. There will be further opportunities for engagement and refinement of these areas as they progress through these future planning processes.

The growth areas are also shown in the interactive GIS viewer for the FDS, available at shape.nelson.govt.nz/future-development-strategy and tasman.govt.nz/future-development-strategy.

8.1 NELSON CITY CENTRE AND SURROUNDS

The City Centre forms the heart of Nelson, and the proposal plans for further consolidation and growth, with a higher density, mixed-use environment of about six storeys in the core, graduating out to medium densities in the surrounding area of about three storeys. A mixed-use spine is proposed along Vanguard Street/ St Vincent Street and Waimea Road recognising their good accessibility to public transport and services and the limited development constraints around Nelson South.

This could see approximately 2,500 new homes in predominantly attached forms such as apartment buildings spread across this wider area. This approach builds on the aspirations embedded in the 2019 FDS.

The heights and locations shown are indicative only and provide a guide for what could be enabled in the future. Amendments to Nelson's Resource Management Plan will be needed to implement the proposal through changes to the zoning framework that will refine the approach.

Parts of the Nelson City Centre and surrounds are subject to coastal inundation and flooding risk. The nature of these risks and options for mitigation and response are currently being evaluated through a Dynamic Adaptive Planning Pathways process that is in the early stages. Any future zoning of these areas will be guided by the outcome of this process.

Greenfield sites are identified in Maitai Valley (both Maitahi/Bayview (PPC28) and Orchard Flats) recognising their close proximity to Nelson City Centre and ability to provide for a new community of approximately 1,100 homes at the north-eastern edge of the city. Investment in transport and three waters infrastructure, and new and improved open spaces and community facilities will be needed over time to cater for growing neighbourhoods within and close to Nelson's City Centre. Te Ara ō Whakatū – the Nelson City Centre Spatial Plan will provide a clear framework for investment in public realm improvements in the urban core to support a growing residential population.

Figures 5a, 5b and 5c on pages 35, 36 and 37.

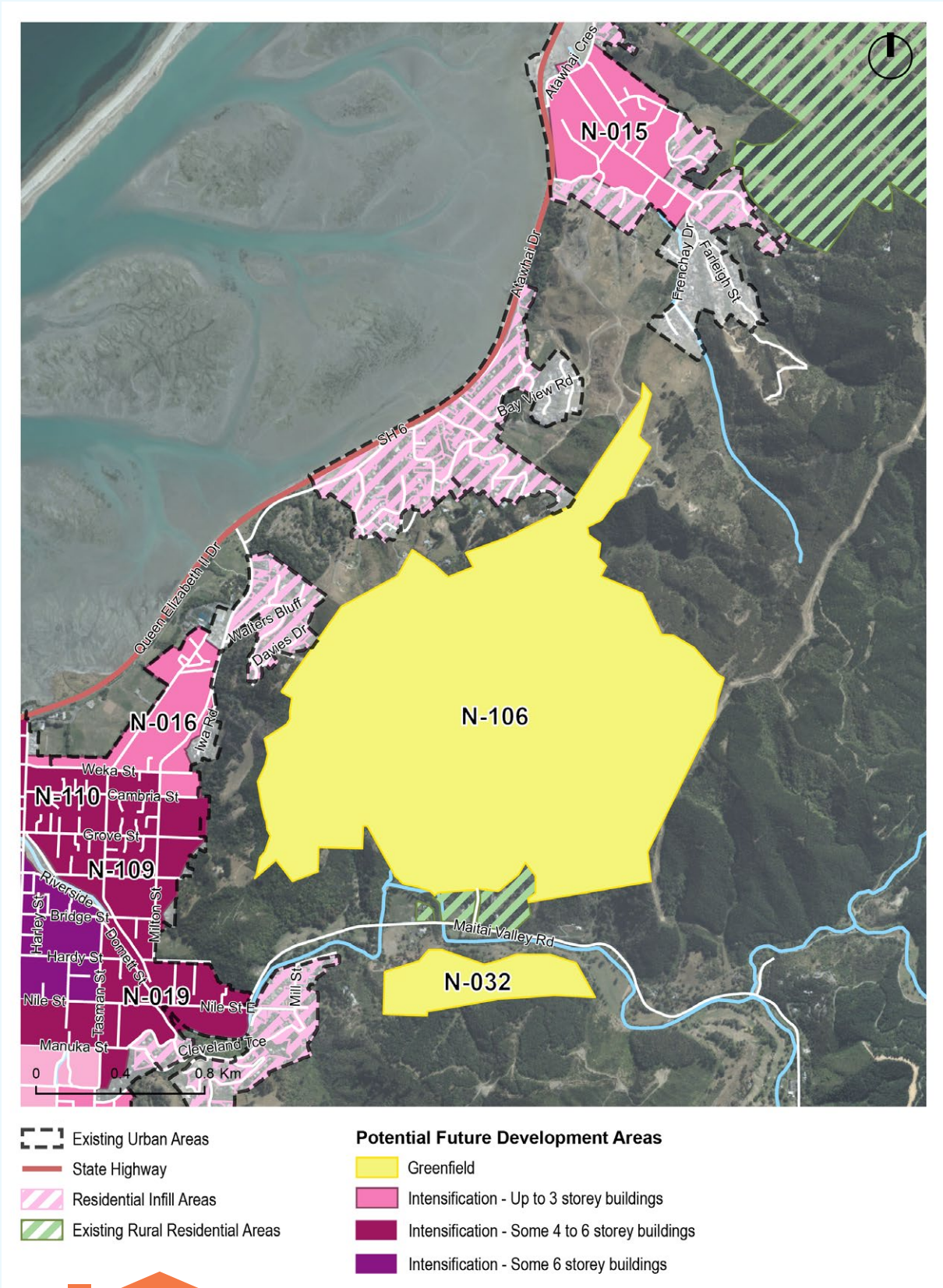
2. Each potential growth site is identified by a letter and number. Sites starting with 'N' are sites within the Nelson City Council area and sites starting with 'T' are within the Tasman District Council area. Each growth area is then identified by a number.



Legend:

- Existing Urban Areas
- State Highway
- Residential Infill Areas
- Existing Rural Residential Areas
- Potential Future Development Areas
 - Greenfield
 - Intensification - Up to 3 storey buildings
 - Intensification - Some 4 to 6 storey buildings
 - Intensification - Some 6 storey buildings

Figure 5b. Showing the strategy for Maitai Valley



Legend:

- Existing Urban Areas
- State Highway
- Residential Infill Areas
- Existing Rural Residential Areas
- Potential Future Development Areas
 - Greenfield
 - Intensification - Up to 3 storey buildings
 - Intensification - Some 4 to 6 storey buildings

Map Labels: N-102, N-034, N-026, N-104, N-035, N-103, N-287, N-023, N-022, Whakatane, Waiapu, Waikato, Bay of Plenty, Gisborne, Hawke's Bay, Canterbury, Otago, South Island, North Island, New Zealand.

8.2 STOKE, TĀHUNANUI AND SURROUNDS

The proposal plans for consolidation and growth in Tāhunanui and around the Stoke centre, graduating out to medium densities in surrounding areas. Consolidation of these areas could see an additional 2,000 new homes delivered over the next 30 years. The western parts of Tāhunanui are subject to coastal inundation and flooding risk and are part of the Dynamic Adaptive Planning Pathways process that the Council is progressing. Any future zoning of these areas will be guided by the outcome of this.

The heights and locations shown are indicative only and provide a guide for what could be enabled in the future. Amendments to Nelson's Resource Management Plan will be needed to implement the proposal through changes to the zoning framework that will refine the approach.

Greenfield sites are identified in Marsden and Ngāwhatu and at Saxton at the eastern edge of the urban area. Collectively, these greenfield opportunities are significant, with the potential to provide for about 3,500 new homes and supporting amenities. Investment in new three waters and transport infrastructure including extension of bus services into the eastern valleys will be needed to support these areas. This will also help to unlock development in and around Stoke.

The Stoke Centre will play an important role in the future to cater for these communities, and an increase in the diversity of services and community activities will be needed, together with improved walking and cycling connections to it.

See Figure 6 on page 39.

8.3 RICHMOND

Richmond is the main town centre in Tasman and has a diverse range amenities and services. The FDS plans for consolidation and growth in the centre and medium density residential in the surrounding area. Combined with intensification of existing urban areas (approximately 1,900 new homes) and the development of already zoned greenfield residential areas (approximately 1,300 new homes) this could provide for about 6,000 new homes and supporting services in and around Richmond over the next 30 years. Large scale greenfield opportunities that could deliver around 2,800 new homes are identified on Champion Road³, Richmond West and Richmond South.

29 ha of business land is included in Richmond South in a well-located area along State Highway 6 and close to productive uses across the Waimea plains. This also

provides greater options to cater for the demand of low-intensity business uses in Richmond. These sites are also well-located to support a growing population in Richmond South and Brightwater.

There is potential for more Mixed-Use development to the north of the Richmond town centre (T-115) in Lower Queen Street catering for both commercial and residential activities above ground floor within a higher density environment. Options for achieving this will be explored through the Tasman Resource Management Plan review.

Supporting infrastructure will include improved bus services already planned and connecting Richmond to Nelson, Brightwater/Wakefield and Māpua/Motueka.

See Figure 7 on page 40.

8.4 BRIGHTWATER

The proposal is for managed expansion of Brightwater, while minimising the loss of highly productive land and ensuring the development is resilient to natural hazards. Moderate levels of intensification and infill are proposed within and close to the Brightwater centre. Together, this provides the opportunity for about 1,100 new homes. An opportunity for rural residential development in Teapot Valley away from highly productive land on the plains has also been identified to support housing choice and address wider demand within surrounding rural areas.

A limited expansion of the existing light industrial area along River Terrace Road is also proposed that provides increased opportunity for local employment if there is demand in the future. This site is on highly productive land and we want your views on whether it should be taken forward. Some small expansion in commercial zoned land in Brightwater centre is also proposed.

Supporting upgrades to the wastewater network will be needed through to the Bell Island wastewater treatment plant. Proposed growth in Wakefield would also support these upgrades. Improvements to planned bus services and new walking and cycling connections will improve frequent access to Richmond, and recreational connections to Māpua.

We will need to encourage the development of a broader range of services in the Brightwater centre in the future to improve local amenities and encourage more local trips. Quality walking and cycling connections between the greenfield sites in the south, to the Brightwater centre will also be important in supporting well integrated development.

See Figure 8 on page 41.



