NELSON TASMAN FUTURE DEVELOPMENT STRATEGY 2022–2052

TECHNICAL REPORT

19 SEPTEMBER 2022

Nelson City Council | Te Kaunihera o Whakatū

tasman district council | Te Kaunihera o te tai o Aorere

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1.0 Purpose and structure of report

The purpose of this report is to provide an overview of the methods used and analysis undertaken to prepare the Future Development Strategy (FDS) for Nelson and Tasman, including identifying and evaluating potential future growth areas that informed the preparation of the draft.

This report was first issued as a draft in March 2022 to accompany the draft FDS, and has been updated in August 2022 following consultation on the draft FDS and preparation of the final FDS.

The report is structured as follows:

Section 2 sets out the relevant background including the statutory requirements for the FDS contained in the National Policy Statement on Urban Development 2020 (updated 2022) (NPSUD). This section also provides a high-level overview of the process used to develop the draft FDS and details the actions the Councils have undertaken to implement the 2019 FDS for Nelson and Tasman.

Section 3 provides an overview of the key inputs and assumptions used to prepare the draft FDS including:

- a summary of the housing and business projections contained in the Councils Housing and Business Assessments undertaken in 2021;
- a summary of the opportunities and constraints analysis undertaken.

Section 4 sets out how the Councils have worked with tangata whenua to develop the FDS and summarises the outcomes of hui held with iwi and hapū representatives in 2021/2022.

Section 5 details the consultation and engagement with the community and stakeholders in 2021 that informed the draft FDS, and the formal Special Consultative Procedure (SCP) in March-May 2022 which informed the final FDS.

Section 6 sets out the objectives of the FDS and the process that was used to develop them. It also describes the evaluation framework that has been used to assess the spatial scenarios and the detailed growth options.

Section 7 describes the spatial scenarios that have been assessed and sets out how they have been evaluated to arrive at the preferred spatial scenario – referred to in the draft FDS as the growth strategy.

Section 8 sets out the findings of the evaluation process for the detailed growth areas to arrive at the recommended strategy.

2.0 Background

2.1 Statutory Requirements

2.1.1 The Resource Management Act 1991

The FDS is a Resource Management Act 1991 (**RMA**) planning document. The purpose of the RMA, is the sustainable management of natural and physical resources. In achieving this purpose, matters of national importance must be recognised and provided for (section 6 matters).

These matters of national importance are summarised as follows:

- The preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins;
- The protection of outstanding natural features and landscapes;
- The protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna;
- The maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers;
- the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga;
- The protection of historic heritage from inappropriate subdivision, use, and development;
- The protection of protected customary rights; and
- The management of significant risks from natural hazards.

There are a range of other matters that must also be considered and these are listed in Section 7 of the RMA. They include katiakitanga, the ethic of stewardship, the efficient use and development of resources, the maintenance and enhancement of amenity values and the quality of the environment, the intrinsic values of ecosystems and the effects of climate change. The RMA also requires us to take into account the principles of the Treaty of Waitangi.

These matters have directly informed the FDS, through the objectives[1] in Section 9 of the FDS, the framework used to guide evaluation of the growth options, and the way in which the FDS has been prepared, including the approach to engagement with iwi and hapū.

2.1.2 Local Government Act 2002

The NPSUD requires the Councils to use the SCP in section 83 of the Local Government Act 2002 (**LGA**) when preparing an FDS. This procedure sets out detailed consultation requirements. This requires the Councils to identify and analyse the reasonably practicable options that are relevant to the proposal. Section 7.0 of this Report sets out the reasonably practicable growth options for Nelson and Tasman and evaluates them in detail. The evaluation is based on a comprehensive range of technical data. This evaluation takes into account the relationship of Māori and their

[1] The draft FDS referred to these as 'outcomes' and the final FDS refers to these as 'objectives' following feedback received in submissions.

culture and traditions with their ancestral land, water, sites, waahi tapu, valued flora and fauna, and other taonga. The Technical Report below details the engagement with iwi and hapū to date.

2.1.3 National Policy Statement on Urban Development 2020

The **NPSUD** (View here) sets out the requirements for preparing an FDS. The FDS must be progressed using the SCP under the LGA.

The NPSUD replaces the National Policy Statement on Urban Development Capacity 2016 (**NPSUDC**). The 2019 FDS was prepared in response to the NPSUDC. While the NPSUD carries over many of the themes of the NPSUDC, the NPSUD is much more directive about how councils need to plan and provide for growth. The NPSUD seeks to promote 'well-functioning urban environments' and provide at least sufficient development capacity for expected demand over the next 30 years.

The Nelson Tasman urban environment is identified as a Tier 2 urban environment by the NPSUD. The NPSUD sets out specific requirements for Tier 2 urban environments and local authorities. This includes:

- Providing at least sufficient development capacity to meet expected demand for housing and business land; and
- Preparing a joint FDS, where jurisdiction over the Tier 2 urban environment is shared across local government boundaries.

The NPSUD sets out that the purpose of the FDS as:

(a) to promote **long-term strategic planning** by setting out how a local authority intends to:

(i) achieve **well-functioning urban environments** in its existing and future urban areas; and

(ii) **provide at least sufficient development capacity**…, over the next 30 years to meet expected demand; and

(b) assist the **integration of planning decisions** under the Act with **infrastructure** planning and funding decisions.

Objective 1 of the NPSUD is that New Zealand has 'well-functioning urban environments' that enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.

Policy 1 defines a 'well-functioning urban environment':

> *…urban environments that, as a minimum:*
>
> *(a) have or enable a variety of homes that:*
>
> *(i) meet the needs, in terms of type, price, and location, of different households; and*
>
> *(ii) enable Māori to express their cultural traditions and norms; and*
>
> *(b) have or enable a variety of sites that are suitable for different business sectors in terms of location and site size; and*
>
> *(c) have good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport; and*

(d) support, and limit as much as possible adverse impacts on, the competitive operation of land and development markets; and

(e) support reductions in greenhouse gas emissions; and

(f) are resilient to the likely current and future effects of climate change.