Figure 6. Showing the strategy for Stoke and surrounds

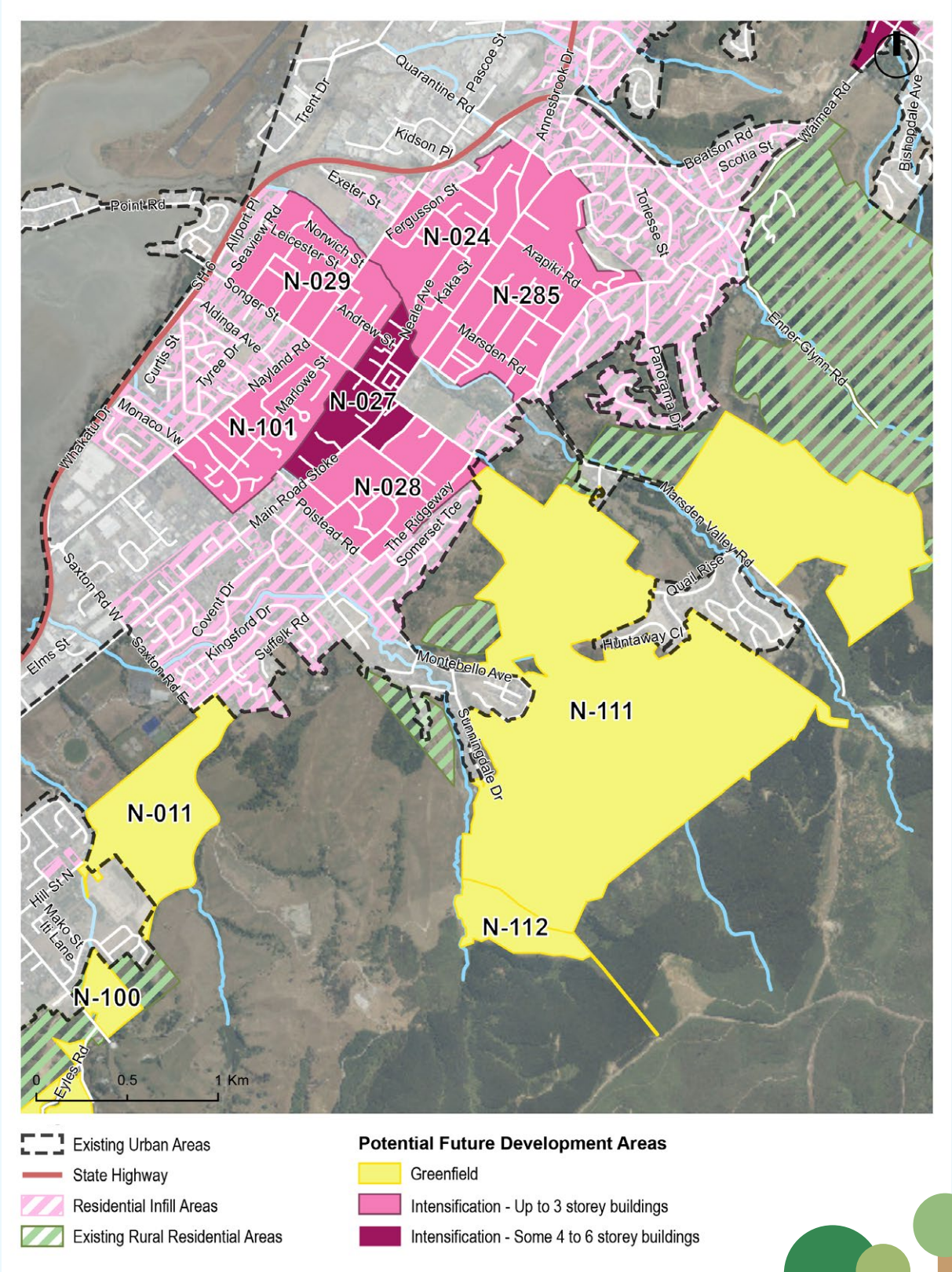


Figure 7. Showing the strategy for Richmond and surrounds

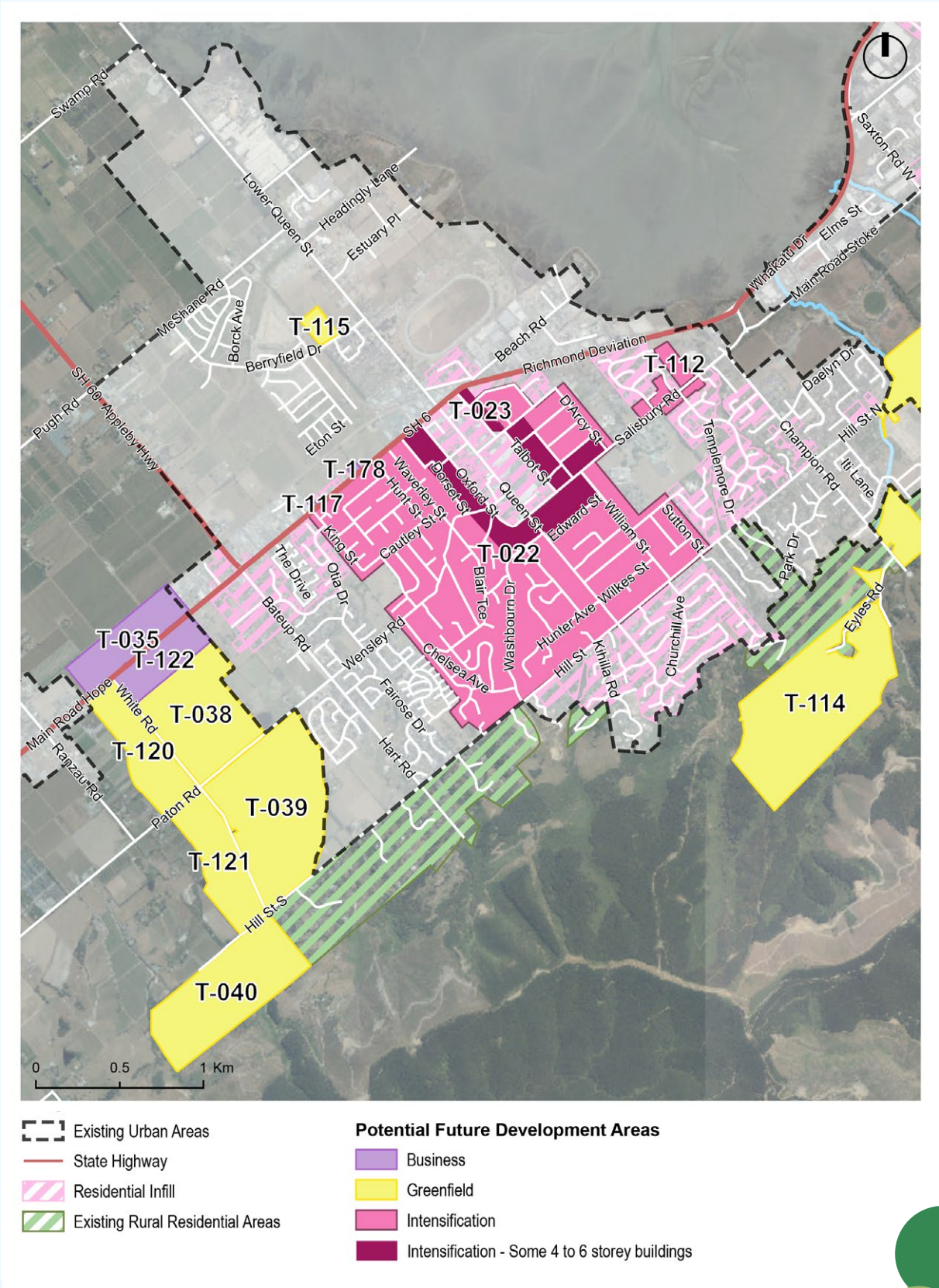
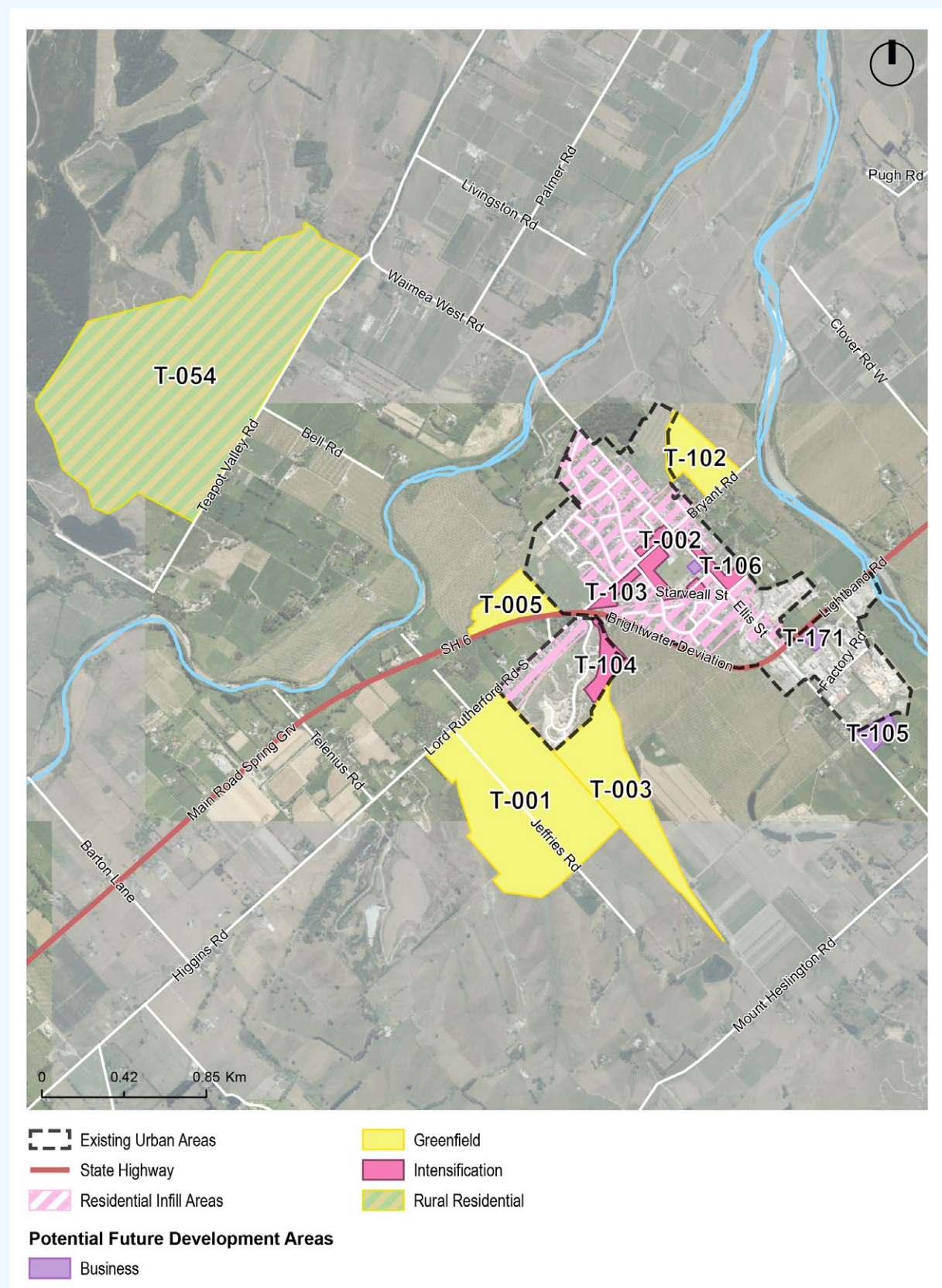


Figure 8. Showing the strategy for Brightwater



8.5 WAKEFIELD

The proposal is for significant growth in and around Wakefield mostly through managed greenfield expansion including some medium densities on the eastern urban edge of Wakefield and in Pigeon Valley. Highly productive land and the Wai-iti River bisects these areas, and it will be important to integrate these future communities with quality walking and cycling connections linking to Wakefield Town Centre across State Highway 6 and through to Richmond and beyond. Modest levels of intensification are anticipated close to the centre. Collectively, these areas can provide for about 2,200 new homes at low to medium densities, including rural residential at Pigeon Valley.

Supporting upgrades to the wastewater network will be needed through to the existing wastewater treatment plant at Bell Island. Extension of public transport services is already planned and enhanced cycling connections will improve frequent access to Richmond and Brightwater via more sustainable modes of transport. The level of growth anticipated for Wakefield would likely need to be supported by further frequency enhancements to planned bus routes. We will also need to encourage the development of a broader range of services in the Wakefield centre in the future to improve local amenities, employment opportunities and encourage more local trips.

See Figure 9 on page 43.

8.6 MOTUEKA

Motueka is Tasman's second largest centre and has high demand for housing and business land now and in the future. However, Motueka has significant constraints that limit opportunities for greenfield development close to the urban area as well as further intensification. This includes highly productive land to the west and coastal inundation and flooding risks to the east.

The proposal provides for intensification around the centre, both on greenfield sites and already developed land and modest greenfield opportunities in suitable locations at the urban edge. The Mytton Heights Hills area also provides opportunities for rural residential to the west. Collectively, these areas can potentially accommodate about 750 new houses. Outside of the identified sites there is also capacity for around an additional 200 homes within existing residential and deferred residential zones. Collectively, these areas can potentially accommodate about 1,300 new houses. There is greater demand for housing in Motueka, but if the core proposal in the FDS is adopted this will need to be met in other locations.

As a well-established town, planning for improved public transport connections to Motueka will continue to be important, particularly to and from identified growth areas around Māpua. A new wastewater treatment plant will support planned growth in Motueka and provides wastewater servicing options for growth in the wider area.

See Figure 10 on page 44.

8.7 MĀPUA

The proposal provides for the managed expansion of Māpua to the north of the existing town, involving some intensification with increased densities from existing rural residential to standard residential. Collectively, these areas along with infill in the existing residential zone could provide for about 700 new houses in a mix of housing types. Funding has already been secured for necessary infrastructure upgrades to support these growth areas and construction is underway. Connecting these locations to the Māpua centre as well as Richmond and Motueka via planned public transport and quality walking and cycling connections will be important.

See Figure 11 on page 45.



Figure 9. Showing the strategy for Wakefield

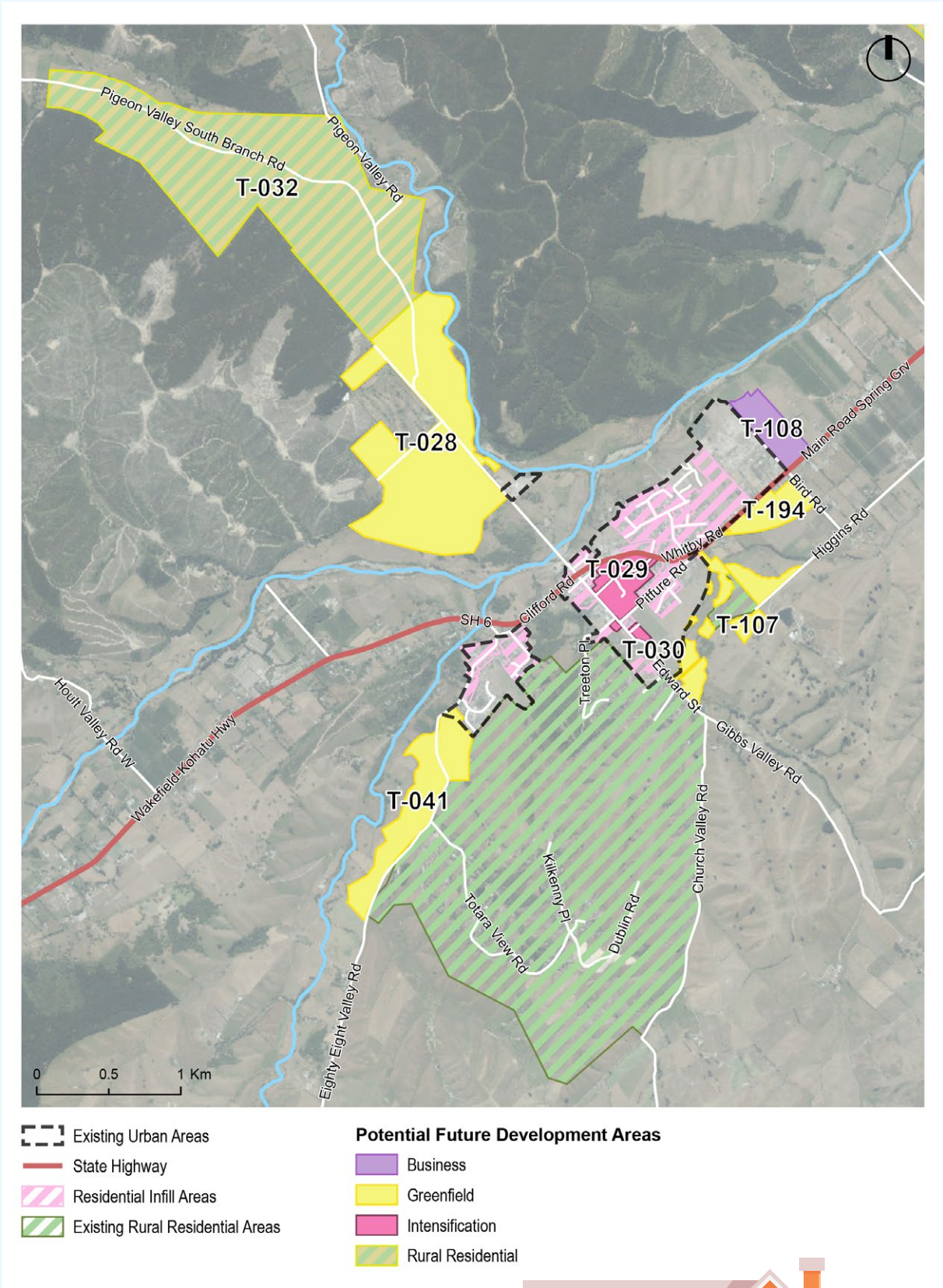


Figure 10. Showing the strategy for Motueka

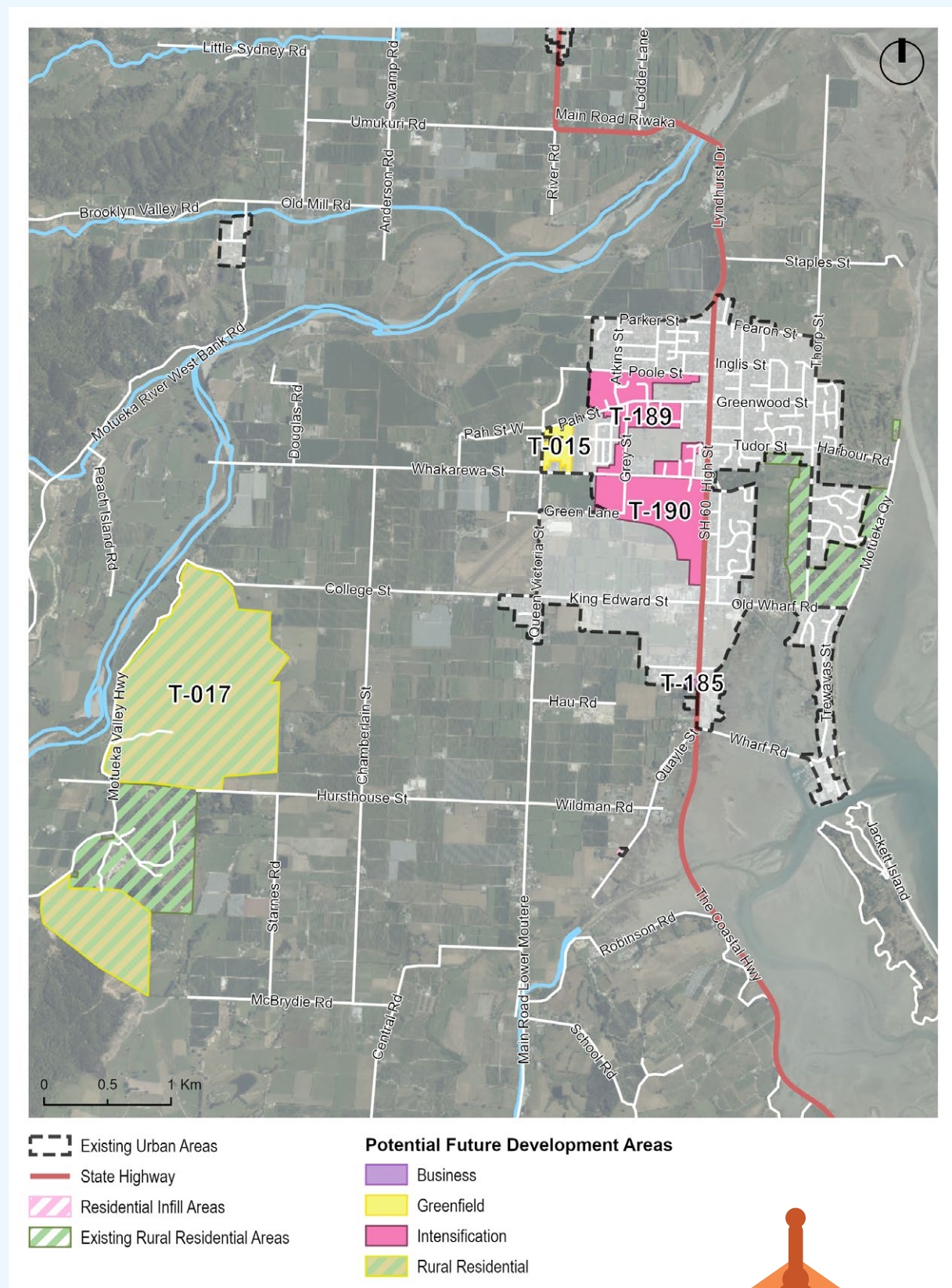
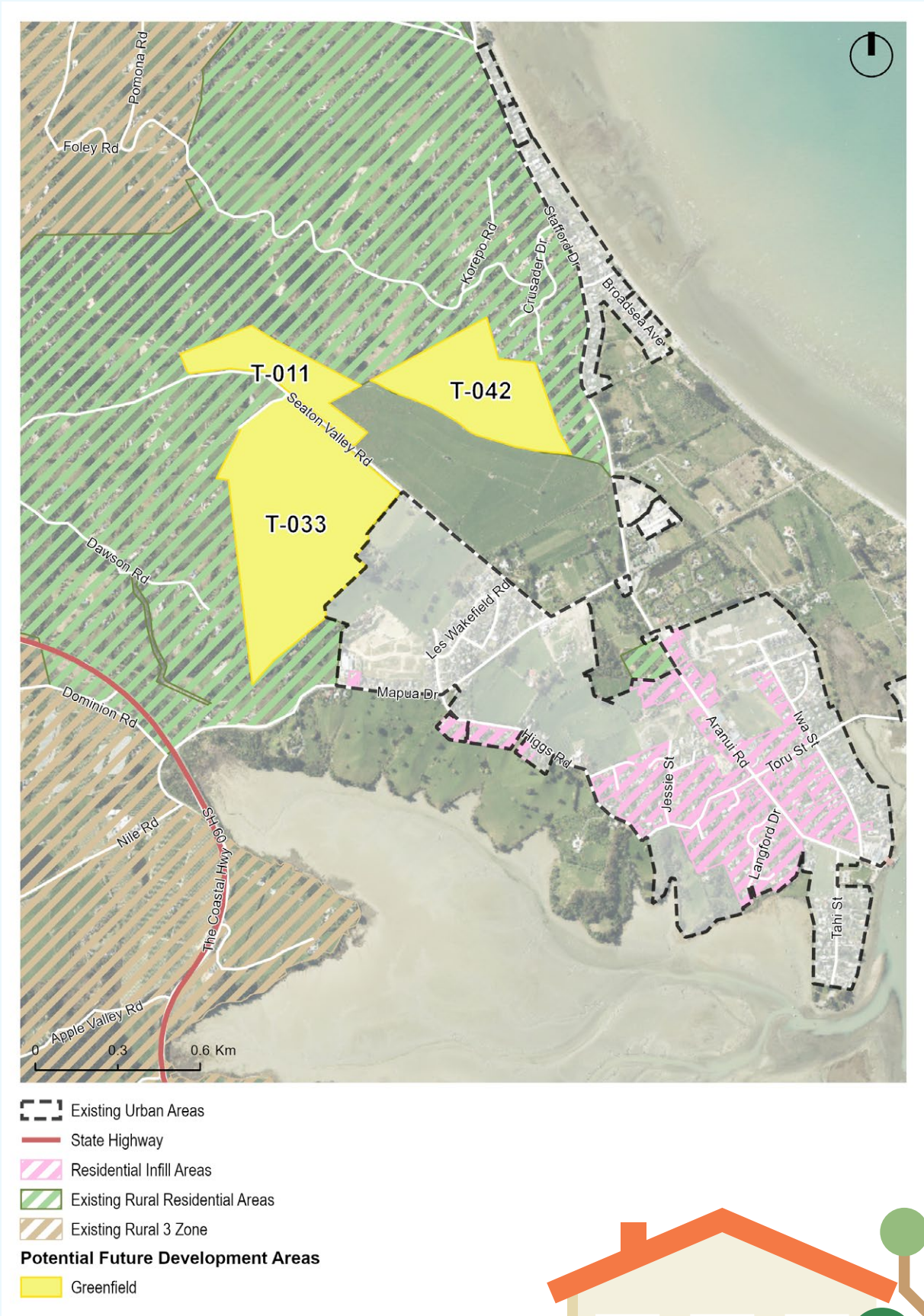


Figure 11. Showing the strategy for Māpua



9 SECONDARY PART OF THE PROPOSAL – A POTENTIAL NEW COMMUNITY NEAR TASMAN VILLAGE

This section examines the secondary part of the proposal which comprises a potential new community near Tasman Village.

9.1 TASMAN / LOWER MOUTERE

The secondary part of the proposal is for the development of a new community near Tasman Village and development of a large site at Braeburn Road in Lower Moutere and sits in an area between Māpua and Motueka in a high amenity location close to the coast. The area has a range of existing rural residential⁴ and agricultural uses and is about 10km to Motueka and 25km to Richmond. The area has some flood risk and significant amounts of highly productive land. Combined, the areas identified have the potential to accommodate about 3,200 houses and at this scale could support a greater variety of local services and employment options.

Extension of trunk infrastructure from Motueka would be required, as well as upgrades to the transport network, including increased public transport frequency. This would leverage the public transport links planned to connect Motueka, Māpua and Richmond and the capacity provided by a new wastewater treatment plant planned for Motueka.

We do not need this as a growth area to meet demand even under a high growth scenario. However, it would provide a potential alternative in the event that the rate of intensification is slower than expected or there is even higher than expected growth. It would also provide some capacity in the event that some of the greenfield sites in the core proposal are not progressed

and it would potentially cater for housing demand in Motueka, which cannot be met in that area due to significant environmental constraints.

If this was taken forward the amount of growth accommodated through intensification in Nelson and Tasman would be 42%, with 47% in greenfield, 4% in rural residential and the rest via existing zoned capacity in existing greenfield and rural residential areas. Within Tasman, 21% of growth would be accommodated through intensification and 79% through greenfield and rural residential.

As outlined in Section 3 above, Te Ātiawa has raised significant concerns over three sites near Tasman Village. Good-faith dialogue with Te Ātiawa is continuing with a view to finding out whether a solution can be achieved which benefits all parties and takes into consideration the cultural sensitivities Te Ātiawa have raised. The final decision whether to include these sites in the FDS will only be made following the consultation process and the further discussions with Te Ātiawa.