As provided for by the NPSUD, the FDS has been prepared jointly by the councils for the 'Nelson Tasman' Tier 2 urban environment. The FDS must cover the urban environment at a minimum, but may also apply to a wider environment. For this FDS, the urban environment has been defined, and includes all land within Nelson City, and the following towns in Tasman District - Richmond, Brightwater, Wakefield, Māpua and Motueka. The FDS has also assessed growth demands for the rural towns in the balance of the Tasman District and has suggested capacity is needed in a number of towns including Collingwood, Murchison, Tapawera, Tākaka, and St. Arnaud.

The FDS will inform the development of any new plans, or changes to the Councils' existing resource management plans. The NPSUD also strongly encourages that FDS's inform: long term plans, and infrastructure strategies in particular, as well as regional land transport plans; and any other relevant strategies and plans.

2.1.3.1 Core content requirements

The FDS is required to identify, on a map or plan:

- **Broad locations** where development capacity will be provided.
- The **development infrastructure**[2] and **additional infrastructure**[3] required to support or service the capacity, including general location of corridors and other sites for infrastructure.
- **Constraints** on development. Along with constraints on development, this FDS also identifies opportunities as these are important to consider when identifying broad locations for growth.

The NPSUD also requires the FDS to include a clear statement of **hapū and iwi values and aspirations** for urban development.

2.1.4 Informing the FDS

The NPSUD requires that the FDS be informed by those matters set out in section 3.14 of the NPSUD. More detail for each of these is provided as follows.

[2] **development infrastructure** is defined by the NPSUD and means the following, to the extent they are controlled by a local authority or a Council Controlled Organisation (as defined in section 6 of the Local Government Act 2002):
(a) network infrastructure for water supply, wastewater, or stormwater
(b) land transport (as defined in section 5 of the Land Transport Management Act 2003)

[3] **additional infrastructure** is defined by the NPSUD and means:
(a) public open space
(b) community infrastructure as defined in section 197 of the Local Government Act 2002
(c) land transport (as defined in the Land Transport Management Act 2003) that is not controlled by local authorities
(d) social infrastructure, such as schools and healthcare facilities
(e) a network operated for the purpose of telecommunications (as defined in section 5 of the Telecommunications Act 2001)
(f) a network operated for the purpose of transmitting or distributing electricity or gas

The most recent applicable Housing and Business Assessment (HBA)

The Councils have individual HBAs, as well as a joint HBA for the combined urban environment. These were adopted in July 2021.

View the Tasman District Council HBA here.

View the Nelson District Council HBA here.

Further detail on how the HBAs have informed the FDS is set out in Section 14 of the FDS and Section 3 below.

A consideration of the advantages and disadvantages of different spatial scenarios for achieving the purpose of the FDS

Six potential spatial scenarios (broad locations for growth) have been considered as part of the development of the FDS. These spatial scenarios, along with the advantages and disadvantages of each are set out in Section 7. Section 7 also outlines other potential scenarios that were considered early in the process but not advanced to the evaluation stage for various reasons.

The relevant long-term plan and its infrastructure strategy, and any other relevant strategies and plans

Both of the Councils 2021-2031 Long Term Plans (**LTPs**) and infrastructure strategies have been taken into account in preparing this FDS. One of the key drivers of the FDS, as reflected in the purpose, is to integrate planning decisions with infrastructure planning and funding. Taking stock of the Councils' respective infrastructure planning has been critical to ensuring the overall growth strategy makes the most efficient use of existing and committed infrastructure. Asset engineers from each council have therefore contributed to the development of the spatial scenarios and evaluation of potential growth areas, as well as identifying strategic development infrastructure.

Other relevant strategies that have been considered in the preparation of this FDS includes plans and strategies that relate to planning for growth, and include:

- Nelson and Tasman Climate Action Plans
- Nelson and Tasman Intensification Action Plans
- Regional Land Transport Plan
- Tasman District Council Walking and Cycling Strategy
- Draft Nelson Plan
- Tasman Resource Management Plan
- Emerging Taman Environment Plan (Aorere Ki Uta, Aorere Ki Tai)
- Te Ara ō Whakatū - the pathways of Nelson, NCC's City Centre Spatial Plan

Māori, and in particular tangata whenua, values and aspirations for urban development

We have worked with tangata whenua of Te Tauihi 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 Waewae, 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.

Section 4 below sets out the process for working with iwi and hapū, and the outcomes of this engagement.

The Councils have worked with representatives to understand tangata whenua values and aspirations for urban development, as well as the challenges for tangata whenua in realising their aspirations. Section 4 in the FDS sets out the statement of iwi and hapū aspirations prepared collaboratively with those iwi who participated in the process.

The FDS objectives have been developed with input from iwi. Collectively, the 11 objectives seek to align with tangata whenua values and aspirations, including Objective 11 relating to enhancing the mauri of the environment.

Representatives have assisted with the development and evaluation of the various spatial scenarios evaluated in Section 7, as well as the identification and evaluation of growth areas.

Feedback received through the consultation and engagement required by clause 3.15

Clause 3.15 of the NPSUD requires the councils to use the SCP set out in section 83 of the LGA. The SCP requires the councils to make the FDS available to the public and seek the public's views on it. The councils sought written feedback on the draft FDS through submissions during the consultation period between 14th March – 14th April 2022 (inclusive). Submitters also had the opportunity to speak to their submission at a hearing in late April/early May 2022. The FDS has now been updated in response to the feedback received through this SCP. The hearings and Nelson Tasman FDS Subcommittee deliberations report are available at https://www.tasman.govt.nz/my-council/key-documents/more/future-development-strategy/.

The FDS has also been informed by earlier non-statutory consultation in October 2021, as set out in Section 11 of the FDS and Section 5 below. The purpose of this consultation was to ensure the community were informed of the preparation of a new FDS, and to give the opportunity to nominate sites for evaluation. This allowed the project team to evaluate as many sites as possible as part of preparing the draft FDS.

A review of previous feedback on other Council plans, such as the LTPs and consultation undertaken as part of the preparation of new resource management plans was also completed. This was to ensure community values already expressed to the Councils were incorporated, where possible and relevant in the FDS. Along with the NPSUD and other national direction, these themes arising from previous engagement have informed the development of the objectives and the growth strategy.