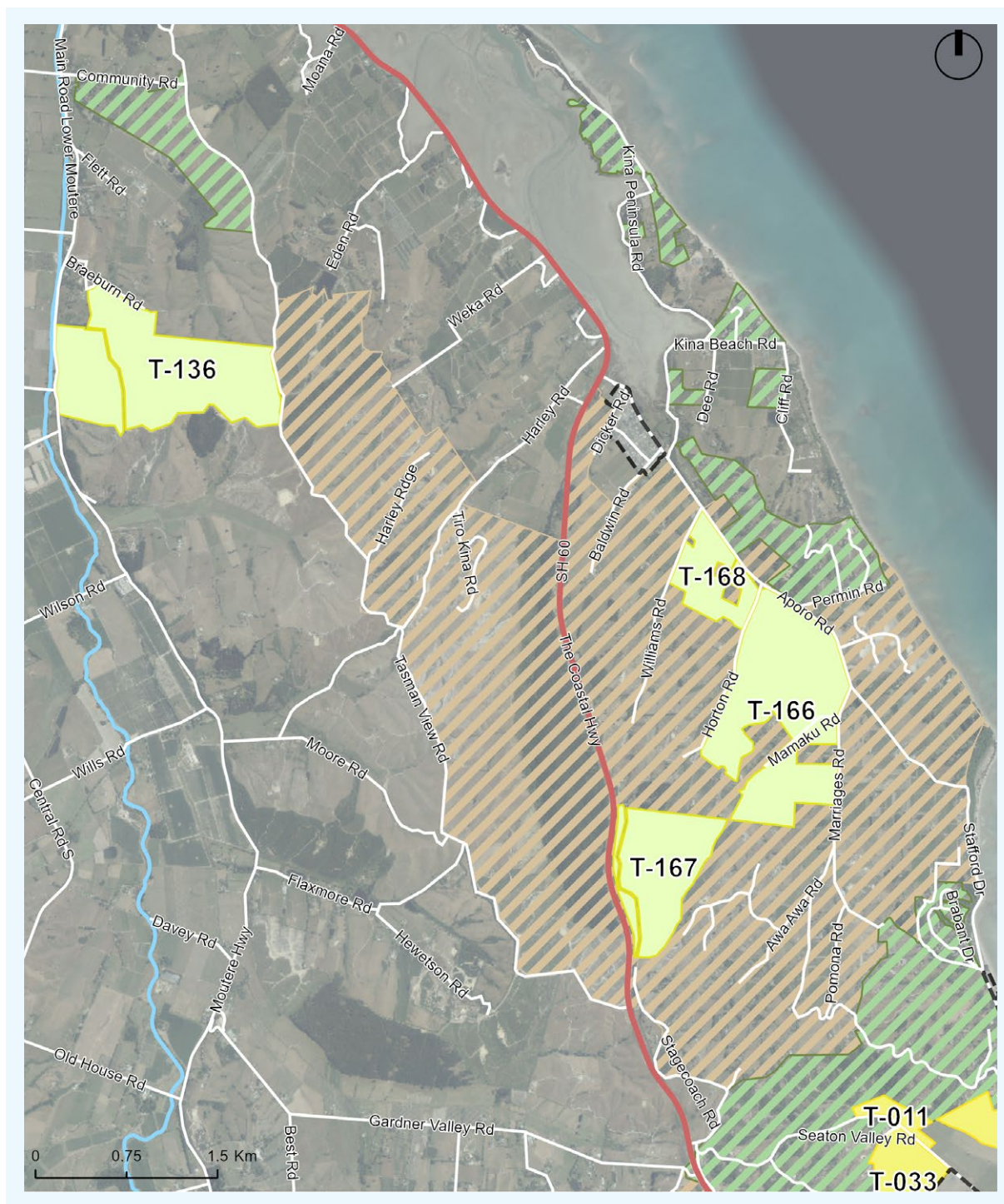
If development in this area is taken forward Council in partnership with iwi and local landowners could undertake a more detailed structure planning exercise to ensure the development of an integrated community. This would include consideration of areas of Rural 3 zoning around the sites and how these could be leveraged to deliver a well-connected development. We want to know what you think about potential development near Tasman Village and whether you think there is merit in investigating this further.

See Figure 12 on page 47.

4. Zoned Rural 3 under the Tasman Resource Management Plan.



Figure 12. Showing a strategic option for a new community near Tasman Village



- | | |
|--|---|
|  Existing Urban Areas | Potential Future Development Areas |
|  State Highway |  Potential New Community |
|  Existing Rural Residential Areas |  Greenfield |
|  Existing Rural 3 Zone | |



10 TASMAN RURAL TOWNS

10.1 TĀKAKA

Tākaka is projected to grow modestly over the next 30 years, with demand for about an extra 100 houses and less than one hectare of business land. However, according to latest Stats NZ population estimates (June 2021) the Golden Bay ward grew by 230 people in the 12 months prior, which is relatively high population growth. Several growth options are therefore identified, in case this unexpected trend continues and these will be refined in response to feedback from you. There are limited options for expansion immediately around the existing town given the highly productive land, flood risk and coastal inundation constraints. Working within that, potential options for growth are identified at the eastern urban edge, and rural residential expansion around Rangihaeata. Options for light industrial land are also located close to the Tākaka Airport and in the south near the Golden Bay recreation park centre.

See Figure 13 on page 49.

10.2 MURCHISON

Modest growth is projected for Murchison over the next 30 years, but community feedback is showing that there is acute need to provide more options for housing and business land. Opportunities for housing are identified on the eastern and southern edges of the town, which can accommodate about 200 houses. An option for future light industrial land is identified on the southern side of Waller Street and some small-scale commercial opportunities in the town centre, while opportunities for approximately 80 rural residential lots are also identified across various sites in Mangles Valley, Matiri Valley and north along State Highway 6 to provide for a greater range of housing choices for the community.

See Figure 14 on page 50.

10.3 COLLINGWOOD

Modest growth is projected for Collingwood over the next 30 years, although the latest population estimates for the Golden Bay ward have been higher than expected. The proposal identifies a small area for future residential and commercial development on the southern edge of the town that will provide future resilient options for the community.

See Figure 15 on page 51.

10.4 TAPAWERA

Modest growth is projected for Tapawera over the next 30 years, but there is a fast-growing hop sector meaning that more business land may be needed in the future and more housing opportunities. An option for a light industrial site is identified on the western side of the Motueka River along Tadmor Valley Road to cater for the growing rural economy. Options for residential development are identified at the western edge of the town.

See Figure 15 on page 51.

10.5 ST ARNAUD

Modest demand, mainly for holiday homes will be needed in St Arnaud in the future. Proposals were put forward for our consideration in this area including an area at Korere-Tophouse Rd for rural residential housing and a small site in Massey Road nearer the town centre. These sites were assessed through the multi criteria assessment and are included as part of the proposal.

See Figure 15 on page 51.

10.6 UPPER MOUTERE

Analysis indicates that expected demand in this area can be met through existing zoned capacity as well as proposed growth areas around Māpua, Brightwater and Motueka.

See Figure 15 on page 51.

Figure 13. Showing the options for Tākaka

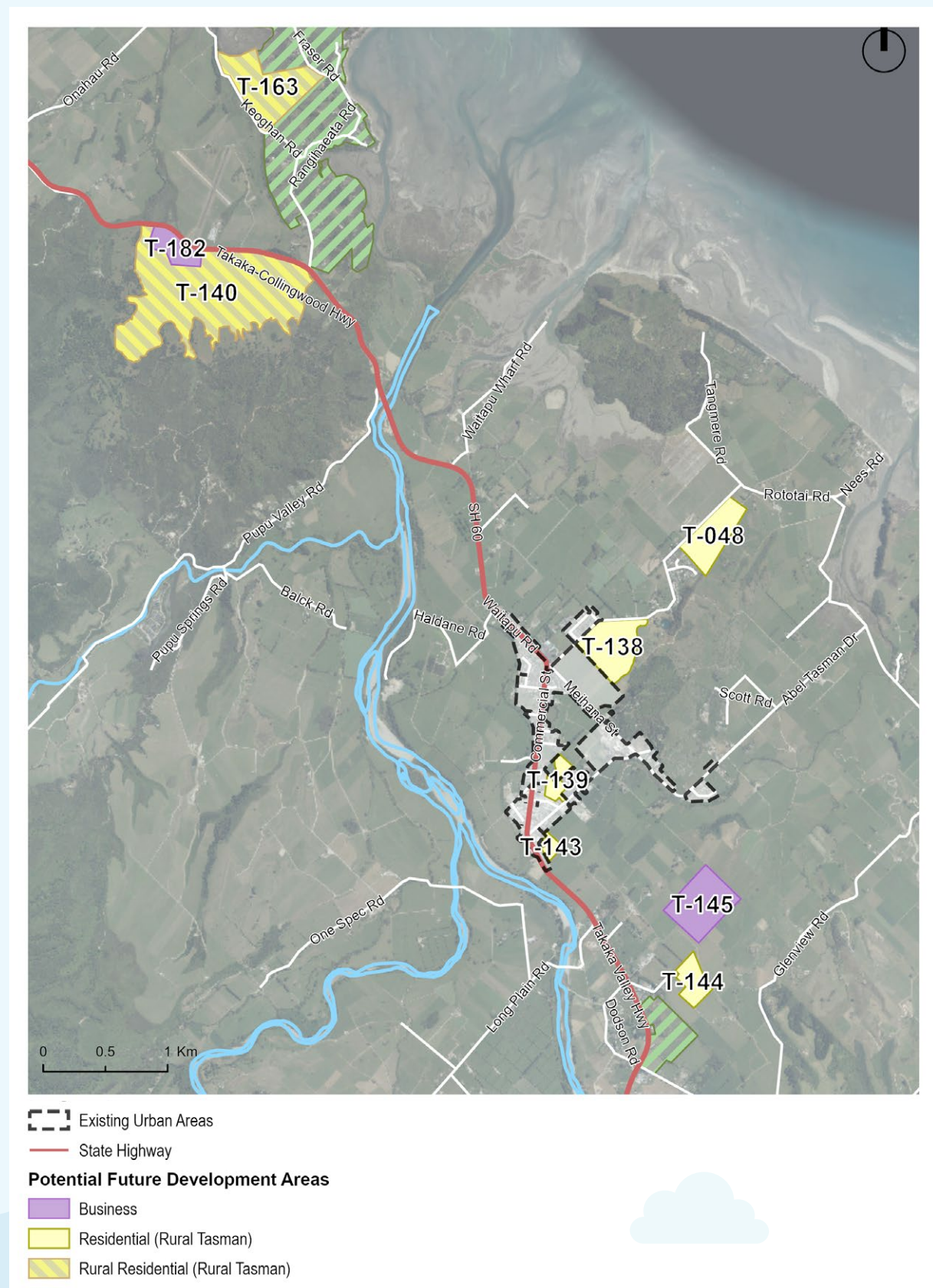


Figure 14. Showing the options for Murchison

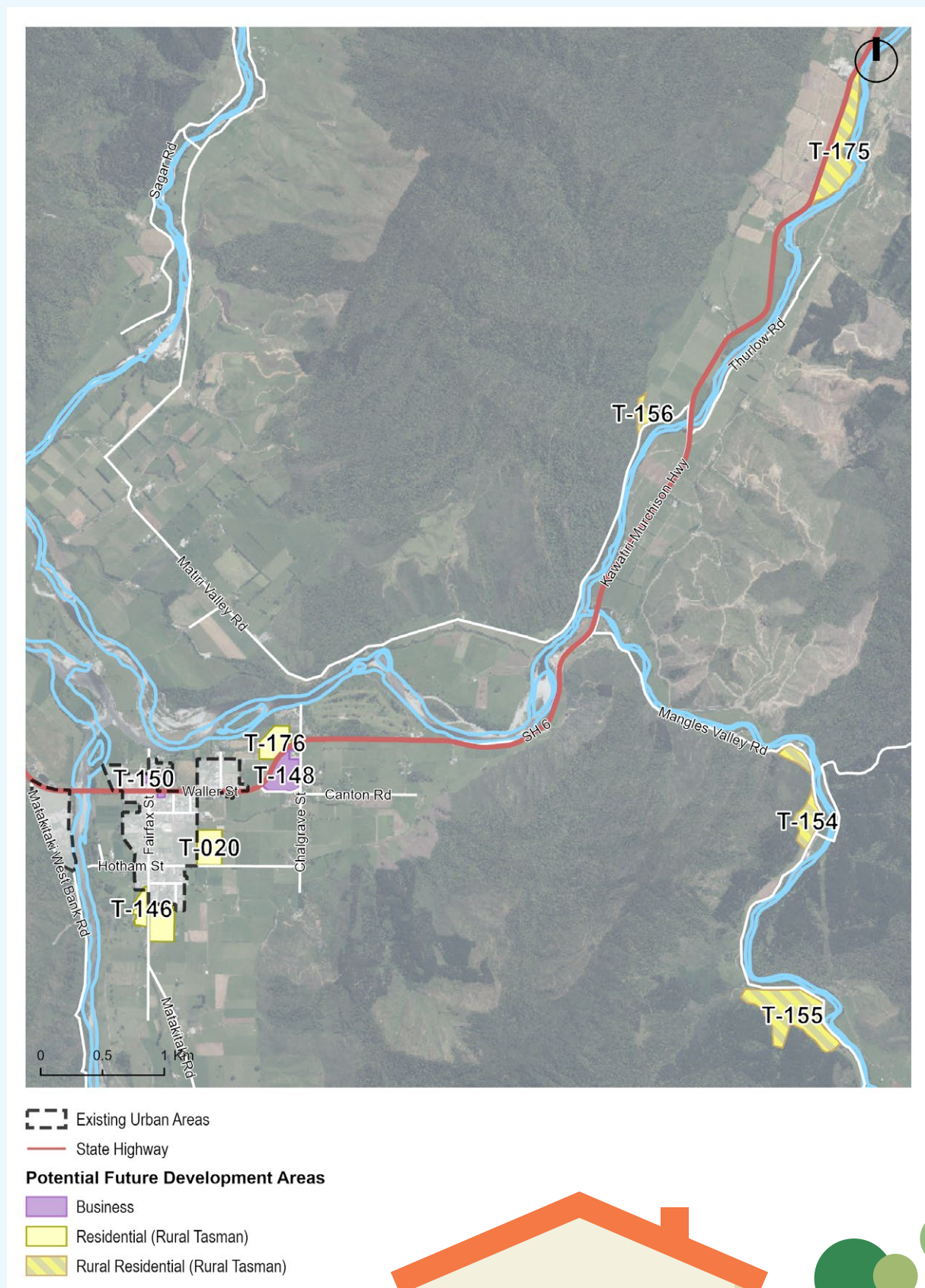
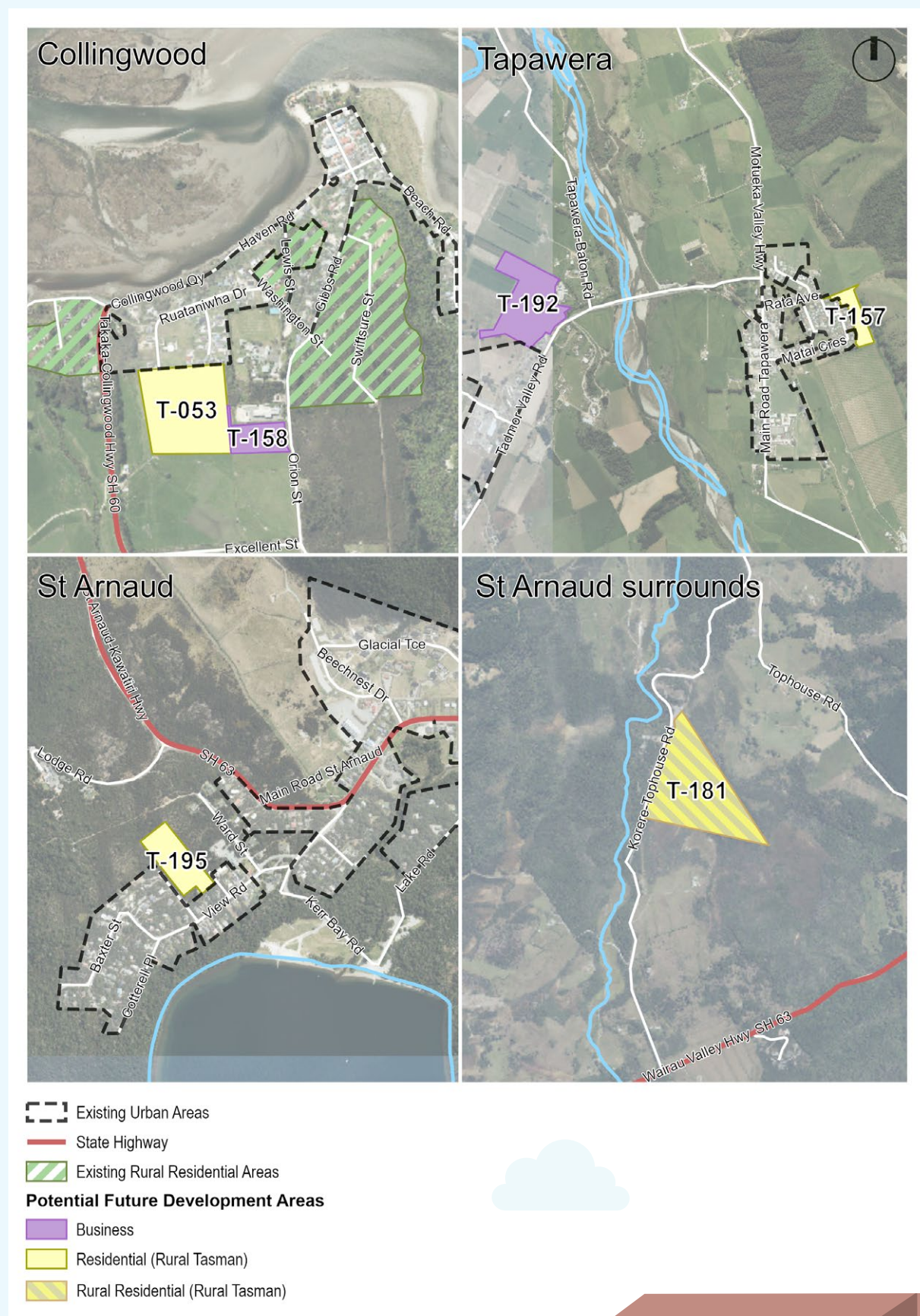


Figure 15. Showing the options for Collingwood, Tapawera and St Arnaud



11 WHERE THE FDS FITS

The FDS cannot build houses or control economic conditions that affect what happens in the local housing and business land markets. The Councils' role through the FDS is therefore to provide sufficient capacity for development by guiding and influencing where growth occurs within a framework informed by legislation, Government policy and community aspirations.

The FDS is an important strategic tool for Councils to assist in the coordination of the public and private sectors in providing for growth. It is the starting point, and relies on other Council strategies and planning processes, as well as the private sector and Government agencies to deliver it.

There are things it can do and things it cannot:

- ✓ Set out the broad locations for future growth for the next 30 years.
- ✓ Inform but does not change existing Long Term Plans and Infrastructure Strategies.
- ✓ Show the general location of trunk infrastructure corridors.
- ✗ Rezone land.
- ✗ Make changes to a resource management plan.
- ✗ Set out building design requirements and standards.

The FDS will inform the Councils' Resource Management Plans, Long Terms Plans, Infrastructure Strategies, Regional Land Transport Plans and other relevant strategies and plans. Both Councils Resource Management Plans are currently being reviewed and the Councils are also progressing changes to their operative Resource Management Plans to provide for growth. Both Councils' Long Term Plans and Regional Land Transport Plans will be reviewed in 2024. This FDS will inform those processes.

The FDS will also assist to inform where and when the Councils will undertake structure planning and detailed site investigations of identified growth areas.

Figure 16. Where the FDS sits



12 COMMUNITY VALUES

We talked with the community in late-2021 during the early stages of preparing this FDS. We have also heard what people think about growth through public consultation on the draft Whakamahere Whakatū Nelson Plan, Aorere ki uta Aorere ki tai – the Tasman Environment Plan review, the Richmond South Structure Plan and during the preparation of the 2021–2031 Long Term Plans and Regional Land Transport Strategies.

Key growth-related themes have emerged through this, which the FDS reflects, and which have informed the development of the FDS outcomes. These include:

- Support for quality intensification within existing neighbourhoods and in areas that are well serviced with infrastructure and are accessible.
- New infrastructure and services are needed to support growth – public transport, active transport, three waters, roads, schools, open space, local shops, cafes, community facilities.
- Highly productive land should be protected from development.
- The natural environment, water quality and landscape are important.
- New development should not be to the detriment of existing open spaces and recreation areas.

- Providing affordable housing and a range of housing choices is important.
- Some areas have a unique character that should be maintained.
- Ensure we plan for the effects of climate change and reduce greenhouse gas emissions.
- Locate development away from areas vulnerable to natural hazards, particularly those affected by climate change, including sea level rise.

During this early engagement we also asked the community to nominate potential growth areas for consideration in the FDS. We assessed nearly 200 sites during the preparation of the FDS. Further detail is provided in the Technical Report.

Further engagement with the community is happening now and we want to hear what you think about the proposal.

13 STAKEHOLDER VIEWS

We also talked with a range of stakeholders as part of developing this FDS. These stakeholders include Government organisations, neighbouring local authorities, service providers, infrastructure providers, and industries and large employers that generate, or respond to significant growth.

Key themes have emerged through this, which the FDS reflects, and which have informed the development of the FDS outcomes. These include:

- Make efficient use of infrastructure by intensifying within existing urban areas.
- The FDS should be able to respond to changes in the market.

- Many stakeholders favoured providing for growth through intensification rather than new greenfield development to support reduced emissions and improve accessibility, but they acknowledged that a mix of housing choices is needed.
- Natural hazards, effects on the natural environment, protecting highly productive land and accessibility are important considerations for criteria for assessing potential growth areas.



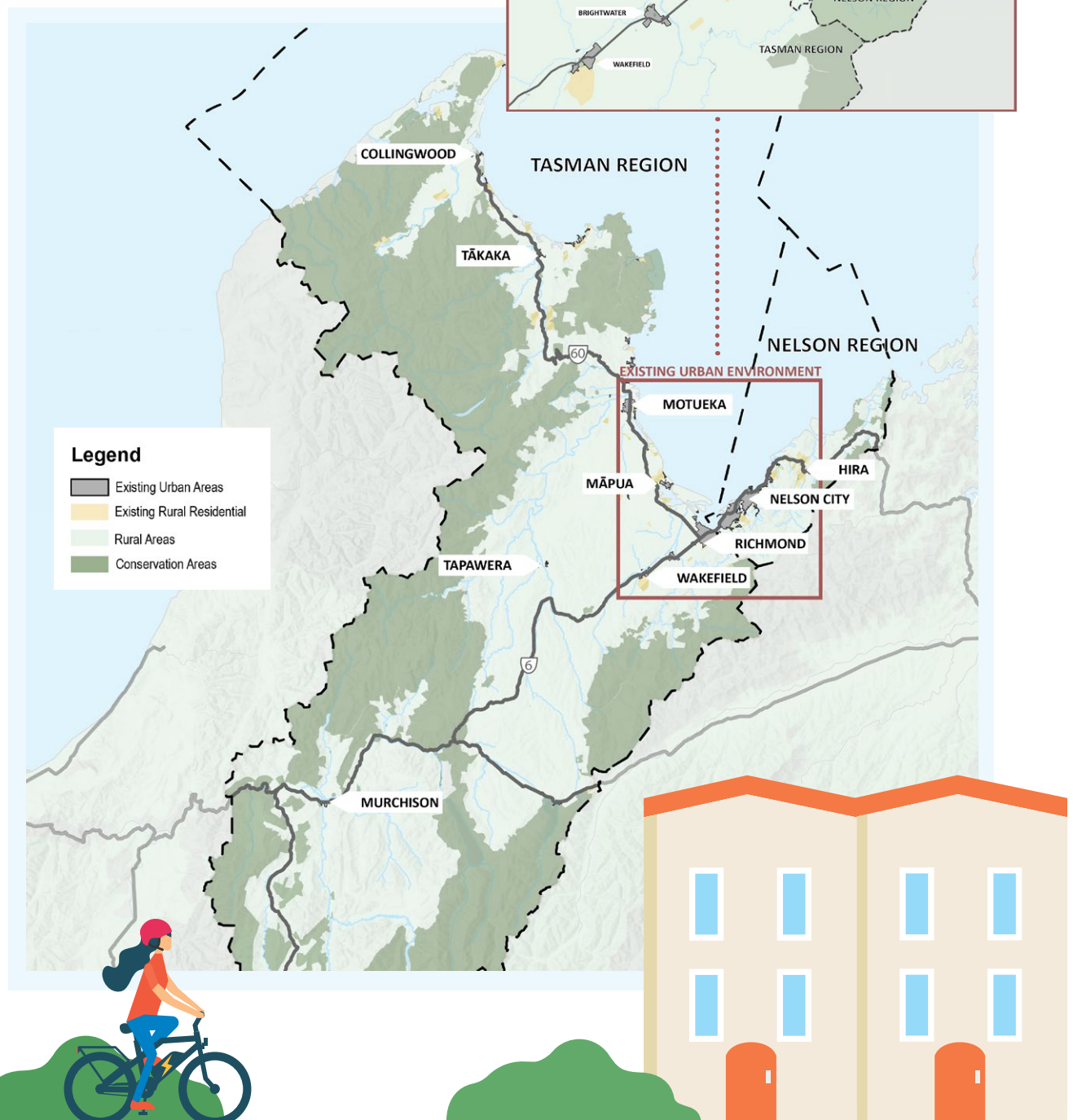
14 GROWTH CONTEXT

14.1 THE NELSON TASMAN AREA

The Nelson Tasman urban environment includes Nelson, Richmond, Motueka, Māpua, Wakefield, Brightwater, Cable Bay and Hira and their surrounds. Nelson makes up the majority of the land area of the combined urban environment.

The balance of the Tasman District includes a large number of other towns including Murchison, St Arnaud and Tapawera and in the Golden Bay area. These towns have their own unique pressures and different demand profiles and the FDS addresses them separately to the combined urban environment.

Figure 17. Map of the Nelson Tasman area



14.2 HOUSING GROWTH

14.2.1 HOW MANY HOUSES DO WE NEED?

Nelson and Tasman are projected to grow significantly over the next 30 years. For the FDS we have considered what growth might look like under medium and high scenarios so that we can understand what the range of growth possibilities might be. However, these are only projections, and the actual rate at which the regions will grow could be different depending on economic conditions, or changes to immigration settings and internal migration patterns. The Councils must be able to anticipate, and be responsive to, whichever growth pattern eventuates. The FDS must therefore be flexible to respond to growth as it occurs.

The Councils' Housing and Business Assessments assume a medium growth scenario, and for this FDS we have done more analysis to understand what growth might look like under a high scenario. We anticipate that within the combined urban environment we will need to provide for an extra 17,000 homes under a medium growth scenario and an extra 24,000 homes under a high growth scenario.

Within Tasman's rural towns, the amount and type of housing required is different for each area, with towns like Murchison and areas like Golden Bay having strong demand for housing now. As a whole, we will need to provide for an extra 4,000 homes under a medium growth scenario and 5,100 homes under a high growth scenario in the rest of Tasman.

Combining the demands of the urban environment and Tasman rural towns, we will need to provide for an extra 21,000 homes under a medium growth scenario and 29,000 homes under a high growth scenario.

Figure 18. Projected housing growth to 2051



We are not starting from scratch though and the current planning rules provide capacity for about 14,000 additional homes in Nelson and Tasman. This capacity can currently be realised on zoned land through a mix of back yard infill and redevelopment of sites in existing neighbourhoods and centres, and development of new housing in greenfield locations.

The FDS plans for the long-term high growth scenario, so that we have enough capacity in the pipeline if current growth trends continue. The three-yearly review of the FDS and on-going monitoring of development provides the opportunity to evaluate how fast we are growing, and speed up or slow down the zoning and servicing of land in response to demand.

14.2.2 WHAT TYPE OF HOUSING DO WE NEED?

We will need to enable a range of housing types over the next 30 years to meet the needs of our communities now and into the future, and contribute to a 'well-functioning urban environment' as required by the NPSUD. There are a range of factors that inform the type of housing we will need.