Clause 3.15 also requires the councils to engage with the following in preparing the draft FDS:

- other local authorities with whom there are significant connections relating to infrastructure or community
- relevant central government agencies
- relevant hapū and iwi
- providers of additional infrastructure
- relevant providers of nationally significant infrastructure
- the development sector (to identify significant future development opportunities and infrastructure requirements).

Section 5 contains a summary of engagement completed to date that has informed the preparation of the FDS. This includes engagement with those entities listed above.

Every other National Policy Statement under the Act, including the New Zealand Coastal Policy Statement

The FDS has also been informed by the policy set by the following national policy statements[4]:

- New Zealand Coastal Policy Statement 2010 (**NZCPS**)
- National Policy Statement for Freshwater Management 2020 (**NPSFM**)
- National Policy Statement on Electricity Transmission 2008 (**NPSET**)

The Government is currently reforming the RMA and developing new national policy for Indigenous Biodiversity (**NPSIB**) and Highly Productive Land (**NPSHPL**). The national policy is planned to take effect in 2022. Future iterations of 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.

More detail on the how these national policy statements have informed the FDS and the supporting evaluation process are set out in the sections below.

2.2 Overview of methodology to prepare the FDS

Introduction

The preparation of the FDS started in July 2021. The methodology applied to develop the draft FDS followed five broad stages as set out below.

2.2.1 Stage 1 (July – September 2021)

The focus of Stage 1 was primarily information gathering, developing strategic outcomes and the assessment framework, and starting communications on the FDS project as well as the initial phase of iwi and hapū engagement.

FDS development

The initial phase of the FDS interactive GIS viewer was developed in Stage 1, to allow the project team to spatially identify potential growth areas and various opportunities and constraints. Information gathering included sourcing numerous GIS layers from various sources, and discussing the project with council's asset and infrastructure engineers to inform the opportunities and constraints mapping. This included mapping of available information on natural hazards, the natural environment, the human environment and infrastructure.

During this stage the project team also undertook a review of baseline information available from the most recent LTP consultation and development processes, as well as feedback arising from recent engagement on each council's resource management plan review. This base information was themed up, along with other strategic directions the FDS must address such as s6 RMA matters and national policy statement direction. These themes were then used to develop a series of 12

[4] Note that the other NPS, the National Policy Statement for Renewable Electricity Generation 2011 is not considered to have any particular relevance to this FDS.

draft FDS strategic directions/outcomes (now objectives) and categories for the MCA that was developed for site assessments.

A review of each council's HBA was also undertaken, and a high-level assessment of capacity required to be identified by the FDS under medium and high growth scenarios was confirmed for both housing and business land/growth.

Key Stakeholder Engagement

Initial engagement actions during Stage 1 included a press release on the FDS project, confirming the key stakeholder group and contacting stakeholders. A meeting with key stakeholders was held in late September 2021 where an overview of the FDS project was presented and key themes for guiding the FDS and the site assessment process were workshopped.

The FDS landing page on each Council's website was also refreshed with an overview of the project and factsheet provided. The councils set up an 'expression of interest' page on their websites where people could nominate sites for consideration as potential growth areas.

A list of the key stakeholders is included at Appendix 2.

Iwi and hapū engagement

Before Stage 1, Council staff contacted all iwi of Te Tauihu and asked for their preferred engagement method on this project. Some hui were held and other responses were received. The project team reached out to all iwi of Te Tauihu again during Stage 1 and confirmed the engagement approach and tikanga (protocols), made contact with each council's kaihautū and contacted iwi and hapū representatives to set up the first hui. Kanohi ki to kanohi (face to face) hui with as many iwi / hapū reps as possible was scheduled and was completed at the end of September 2021. This included a presentation on the FDS project and sought input from representatives on the way forward, with an emphasis on kōrero and tikanga Māori.

2.2.2 Stage 2 (October – November 2021)

The focus of Stage 2 was to analyse the baseline information gathered during Stage 1, start to use this information to develop potential broad options for growth ('spatial scenarios') and to start the site assessment process. Engagement with stakeholders, the community and iwi and hapū representatives continued during Stage 2.

FDS development

Stage 2 involved refining the draft objectives, site assessment methodology and the Multi Criteria Analysis (MCA) following feedback from the council staff, elected members, stakeholders, iwi and hapū representatives and the community. Nearly 200 potential growth area sites across Nelson and Tasman urban and rural environments were assessed using the MCA comprising over 20 different criteria.

Parallel to the site assessment process, a summary of strategic opportunities and constraints mapping was completed, and then four initial spatial scenarios (broad options for growth) were developed that responded to the opportunities and constraints. These four options were then evaluated against the draft FDS outcomes, assessed for capacity, and the advantages and disadvantages of each considered.

Two workshops with elected members were also completed during Stage 2. The first workshop focussed on the growth projections and capacity required to be identified in the new FDS, an overview of engagement, draft outcomes, and an overview of categories and information for the MCA. The second workshop included an update on engagement outcomes, refinements to the draft outcomes, an update on site assessment, and the introduction to and workshopping of the four initial spatial scenarios (broad options for growth).

Engagement

Stakeholder engagement continued during Stage 2 on a one-on-one and as required basis, including provisions of information from stakeholders to assist with GIS information layers and site assessment. Several stakeholders provided feedback on the MCA framework, and a number of stakeholders also provided feedback on the draft spatial scenarios.

Community webinars were hosted by each Council during October 2021, with the community providing feedback on draft strategic directions/outcomes, and nominating sites for consideration and assessment as potential new growth areas.

Each Council also engaged specifically with young people, via the Youth Councils. This mainly involved an event where the young people wrote a post card to themselves in 2050 describing what their local area was like.

The Councils continued to provide public updates on the FDS through social media, council newsletters and joint press releases.

Iwi and hapū engagement

A second hui was held with iwi and hapū representatives who could attend during November 2021. At this hui, staff and iwi and hapū representatives had an initial kōrero regarding a statement of iwi and hapū values and aspirations for development, went through key criteria in the MCA and reviewed sites identified for potential selection.