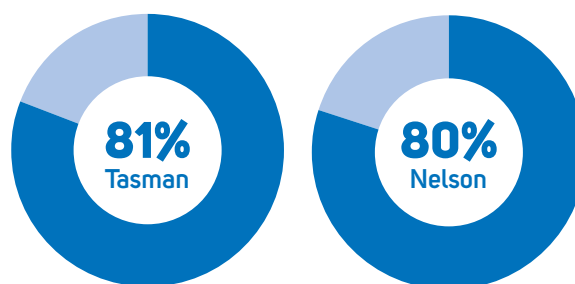
Affordability

Housing in Nelson and Tasman is considered severely unaffordable with a significant proportion of households spending more than a third of their income on housing costs. This is partly due to lower than average household incomes, which are 13% lower than the New Zealand average, and the second lowest in New Zealand.

The FDS cannot deliver affordable homes, rather it sets out how the Councils intend to supply land for housing over the next 30 years to meet demand, and how they plan to enable a range of choices, including more smaller footprint affordable homes. The Councils will need to enable the range of housing types anticipated in this FDS through their Resource Management Plans.

Figure 19. Unaffordability in Nelson Tasman

(Nelson and Tasman Housing and Business Assessment, July 2021)



First home buyers who are unable to afford a house, spending over a third of their income in housing costs.

An ageing population

Like the rest of New Zealand, Nelson and Tasman's population is ageing at an increasing rate. Both regions are projected to have at least one third of our population in the 65+ age group by 2048, with the majority of growth in the older age groups. This will mean that there will be greater demand in the future for smaller one and two bedroom homes and retirement living options. Good access between housing and local services and healthcare will also be important.

Current community preferences

Current residents of Nelson and Tasman's urban environment have been surveyed on their housing preferences as part of the Councils' "Housing We'd Choose" study undertaken in June 2021. Through this study, current residents have expressed a preference for stand-alone housing, but are open to other forms of housing such as terraced housing and apartments. Residents in Nelson expressed a preference for living in areas like Stoke and the central parts of Nelson. Over half of Tasman residents expressed a preference for living in

Richmond and Motueka, when unconstrained by income, with the rest spread across the areas of Wakefield, Brightwater, Māpua, Ruby Bay, Nelson and rural Tasman.

The largest mismatches observed are in Stoke and Motueka where many more respondents would live if they could afford to. Conversely, the income constrained demand in Wakefield-Brightwater and Waimea plains is higher than the unconstrained demand. This indicates that respondents who may not have chosen to live there given a choice unconstrained by finances, are choosing Wakefield-Brightwater once their finances are limited by their ability to pay. The FDS will need to plan for all of these forms of housing, recognising that stand alone housing will continue to play a strong role in the local housing market in response to current preferences.

Specific housing needs

There is demand for specific types of housing, including holiday homes in a number of the Tasman towns like Kaiteriteri, Pōhara and St Arnaud, and seasonal worker accommodation in towns like Motueka, Richmond and Riwaka.

Table 2. Showing the range of housing types that the FDS anticipates

	Rural residential	1 storey detached typologies	Lot sizes between 2,500m ² – 1Ha+. Density in the range of 1 – 2 dwellings per hectare.
	Large lot residential	1 storey detached typologies	Lot sizes between 800 – 1500m ² . Density in the range of 5 – 10 dwellings per hectare.
	Standard residential	1 – 2 storey detached typologies with some attached	Lot sizes between 300 – 500m ² . Density in the range of 15 – 22 dwellings per hectare.
	Medium density residential	2 – 3 storey attached typologies (e.g duplex, terraced house)	Density in the range of 30 – 40 dwellings per hectare.
	Low-rise residential intensification	3 – 4 storey attached typologies (e.g Terraced house, apartments)	Density in the range of 50 – 70 dwellings per hectare.
	Mid-rise residential intensification	3 – 6 storey attached typologies (e.g apartment)	Density in the range of 100 dwellings per hectare.
	High density residential/ Mixed-use	6 storey attached typologies (e.g Apartment with ground floor retail)	Density in the range of 120+ dwellings per hectare.

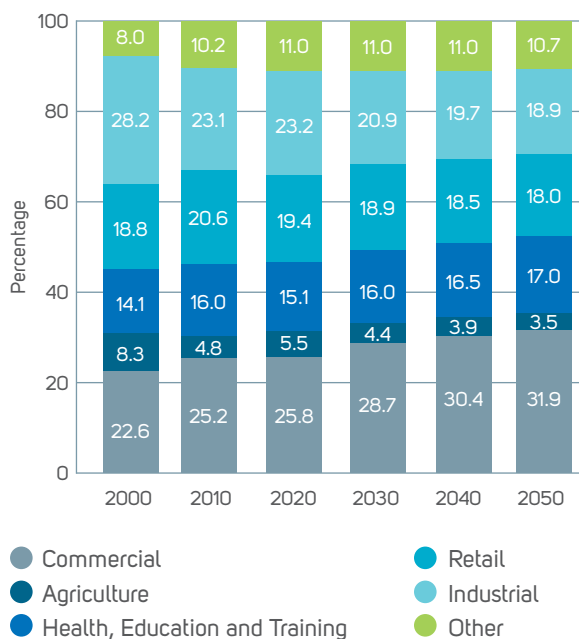
14.3 BUSINESS GROWTH

Nelson and Tasman's economy is highly interconnected and the commuting flows between the Nelson and Tasman define the region as a single labour market. Tasman has a solid agricultural base that includes forestry, horticulture and food manufacturing. In Nelson, the port and fishing industry is a major employer and the service, and research and technology sectors are growing strongly.

Population growth and the export orientated nature of the local economy will mean that demand for business (commercial and industrial) land will increase over the next 30 years. But we expect that there will be shifts in the type of business land that is needed over that time. The predicted change in the share of Nelson and Tasman's employment sectors over the next 30 years, is shown in Figure 20 below.

Figure 20. Showing the change in the share of Nelson and Tasman's employment sectors

(Source: Sense Partners Business Demand Assessment June 2020)



These employment sectors have different land requirements that can be split into commercial and industrial categories. Commercial includes activities like offices, retail shops, research facilities and education. These typically locate in accessible locations where people can get to them easily such as main centres and along key corridors. Industrial includes activities like manufacturing, warehousing, storage and processing. They require more land, typically with flat topography, and need to locate close to freight routes. They should also locate away from residential areas, or be able to manage effects at the interface.

Under a medium growth scenario, we expect we will have demand for about 35 hectares of commercial land and 14 hectares of industrial land over the next 30 years. Under a high growth scenario, we expect that demand to increase to about 48 hectares of commercial land and 20 hectares of industrial land. The Councils have plenty of capacity to cater for this growth over the long term, with the Housing and Business Assessments showing that we have capacity for about 88 hectares of commercial land and 50 hectares of industrial land over the next 30 years. However, this capacity is not spread equally throughout the region, nor is it all currently serviced, with anecdotal shortages existing in towns like Richmond and Motueka following a survey undertaken in 2021.



15 STRATEGIC OPPORTUNITIES AND CONSTRAINTS

Mapping Nelson and Tasman's strategic opportunities and constraints is a tool to help us evaluate the options available for accommodating growth. We are required to identify constraints by the NPSUD. The identification of opportunities and constraints assist in evaluating different options for growth. Drawing from publicly available information held in national databases, and work undertaken for this FDS and the Councils' Resource Management Plans, we have built up a comprehensive picture of these opportunities and constraints.

The link to an interactive viewer can be found at shape.nelson.govt.nz/future-development-strategy and tasman.govt.nz/future-development-strategy.

Further information on information sources and the process for developing the material, and how it has informed the growth options is available in the Technical Report.

ACCESSIBILITY

Government direction requires the FDS to support an urban environment that has good accessibility for all people between housing, jobs, community services and open spaces, including by public and active transport. This is reflected in Outcome 3 of the FDS. This outcome has a range of benefits, including supporting reductions in greenhouse gas emissions and promoting the efficient use of existing services and infrastructure.

The most accessible parts of Nelson and Tasman include the Nelson City Centre, Stoke and Richmond. These locations have the best access to public transport, jobs, services, shops, open spaces, schools and healthcare. Other parts of Nelson, Richmond and Motueka have moderate accessibility. Where the site conditions allow, these areas present a good opportunity for intensification to ensure we make best use of these existing services.

Outside of Richmond and Motueka, the Tasman urban area is dispersed between the communities of Brightwater, Wakefield and Māpua. Their relatively small size and locations further away from employment hubs mean they have lower overall accessibility. Any development in these communities should support

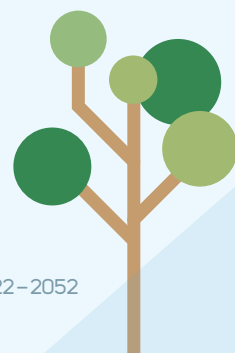
improvements to accessibility by enabling an increase in the diversity and scale of services provided, and improving public and active transport connections to the main centres. The Tasman rural towns have lower levels of accessibility to urban services and it is important to provide a mix of residential and business land in these locations to encourage more local trips.

HIGHLY PRODUCTIVE LAND

High quality soils in the region are focused on the Waimea Plains in Tasman, which extend from Richmond to Wakefield and are also present around Motueka. Much of this land is currently in productive use and forms the heart of Tasman's agricultural economic base. This land has intrinsic life-supporting value, and enables us to grow food locally and more sustainably. Highly productive land is a finite resource and should be protected from subdivision and development for urban uses.

Community feedback on this FDS and the 2019 FDS as well as other Council projects has consistently shown a strong desire to protect our productive land for all of these reasons. We also know that the Government has signalled its intention to introduce national policy seeking to better protect highly productive land. These aspirations are reflected in Outcome 10 of the FDS.

High quality soils in Tasman are located in areas that would otherwise be suitable for greenfield development given their good accessibility to the urban area, flat terrain and limited environmental constraints. This is particularly the case around Richmond and Hope. In those locations, the FDS prioritises the protection of highly productive land over accessibility.



COASTAL AMENITY

Nelson and Tasman have an extensive coastline, which offers significant recreation opportunities and natural amenity. Development has historically been located to take advantage of ocean views and access, and it continues to be an attractive place for people to live, particularly in areas close to the coast and in elevated locations.

Where the site conditions allow, the FDS provides opportunities for growth in high amenity locations where people will want to live. This provides the best chance of the market delivering the houses and commercial and community uses we need to cater for our growing population. Locating housing in areas where people want to live is reflected in Outcome 3.

BIODIVERSITY

Nelson has identified extensive significant natural areas particularly at the eastern and northern edges of the city. These are areas with important native flora and fauna that are critical to maintaining biodiversity, and they need to be protected. Tasman has work underway to identify significant natural areas. As reflected in Outcome 7, growth can provide opportunities for protection and restoration of the biodiversity of the natural environment.

LEVERAGING PLANNED INFRASTRUCTURE INVESTMENT

The Councils have earmarked significant investment in infrastructure through their Long Term Plans and Regional Land Transport Plans, which has informed the FDS. This includes the extension of bus services from Richmond to Wakefield and Motueka. More separated cycling routes are also planned through the Nelson urban area and to connect Māpua, Wakefield, Brightwater and Richmond. The FDS can make efficient use of this investment by locating growth close to these planned routes. The need to plan for and integrate infrastructure with growth is captured in Outcome 6.

TOPOGRAPHY AND SLOPE

The Nelson and Tasman urban area is enclosed to the east by extensive areas of steeper topography, which form a landscaped backdrop to both Nelson City and Richmond. Steeper slopes make these areas more challenging to develop efficiently. This limits opportunities for extensive eastward expansion of Nelson and Richmond.

NATURAL HAZARDS

Nelson and Tasman are subject to a range of natural hazards, including coastal erosion and inundation, river flooding, wildfire, liquefaction, fault rupture and slope instability risk. A number of these are impacted by the effects of climate change, including sea level rise and increased rainfall. Climate change impacts on weather patterns also affects the severity and frequency of droughts.

These hazards are present across large parts of the existing urban areas as well as greenfield areas and are a major constraint when considering the location of new growth areas. Both Councils have various workstreams underway to manage the effects of natural hazards, including infrastructure projects and working with the community to plan for the ongoing effects of natural hazards. Outcome 9 reflects the need for growth areas to be resilient to risk from natural hazards.