2.2.3 Stage 3 – December 2021 – February 2022

During Stage 3 the project team focussed on continuing to assess sites for inclusion as potential growth areas, while at the same time developing a recommended draft spatial scenario for consultation purposes. Once the site assessment was completed draft growth plans for each area/town/city within the Nelson Tasman region were prepared, and the capacity provided under each growth area and scenario continued to be checked and refined.

FDS development

During Stage 3, the final refinements were made to the draft outcomes. Individual site assessments under the MCA continued to be reviewed and refined, and the preferred/recommended growth area and sites for consultation were selected. The team also undertook a detailed analysis of capacity enabled under the draft scenarios, and developed the final recommended spatial scenario for consultation purposes.

While the preferred growth areas were being confirmed, Council infrastructure and asset engineers assessed the high-level development infrastructure required to service the growth areas. This information, including broad locations for infrastructure, was then included in the

growth area maps for each location, and was also displayed on a spatial layer in the interactive GIS viewer.

Three workshops with elected members were held during this stage. The first, in December, provided elected members with an overview of all the potential growth sites assessed using the MCA. In January, a workshop was completed that focussed on the refined and recommended growth strategy (spatial scenario) to consult on. A third workshop was held in February on the draft FDS document.

Engagement

Landowners of greenfield growth areas were contacted at the end of February 2022 to advise them that their sites were being included as potential growth areas in the draft FDS.

Stakeholders were contacted in February to update them on the progress of the FDS development and advise them of the Councils' intention to notify the draft FDS for public consultation in mid-March.

The Councils continued to provide public updates on the FDS through social media, Council newsletters and joint press releases.

Iwi and hapū engagement

A third hui was held with iwi and hapū representatives during January 2022. At this hui staff and iwi representatives continued to workshop the statement of iwi and hapū aspirations, recapped the site selection process, worked through the spatial scenarios and growth areas and discussed next steps and process for the formal notification of the FDS.

2.2.4 Stage 4 – March 2022 – May 2022

Stage 4 was primarily focussed on public consultation, including notifying the draft FDS using the SCP, receiving submissions, and the opportunity for submitters to appear before the Nelson Tasman FDS Subcommittee. Following the hearing, all submissions were read and analysed and a summary report was prepared. The FDS Subcommittee then deliberated and made recommendations to the Nelson Tasman Joint Committee on changes required to the draft FDS as a result of consultation.

FDS development

The statement of proposal, a draft FDS and the supporting draft Technical Report was put forward to the Nelson Tasman Joint Committee on 8th March 2022. Endorsement and agreement to move to the public consultation stage was given.

Engagement

The draft FDS was notified for public submissions from 14th March 2022 to 14th April 2022. During this engagement period the councils ran a series of online community information sessions. These were held online given the Covid-19 settings at the time.

The Councils received 568 submissions throughout the consultation period, including five late submissions (which were accepted by the FDS Subcommittee on the first day of the hearings). These submissions were predominantly received via the online questionnaire. After submissions closed in mid-April, submitters had the opportunity to present their submission before the FDS

Subcommittee at the hearings held in late April/early May 2022. A total of 120 submitters presented their submissions to the FDS Subcommittee.

The FDS Subcommittee was made up of three elected members from each council, and one iwi representative for the eight iwi of Te Tauihu.

Following the consideration of the submissions and completion of the hearings, the FDS Subcommittee considered a wide range of proposals and identified a number of recommendations that should be incorporated into the final FDS.

For each new site suggested through submissions and recommended for inclusion in the FDS, the councils contacted the owner of each site, as well as the owners of any new adjoining site to seek feedback. This feedback was passed on to the FDS Subcommittee for their consideration during deliberations.

The deliberations report presented to the Joint Committee can be found at the link below. This includes a detailed summary of submissions and an analysis report of key themes that arose from the submissions.

Deliberations Report

Attachments

2.2.5 Stage 5 – June 2022 – July 2022

During Stage 5, the FDS was updated and refined following submissions and the policy recommendations made by the FDS Subcommittee. This included revising the preferred spatial scenario into the final strategy for adoption as detailed in Section 7.0 of this report.

A Joint Committee briefing on the recommended changes was held in late June. Recommendations on changes to the draft FDS as a result of submissions were made to the Nelson Tasman Joint Committee who decided to direct the councils to make policy changes to the FDS on the 27th July 2022. Changes have been made to the FDS to reflect these resolutions, and the final FDS was formally adopted by the Nelson Tasman Joint Committee on 29 August 2022 with effect from 19 September 2022.

2.3 Implementation of the 2019 FDS

The 2019 FDS identified capacity was required 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 associated 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;
- Completing the Nelson Climate Action Plan and progressing the Tasman Climate Action Plan; and
- Developing the draft 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, primarily though intensification and higher density greenfield development.
- 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. Nelson City Council has two staff climate change positions.
- Tasman District Council is progressing work on managing the effects of climate change through the application of the Dynamic Adaptive Pathways Planning (DAPP) process. This includes a local climate risk assessment and developing options to manage risks in affected areas. TDC has also allocated resource for a dedicated climate change lead within the Council and is currently recruiting for this position.

3.0 Inputs and assumptions

3.1 Introduction

This section covers the various inputs and assumptions that have informed the FDS. This includes residential and business land growth projections, as well as mapping that has assisted with the development of spatial scenarios and identification of growth areas.

3.2 Growth assumptions

3.2.1 Evidence base

The Councils HBAs provide detailed forecasts for residential and business growth over the next 30 years. The Councils have prepared individual HBAs for their regions, as well as a combined HBA as it relates to the Nelson and Tasman combined urban environment.

These documents can be found here:

- http://www.nelson.govt.nz/building-and-property/city-development/urban-development-capacity/
- https://www.tasman.govt.nz/my-council/key-documents/more/urban-development-reports/capacity-assessments/

The HBAs provide demand forecasts under a medium growth scenario. For the purpose of the FDS, these demand projections have been included and further adjusted so we can also understand what growth will be under a high growth scenario. The FDS plans for the high growth scenario so that there is enough capacity in the pipeline if growth turns out to be higher than the medium growth forecast.

3.2.2 Residential growth

Population growth in both Nelson and Tasman has generally outpaced the national average and has been a significant contributor to economic growth in the region. Figure 1 below shows this trend.

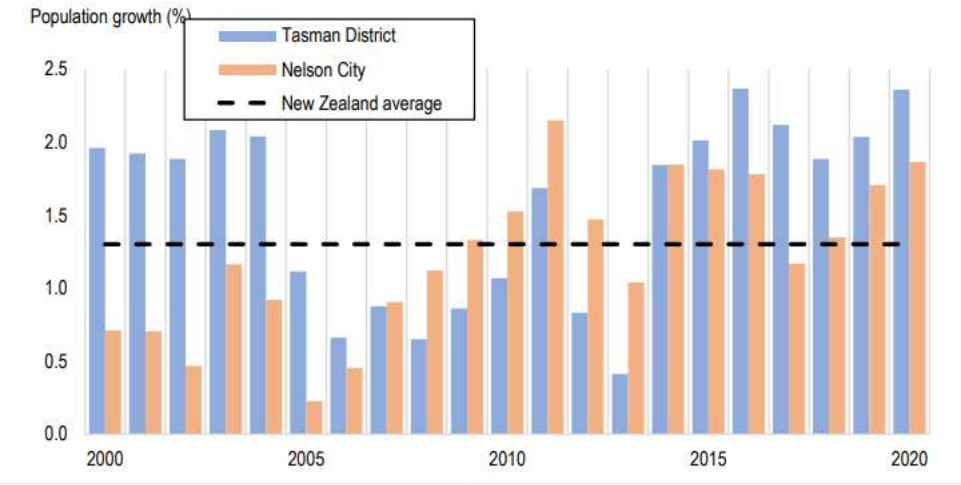

Figure 1 Showing historic population growth in Nelson and Tasman (Source: Nelson and Tasman combined Housing and Business Assessment 2021).

From 2020 to 2021, Tasman has continued to experience strong population growth, up 1.5% from a year earlier. While this population growth is lower than the previous year, it is relatively high compared with the national average. The international borders have been closed during this time. This is contrasted with Nelson's population, which has remained relatively unchanged over the previous year.

Building on the Councils' HBAs, 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, Tapawera and areas like Golden Bay having strong demand for housing. For the whole of rural Tasman, 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.

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.

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.

Housing affordability is a key issue for Nelson and Tasman with the Government's measure of housing affordability showing that in December 2018 about 81% of first-time buyer households in Tasman could not afford a typical 'first home' priced house, spending more than 30% of income on housing costs. Similarly, Nelson's share of first home buyer households spending more than 30% of their income on housing costs was 80%. This is partly due to lower than national average household incomes, which are 13% below the national average, with Nelson and Tasman being the second lowest in New Zealand. In November 2020, the Massey University Home Affordability Index showed Tasman as the second least affordable region in the country with Nelson placed third, behind Auckland.

3.2.3 Business growth

Nelson and Tasman's economy is highly interconnected and the commuting flows between 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 2 below.

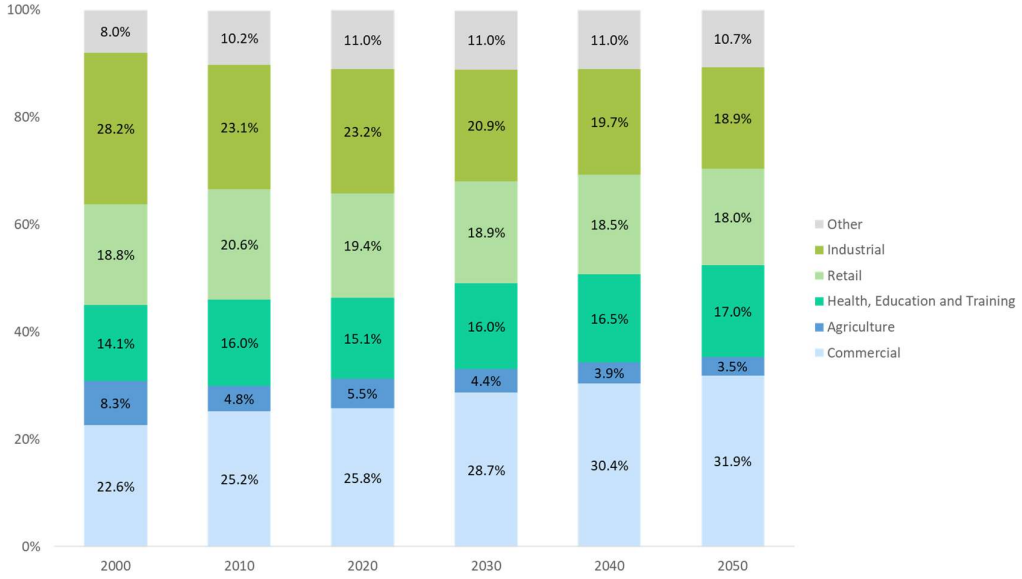

Figure 2 Showing the change in the share of Nelson and Tasman's employment sectors (Source: Sense Partners Business Demand Assessment June 2020)

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.

Building on the Councils HBAs and advice provided by Sense Partners on business land demand[5], 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.

[5] See 'Demand for business land in the Nelson and Tasman shared urban environment', prepared by Sense Partners, dated June 2020.

The Councils have capacity to cater for this growth over the long term, with the HBAs 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, Motueka, Murchison and Tākaka following a survey undertaken by Tasman District Council in 2021.

3.3 Opportunities and constraints mapping

The FDS has been informed by the identification and mapping of a series of opportunities and constraints. Constraints are mandatory requirements for the FDS under the NPSUD, and identifying opportunities has assisted the Councils in identifying growth areas. Opportunities and constraints have been mapped in an interactive GIS viewer and mapping of strategic opportunities and constraints are included in the FDS document.

3.3.1.1 What the NPSUD requires

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

a) the broad locations in which development capacity will be provided over the long term, in both existing and future urban areas, to meet the requirements of clauses 3.2 and 3.3; and

b) the development infrastructure and additional infrastructure required to support or service that development capacity, along with the general location of the corridors and other sites required to provide it; and

c) any constraints on development.

With regard to (b), "development infrastructure" and "additional infrastructure" are both defined terms within the NPSUD (see section 2 above).