Figure 21. Strategic opportunities

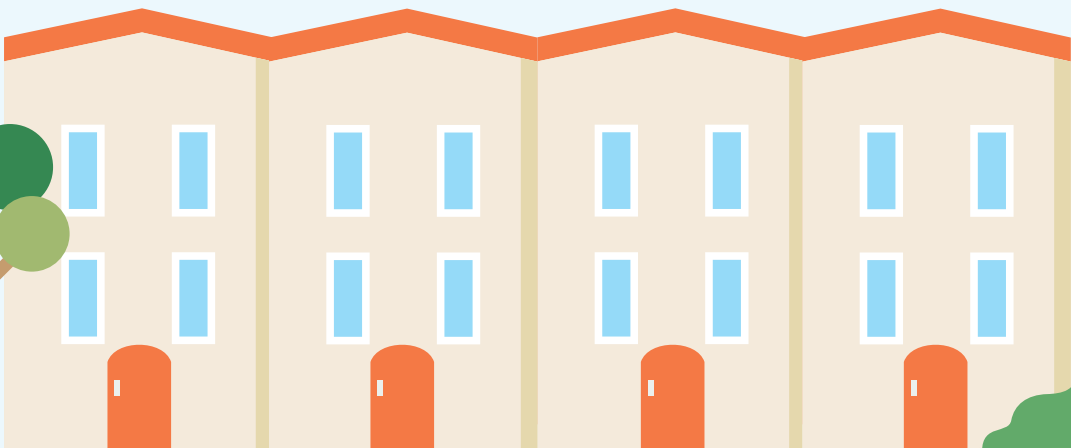
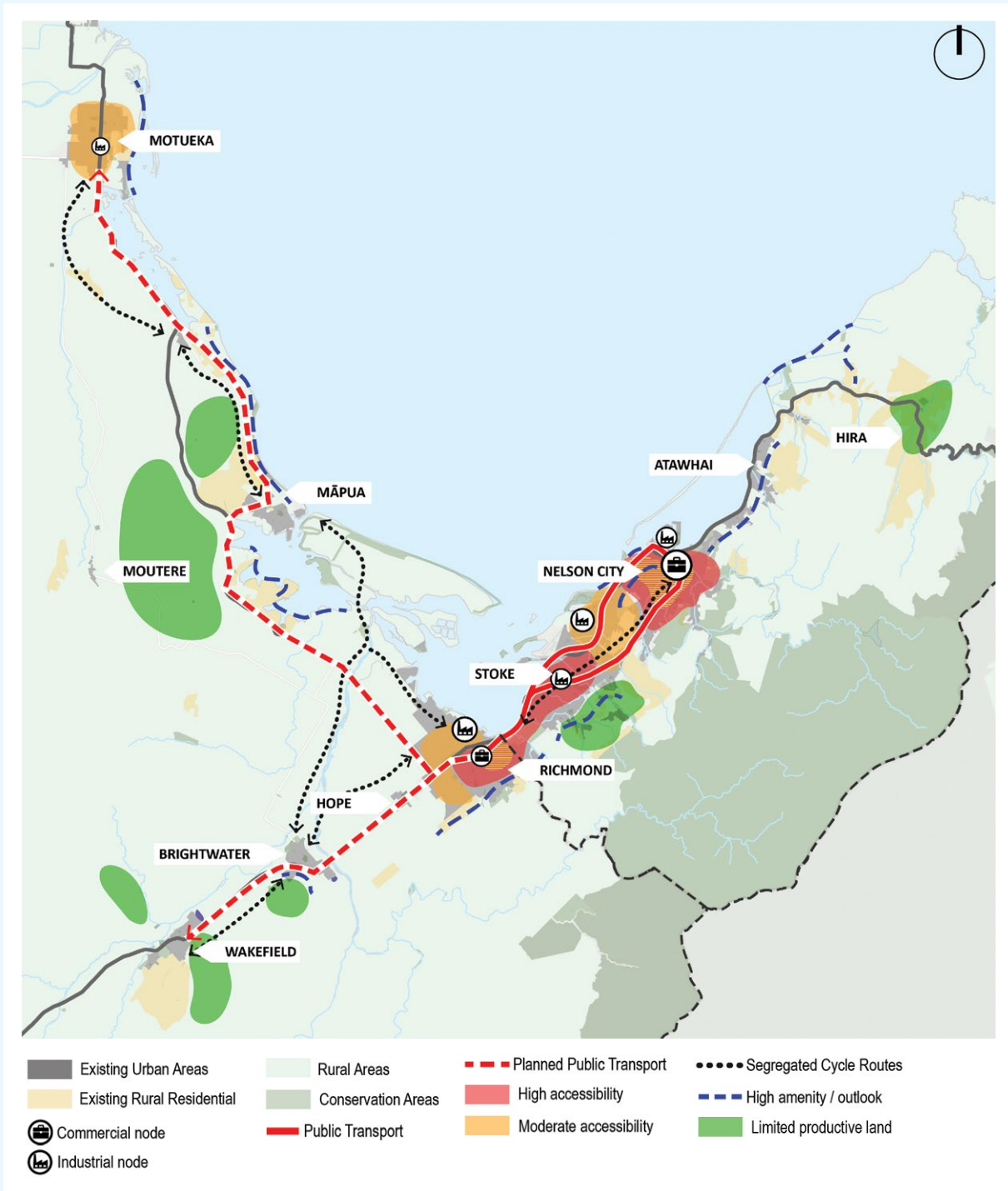
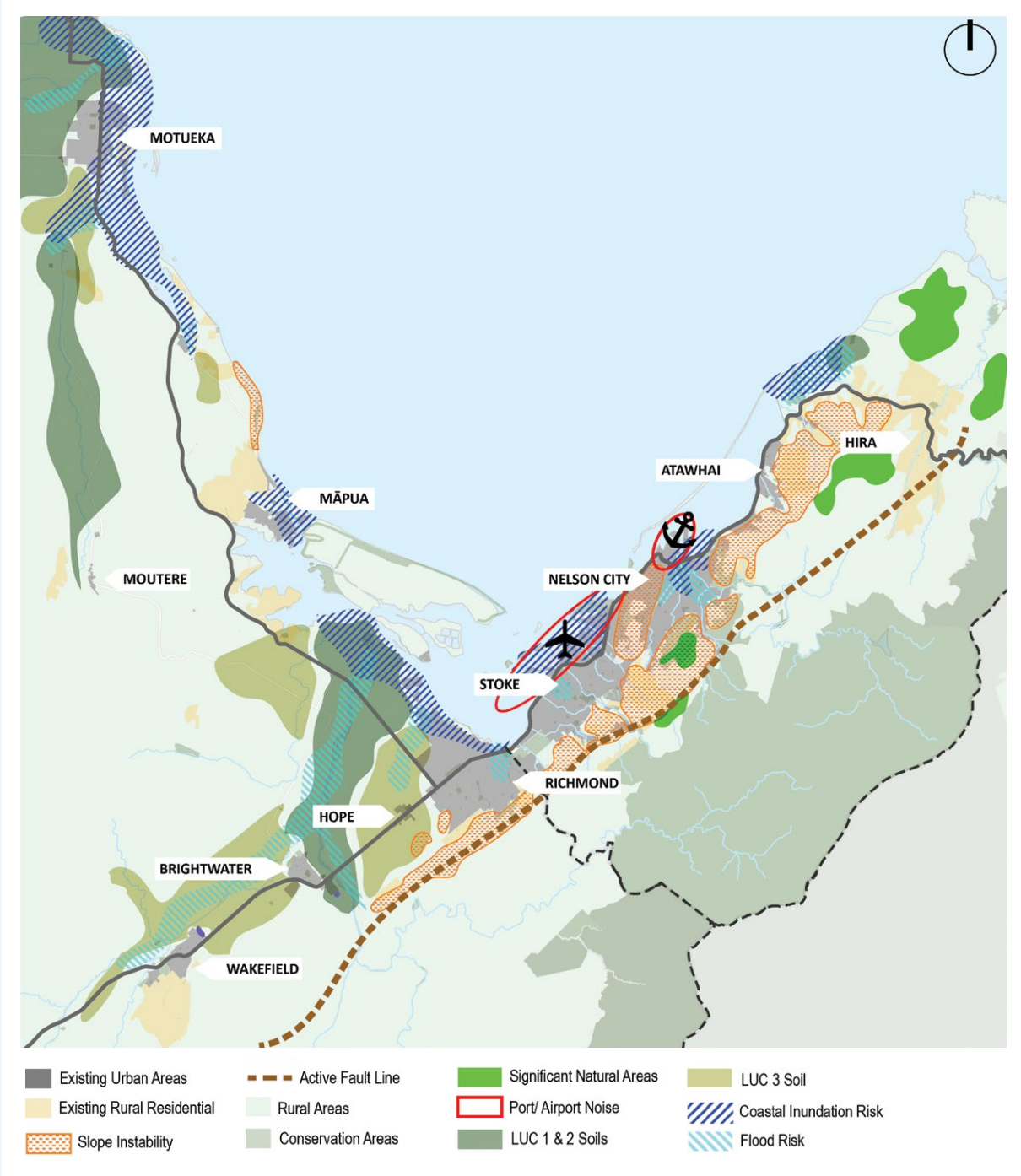


Figure 22. Strategic constraints



16 IMPLEMENTATION

16.1 PROGRESS WITH THE 2019 FDS

The 2019 FDS identified capacity for a further 14,249 houses through a mix of intensification and greenfield expansion. It also identified locations for new business land (commercial and industrial) at Richmond, Māpua, and Murchison as well as mixed use opportunities in Nelson.

Given the changes in requirements set by the NPSUD, this FDS is a wholly new FDS, but we are building on the work that has already been done.

The 2019 FDS set out a range of actions for the Councils to implement, and a number of these have been completed. They include:

- Adopting the 2021 – 2031 Long Term Plans and supporting Infrastructure Strategies that fund infrastructure supporting FDS areas;
- Adopting the 2021 – 2031 Regional Land Transport Plans that fund transport infrastructure supporting FDS areas;
- Completing the 2021 Housing and Business Assessment including updated growth models for Nelson and Tasman;
- Further developing partnerships with all iwi of Te Tau Ihu;
- Adopting Intensification Action Plans that set out a range of detailed actions by the Councils to support intensification;
- Reviewing and adopting Nelson City Council's Development Contributions Policy and Tasman District Council's Development and Financial Contributions Policy, both of which incentivise intensification;
- Adopting the Nelson Climate Action Plan and implementing the Tasman Climate Action Plan; and
- Adopted the Nelson City Centre Spatial Plan.

Implementation actions that are currently being progressed include:

- Both Councils have progressed the full review of their Resource Management Plans since 2019, and they are both currently progressing specific plan changes to their operative Resource Management Plans to enable more housing.
- Nelson City Council is currently working on the early stages of a Dynamic Adaptive Pathways Planning (DAPP) process to assess coastal hazards and develop options to manage risks in affected areas. The Council also has two climate change positions within the organisation
- Tasman District Council is progressing work on managing the effects of climate change, this includes scoping for a local climate risk assessment, and allocating resource for a dedicated climate change lead within the Council through its Annual Plan 2022/2023.

16.2 SUPPORTING INFRASTRUCTURE

The Councils and other infrastructure providers will need to plan for, and help to fund, supporting infrastructure in order to deliver the proposal. To guide how we do this, Outcome 6 of the FDS promotes the efficient use of existing infrastructure, and requires new infrastructure to be planned, funded and delivered to integrate with growth. The FDS will provide a framework for the Councils and infrastructure providers to undertake more detailed infrastructure planning and explore the range of funding options available. This will happen on a staged basis over time.

This FDS concentrates on the infrastructure that the Councils will have a key role in providing to deliver the proposal. Within that, water supply, wastewater, stormwater and local transport are the focus. Other infrastructure that the Councils need to deliver like open spaces and community facilities, will be planned for and provided on an as needed basis in response to demand. This will be determined through more detailed structure planning and neighbourhood planning.

The Government's Three Waters Reform may impact the funding for and delivery of three waters infrastructure in Nelson and Tasman within the life of this FDS. There is uncertainty over how this will progress, however, under any outcome, this FDS will provide a framework for future investment and the Councils will work closely with any future three waters entity to plan for and provide supporting infrastructure.

The plan below identifies where the key supporting strategic infrastructure would be located for the core part of the proposal. These are conceptual and the exact location and land required for this infrastructure will be determined through future planning processes. Some of this infrastructure is already planned for, through the Councils' Long Term Plans and infrastructure strategies. The secondary part of the proposal for a new community near Tasman Village would require high levels of investment by the Councils for infrastructure. More detailed information on servicing costs is currently being developed and will be considered by the FDS Subcommittee and both Councils prior to adopting the FDS.

See plans for Tākaka and Murchison on page 64.

For remaining towns in rural Tasman, no additional strategic infrastructure would be required that is not already planned and funded through years 1 – 3 of the Tasman Long Term Plan 2021 – 2031, or under construction.