3.3.1.2 Constraints (s3.13(2)(c))

There is no specific guidance as to what needs to be displayed in order to satisfy the requirements of (c). However, Policy 1 and Section 3.32 of the NPSUD do provide some indirect guidance as to the types of matters that may be relevant when identifying constraints on development for the purposes of developing a FDS. These are identified below along with their relevant statutory references:

- Current and future effects of climate change (Policy 1(f));
- Coastal environment, wetlands, lakes and rivers (Section 3.32(1)(a) - RMA s(6)(a); 3.32(1)(b) – National Policy Statement: Freshwater);
- Outstanding natural features and landscapes (Section 3.32(1)(a) - RMA s(6)(b));
- Areas of significant indigenous vegetation and significant habitats of indigenous fauna (Section 3.32(1)(a) - RMA s(6)(c); s3.32(1)(b) - NPSIB);
- Culturally significant lands, water, sites and wahi tapu (Section 3.32(1)(a) - RMA s(6)(e));
- Historic heritage (Section 3.32(1)(a) - RMA s(6)(f));
- Natural hazards (Section 3.32(1)(a) - RMA s(6)(h));
- Highly Productive Land (Section 3.32(1)(b) - NPSHPL); and

- Nationally significant infrastructure (Section 3.32(1)(c) and (e)).

3.3.1.3 Outputs

A GIS viewer (along with accompanying spatial data) has been developed to support the FDS. The viewer has been developed to help inform public consultation around the location of development constraints as well as potential growth areas. The GIS viewer can be viewed here.

3.3.1.4 Summary of Spatial Data used

In response to the above, data was collected from a range of local and central government sources. Table 1 below sets out the data sources that have been sourced or created as part of the development of the FDS to inform an understanding of development constraints across the project area.

Table 1 Summary of Spatial Data captured

Spatial Information	Tasman District Council	Nelson City Council
Natural Hazards	Coastal Inundation (Scenario: 2m Sea Level Rise and 1% Annual Exceedance Probability (AEP) Storm-tide)	Coastal Inundation (Scenario: 2m Sea Level Rise and 1% Annual Exceedance Probability Storm-tide)
	Flooding • Scenarios: o Future Brightwater Flood Extent (1% AEP, RCP8.5, years 2081-2100) o Future Richmond Flood Extent (1% AEP, RCP8.5, years 2081-2100) o Future Māpua Ruby Bay Flood Extent (1% AEP, present day rainfall) o Future Takaka Flood Extent (1% AEP, RCP8.5 years 2081-2100) o Present day flood extent from Motueka River if stopbanks fail (1% AEP) o Future Motueka Flood Extent (1% AEP, RCP8.5, years 2081-2100) o Future Pohara Flood Extent (1% AEP, present day flood extent)	Flood model (years 2100 and 2130) for the entire Territorial Local Authority area. The assessment of flooding risk which includes both depth and flow limited to urban area and does not extend to Hira or Wakapuaka.

	Flood modelling for the wider District has not been undertaken.	
	Slope Instability Data is limited to key locations in the District, being Richmond foothills, Ruby Bay sea cliffs, Clifton – Pohara – Ligar Bay, and Collingwood. Based on the Tasman Resource Management Plan Slope Instability Risk Areas and updated in 2021 for all areas, with the exception of Ruby Bay sea cliffs. A broader assessment across the wider District has not been undertaken.	Slope Instability
	Liquefaction Region-wide liquefaction map (December 2021), using 'Level A' criteria in MBIE's 2017 Guidance. It is based on published geological information as well as LiDAR ground elevation data and groundwater level data. The mapping does not include site specific subsurface investigations which are part of more detailed assessments (Level B-D mapping criteria).	Areas subject to Potential Liquification.
	Earthquake Fault lines GNS Active Fault database (dataset covering both Council's provided by TDC). Fault Rupture Risk Areas as shown for each district as per the Tasman Resource Management Plan and Nelson Resource Management Plan (dataset covering both Council's provided by TDC).	
Landscape	Draft Coastal Environment	No equivalent data source available.

	No equivalent data source available.	Outstanding Coastal Natural Character identified within the existing Resource Management Plan.
	Draft Outstanding Natural Features and Landscapes.	Operative Outstanding Natural Features and Landscapes identified within the existing Resource Management Plan.
	No equivalent data source available for the entirety of the Region.	Significant and Special Landscape Features identified within the existing Resource Management Plan.
Natural Environment	Wetlands. This information is partially based on a desktop review of aerial photography and ground truthing in advance of detailed mapping required under the NPSFM being undertaken by TDC.	No equivalent data source available.
	Natural Unconfined Aquifers (limited geographic scope around existing urban areas).	No equivalent data source available.
	Land Use Capability (Manaaki Whenua/ Landcare Research National database)	
	TDC Productive Land Class database (1994/2021)	No equivalent data source.
	Significant Natural Areas identified within the existing Resource Management Plan.	Significant Natural Areas identified within the existing Resource Management Plan.
	Landcover (Manaaki Whenua/ Landcare Research National database). Included as a consistent proxy for potentially significant natural areas or areas with indigenous biodiversity across both council areas.	

Cultural	Historic Heritage Items identified within the existing Resource Management Plans.	
	Cultural Heritage Sites identified within the existing Resource Management Plans.	
	No equivalent classification existing within the Tasman Resource Management Plan.	Sites and Areas of Significance to Iwi identified within the existing Resource Management Plan.
Infrastructure	Facilities – Composite spatial information on schools, hospitals, community centres, libraries, pools, community halls and fire stations compiled from a range of data sources including Land Information New Zealand "Facilities" database and Top of the South Maps "Places of Interest".	
	Airport Height Restrictions	
	Transmission Corridors (LINZ national dataset)	
	No equivalent data source provided.	Designations identified within the existing Resource Management Plan.
	Existing bus routes and bus stops.	
	Planned bus routes and bus stops.	
	Future Cycle Network	No equivalent data source available.
Base Data	Planning Zones identified within the existing Resource Management Plans.	
	Existing Urban Areas. Note, this is a Combined dataset prepared by B&A amalgamating all urban zones identified within the existing Resource Management Plans into a single feature class.	
	Existing Rural Residential Areas. Note, this is a Combined dataset prepared by amalgamating all rural residential zones (or equivalent)	

	identified within the existing Resource Management Plans into a single feature class.
	Council Reserves (Combined dataset sourced from Top of the South Maps)
	National Parks (Combined dataset sourced from Top of the South Maps)
	Rivers (LINZ national dataset)
	Roads (Combined dataset sourced from Top of the South Maps)
	Property Parcels (LINZ national dataset)

3.3.1.5 Gap Analysis

As identified in Table 1 above, spatial data has been sourced from both Council's through the project. Where appropriate, this has been supplemented with open data sets sourced from a range of government agencies (e.g. Land Information New Zealand). A summary of key gaps or issues with the data is set out below.