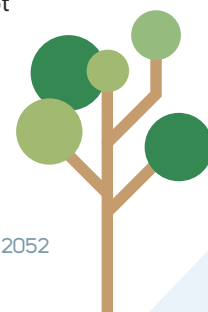


Figure 23. Showing the strategic infrastructure needed to support the core proposal

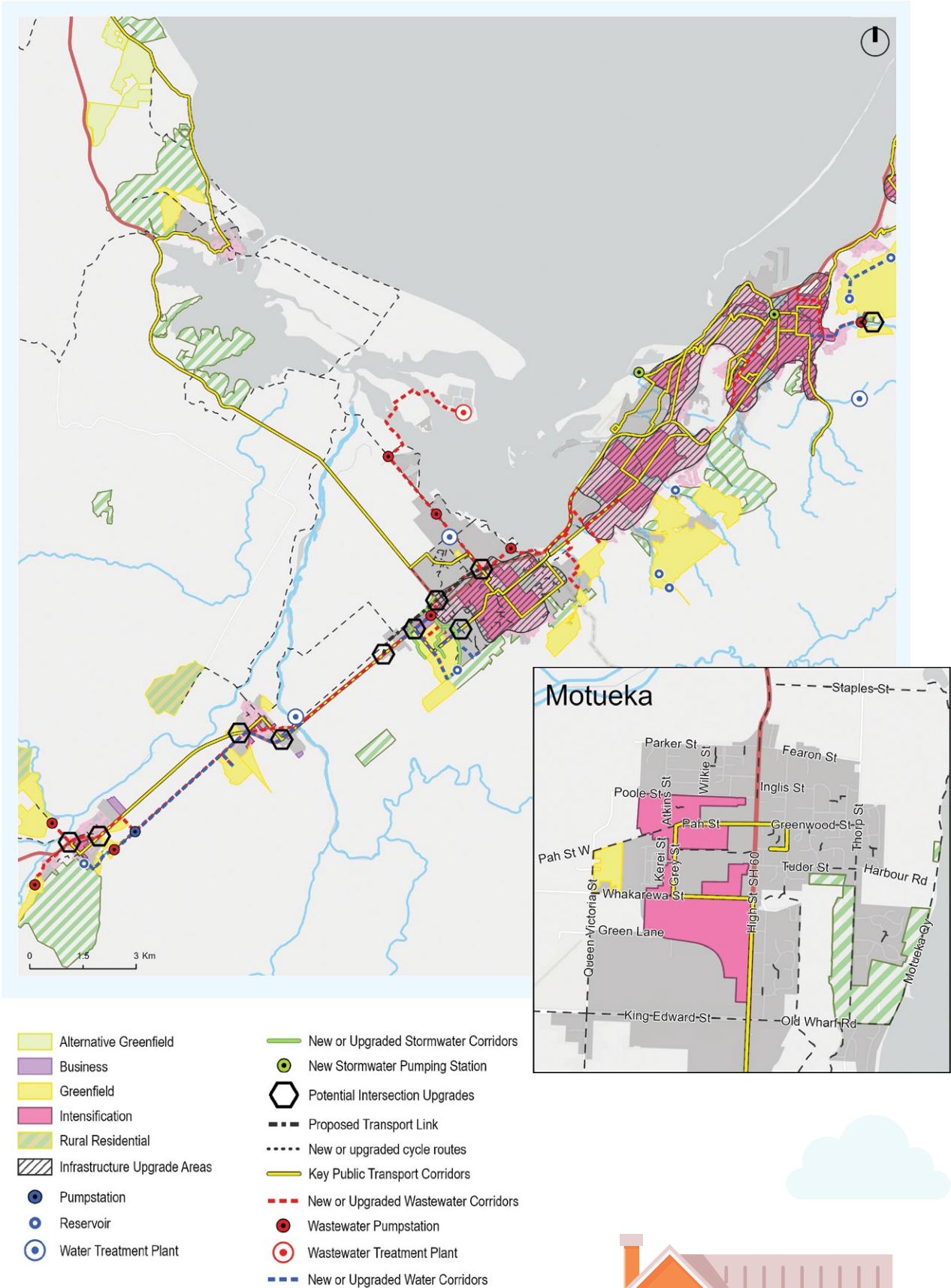


Figure 24. Showing the strategic infrastructure needed to support the proposal for Tākaka

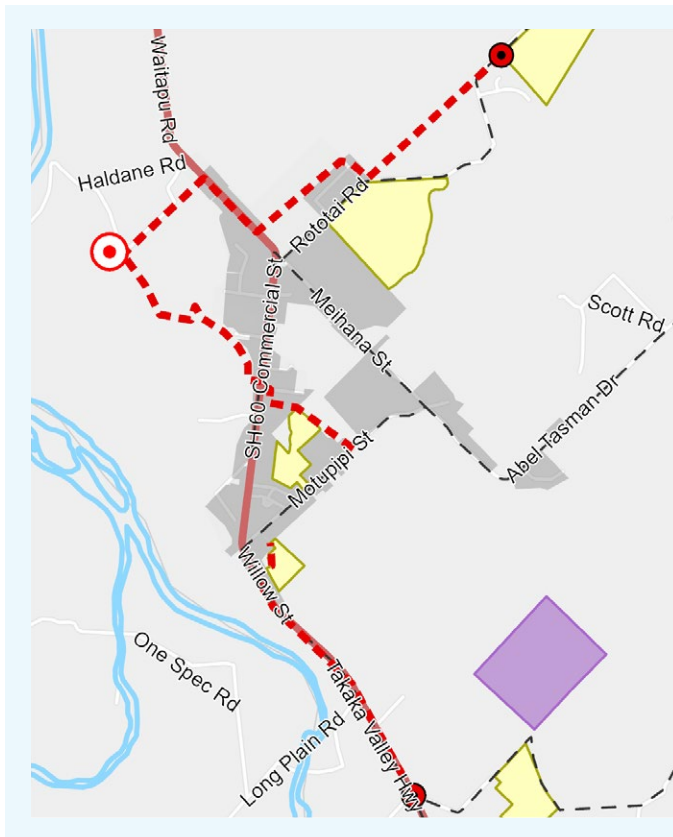
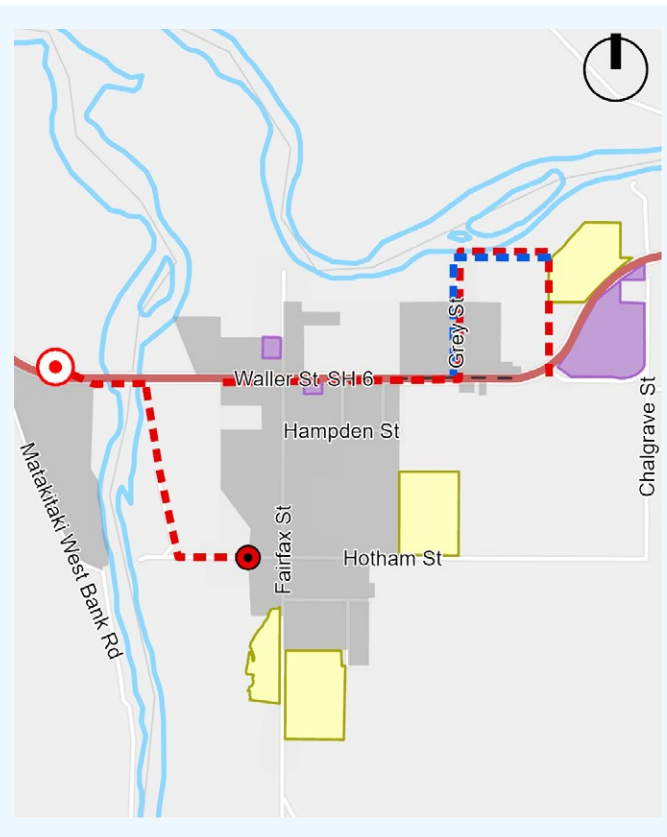


Figure 25. Showing the strategic infrastructure needed to support the proposal for Murchison



- | | | |
|------------------------------------|--|------------------------------|
| — State Highway | --- New or Upgraded Wastewater Corridors | ● Wastewater Pumpstation |
| New or upgraded cycle routes | --- New or Upgraded Water Corridors | ○ Wastewater Treatment Plant |

16.3 WHAT WE WILL DO

The FDS will be delivered through a comprehensive implementation plan prepared by both Councils in partnership with iwi, key stakeholders and other infrastructure providers. The implementation plan will sit alongside the FDS and will be updated annually.

A coordinated and responsive approach will be key. The FDS reflects what we know about Nelson and Tasman now, but this will change over time as market conditions shift and more information becomes available through detailed technical investigations. We will be responsive to new growth opportunities as they arise, where they are consistent with the FDS outcomes.

Coordinating development with infrastructure provision for the growth areas identified in the FDS will be a critical component of the implementation plan. The Councils will achieve this through a number of approaches including by:

- Undertaking structure planning for key greenfield areas;
- Undertaking neighbourhood planning for key intensification areas;

- Enabling development through changes to the Councils Resource Management Plans (RMPs); and
- Planning for and funding the infrastructure through the range of tools available to the Councils.

Structure planning is a method that enables the release of large-scale greenfield land for development. This process can be publicly or privately led and will involve more detailed technical investigations and consultation and engagement. It is likely to result in refinements to the boundaries of the growth areas shown in the FDS, to ensure a land use pattern that is well integrated with existing urban areas, and that responds to site conditions to form a logical urban boundary. The output of a structure planning process will be a detailed land use and infrastructure plan for the growth area. A structure plan could form part of a plan change to zone the land for urban development. Tasman District Council is currently undertaking a structure planning process for the Richmond South area.

Within intensification areas, neighbourhood planning is primarily a tool for refining the land use and density patterns and determining the infrastructure needed to support the increased housing and commercial densities proposed. It will explore whether existing open spaces, transport connections, amenities and other infrastructure are fit for purpose, and evaluate whether improvements are needed. Because intensification within existing urban areas occurs slowly over time, neighbourhood planning can happen at the same time, or after, land is zoned for intensification.

The FDS does not include detailed timing for when growth areas will be rolled out over the next 30 years, given the need to be responsive to changing market dynamics. The FDS implementation plan, which is updated annually, will identify and update the staging and roll out of growth areas, in response to market information and feedback, and annual monitoring results. This will inform the Councils' Long Term Planning processes.

The table below outlines a series of key actions that will form a framework for the implementation plan. The Councils will develop the implementation plan following adoption of the FDS.

Action	Purpose	Timeframe	Responsibility
MONITORING AND REVIEW			
Work together on combined population and growth demand projections for Nelson Tasman	Ensures a consistent approach to housing and business projections	Short term	NCC and TDC
Undertaken quarterly and annual reporting on market uptake and development trends	Required by the NPSUD and provides an up to date picture of market conditions to inform the implementation plan	Quarterly/ annually	NCC and TDC
Annual update to the FDS implementation plan based on latest technical and market information	Required by the NPSUD to regularly track progress. Provides the opportunity to review and update priority areas	Annually	NCC and TDC
Preparing an updated Housing and Business Assessment in 2023 to inform the 2024 Long Term Plans	Required by the NPSUD to assess residential and business demand and capacity	Three yearly	NCC and TDC
STRATEGIC ALIGNMENT AND FUNDING			
Align Nelson and Tasman Regional Policy Statements with the FDS growth strategy	Ensures alignment with Councils strategic regulatory planning documents to inform future plan changes	Short term	NCC and TDC
Plan for and fund priority infrastructure through LTPs, Infrastructure strategies and RLTPs	Coordinates land development with infrastructure funding and provision	Short term	NCC and TDC
Explore opportunities for the use of alternative funding mechanisms for strategic growth opportunities	Provides potential alternative funding sources for infrastructure to cater for growth	Short to medium term	NCC and TDC in partnership with developers, central Government and funding agencies



Action	Purpose	Timeframe	Responsibility
SUPPORTING INTENSIFICATION			
Undertake reviews of RMPs and/or progress plan changes to enable intensification	Reduce regulatory barriers to intensification that currently exist in the RMPs	Short term	NCC and TDC
Progress the DAPP process for at risk areas in Nelson	Provides a framework for adapting to the effects of climate change	Short term	NCC
Identify priority areas for neighbourhood planning in those parts of Nelson and Tasman identified for intensification and undertake	Provides a detailed framework for infrastructure planning and amendments to the RMPs	Short term	NCC and TDC
Review and update the Nelson and Tasman Intensification Action Plans	Enables progress to be tracked and the Intensification Action Plans to be updated where needed in response to the FDS	Short term	NCC and TDC
PROVIDING GREENFIELD OPPORTUNITIES			
Identify priority areas for structure planning in greenfield locations and undertake	Provides a detailed framework for infrastructure planning and amendments to the RMPs	Short term	NCC and TDC
PARTNERSHIPS			
Partner with Kāinga Ora, community housing providers and others to explore opportunities for more affordable housing	Enables Councils to support the delivery of more affordable housing	Short to medium term	NCC and TDC



SUBMISSION FORM

DRAFT NELSON TASMAN FUTURE DEVELOPMENT STRATEGY 2022 – 2052

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

Name: _____

Organisation represented (if applicable): _____

Address: _____

Email: _____ Phone number: _____

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

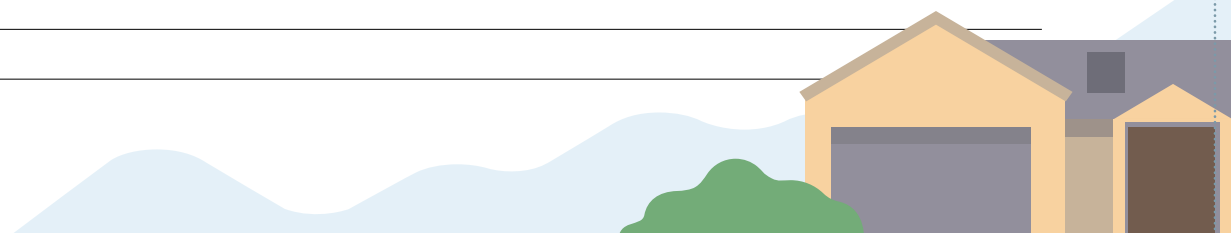
☐ Strongly agree ☐ Agree ☐ Neutral ☐ Disagree ☐ Strongly disagree ☐ Don't know

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

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

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

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



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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

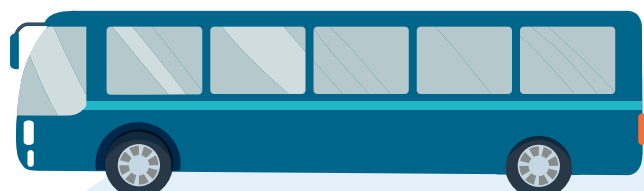
☐ Strongly agree ☐ Agree ☐ Neutral ☐ Disagree ☐ Strongly disagree ☐ Don't know

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

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

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

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



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

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

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

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

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

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

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

☐ More intensification ☐ Less intensification ☐ More greenfield expansion ☐ Less greenfield expansion

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

Once you've filled out this submission form:

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

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

Submissions close 14 April 2022.



COMMUNITY CONSULTATION CALENDAR OF EVENTS



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