Table 2 Gaps and mapping issues

Gap/ Issue	Comments
Flooding Data	Nelson has supplied comprehensive flooding data in a consolidated format that applies across the entire district. Tasman has provided a number of individual outputs from flood modelling undertaken as part of discreet packages of work since 2010. These modelled areas are focused around the main urban settlements of Tasman. This means that not all FDS areas have the same level of information available to undertake the assessment. However, the overall impact of this is considered to be relatively minor as the only large assessment areas outside of these flood models are likely to only be suitable for rural residential uses (at best). This type of development can easily be designed to manage potential flooding issues should they exist. Local knowledge and details of past events has also helped to inform the criteria assessment.

Slope Instability	Nelson has undertaken a slope instability analysis which applies across the entire district and generally applied to sites with a slope greater than 30%. TDC has provided a more limited dataset focusing on key areas of Richmond foothills, Ruby Bay sea cliffs, Takaka – Pohara – Ligar Bay, and Collingwood. It is likely there are large areas potentially subject to slope instability across the District. However, this is unlikely to be a critical issue impacting on the most suitable sites for development as these are likely to be contained to flatter areas around existing towns. Where there may be concerns around an assessment site, an assessment of general contour data to understand the steepness of slopes could be used as an alternative indicator.
Wetlands and Aquifers	TDC has provided draft wetland information covering the whole district. This information is still preliminary and is largely based off a desktop exercise. Further refinements to this information will need to be undertaken to comply with the NPSFW. In contrast NCC has not made available any detailed data relating to wetlands or potential unconfined aquifers as it does not currently exist. Lack of information on aquifers is unlikely to be a major issue in Nelson due to the extent of the existing urban environment relative to potential growth areas and the location of its water sources from the Maitai and Roding Rivers east of the City.
Significant Natural Areas (SNAs)	TDC has limited data available on SNAs within the operative plan. In absence of this data, Landcare Research's 'Land Cover' database has been included to provide an indication of where significant areas of mature (and exotic) vegetation exists across both districts.
Liquefaction	NCC has provided details on liquefaction risks, and this information continues to be developed as this FDS is finalised. At the time of assessing sites, TDC were still in the process of undertaking this work, and a regional assessment is now complete. However, this is not considered to be a major issue as liquification does not necessarily indicate an area is unsuitable for development, rather there is likely to be a premium on the development of that land. In many instances areas potentially subject to liquification will likely be subject to other constraints such as flooding and coastal inundation.

Status of Data	Several of the data sets provided by both councils are still in draft/ proposed format and will be subject to separate public feedback and/ or future plan change/ plan review processes. As such, these datasets remain subject to changes and refinements. Any material changes to this information can be considered as part of future reviews of the FDS.

3.3.1.6 Accessibility Analysis

An accessibility analysis has been undertaken to help inform assessment of each site and ensure the FDS is consistent with the NPSUD's policy framework of establishing well-functioning urban environments.

Accessibility can most easily be defined as your ability to go places so that you can do things. The assessment of this is strongly driven by data (e.g. census, GIS) and is based on two key components:

(1) the transport network serving any urban area (the how we travel); and

(2) the spatial distribution and location of destinations or 'points of interest (the why we travel).

Based on this, determination of the 'level of accessibility' within any given area of the Nelson Tasman urban environment relative to another area needs to be informed by how many points of interest can be accessed within a given time frame. Details of the matters considered as part of this assessment are set out in Appendix 1. Once points of interest had been identified, values were attributed to each of these based on their importance in supporting day-to-day needs of residents with a greater weighting given to access via walking. The output of these calculations were then spatially displayed to demonstrate overall accessibility on a 5-point scale between most accessible (red), moderately accessible (yellow) and least accessible (dark green). This is shown in Figure 3 below.

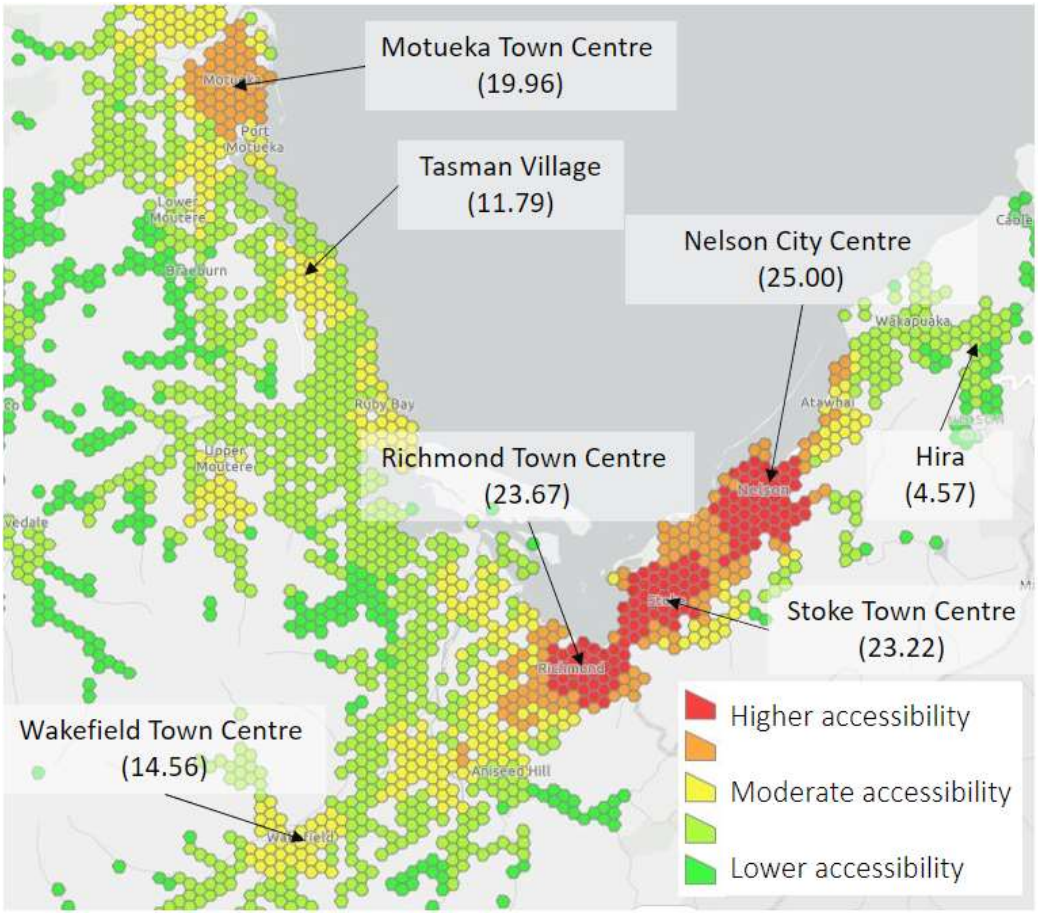

Figure 3 Relative Accessibility of the Nelson Tasman Urban Environment

The outcome of this analysis indicated that areas around Nelson City Centre, Stoke and Richmond Town Centre are considered the most accessible in the urban environment and should be a focus for accommodating a significant portion of future growth requirements. In terms of potential greenfield development, areas around Maitai Valley, Richmond South and Saxton performed well and these would likely be further supported from more localized provision of amenities (e.g. a new park or school) if development is undertaken in these locations.

3.3.1.7 Demand Analysis

Policy 5 of the NPSUD requires Tier 2 councils to consider the impacts of demand when assessing intensification in urban areas. To help address this, a simple demand analysis consistent with the Ministry for the Environment guidance has been run utilising both Nelson and Tasman's rating databases. This analysis maps both the Land Value to Capital Value Ratio (LV2CV) as well as the land value per sqm to provide a proxy for potential redevelopment and intensification opportunities. The outcome of this analysis is to provide additional scoring for those brownfield sites more suitable for intensification and inform potential building heights and density assumptions to assist with understanding potential capacity.

The LV2CV identifies two categories of areas of those with ratios between 0.50-0.75 and those with ratios above 0.75. Typically, the higher the ratio the more supportive a site may be for intensification. Land values per sqm have also been calculated for all rateable parcels within the

Nelson Tasman Urban Area based on each Councils' rating database. Two price bands of $400-1000 per sqm and over $1000 per sqm have been mapped to identify areas with higher property prices relative to other areas across each jurisdiction. Where the highest land values and highest LV2CV ratios overlap (e.g. Nelson City Centre), these areas have scored the highest under the demand criteria of the MCA. As the requirement for a demand analysis relates to intensification of existing urban environments, greenfield sites (e.g. those in Richmond South) were not considered as part of this analysis.

3.4 Findings

The existing urban environment and its immediate rural hinterland across Nelson and Tasman is characterised by several significant development constraints which has informed existing patterns of urban development and limits opportunities for further expansion.

To the east of Nelson and Richmond are a series of steep mountain ranges which are a key source of potable water for each region. This area is largely held as conservation land and also features an active faultline. Ribbon development has occurred east of the urban environment along a number of valleys in the past but opportunities for this remain limited.

Tasman Bay forms an obvious constraint to the immediate west, which combined with potential impacts of sea-level rise and the location of strategic infrastructure in the port and airport potentially constraints urban development in areas such as Tāhunanui and north of Nelson City Centre. Land south and west of Richmond, around Motueka and in close proximity to Brightwater is currently in productive uses and forms a key component of the economic base of Nelson Tasman. Flooding of the Wai-iti, Wairoa and Waimea Rivers also poses a risk to future development. Similar issues around productive land, coastal inundation and flooding are also present around other key centres and rural settlements including Māpua, Motueka, Tākaka, Tapawerea and Murchison. The least constrained land is predominantly focused in existing urban areas around Nelson South, Stoke and Richmond town centre.

In terms of opportunities, there still remains some significant pockets of existing residential zoned and/or deferred residential zoned land that will be able to accommodate future housing growth in the short-to-medium term. This is predominantly focused around the periphery of Richmond, Motueka and Māpua. Accessibility analysis has indicated that the areas around Nelson City Centre, Stoke Town Centre and Richmond Town Centre are the most accessible relative to other areas across both jurisdictions and should be a major focus for future growth. Similarly, the corridor between Vanguard Street and Waimea Road as one moves south from Nelson City Centre performs strongly in an area with minimal development constraints. A high level demand analysis has also identified the greatest opportunities for intensification in and around Nelson City Centre as well as coastal locations.

4.0 Tangata whenua

4.1 Background – Relevant Iwi and Hapū Provisions

4.1.1 Resource Management Act 1991

The FDS has been developed by the Councils under the requirements of the NPSUD under the RMA. With respect to iwi and hapū engagement, Part 2 of the RMA includes a variety of provisions relating to Māori values and engagement that relate to the development of the FDS. The most directly relevant include:

> *Section 6 Matter of National Importance*
>
> *In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall recognise and provide for the following matters of national importance:*
>
> > *(e) The relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga.*
>
> *Section 7 Other Matters*
>
> *In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall have particular regard to :*
>
> > *(a) Kaitiakitanga.*
>
> *Section 8 Treaty of Waitangi*
>
> *In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi).*

Part 2 has strong directives regarding iwi and hapū values that are carried through to lower order provisions of the RMA. There is a clear obligation for Councils, as Crown Treaty partners, to take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi) which include partnership, good faith and early engagement. These provisions also inform the NPSUD addressed below.

4.1.2 National Policy Statement Urban Development

In accordance with the RMA provisions, the NPSUD includes the following relevant provisions to iwi and hapū engagement:

> *Objective 5*
>
> *Planning decisions relating to urban environments, and FDSs, take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi).*
>
> *Policy 9:*

Local authorities, in taking account of the principles of the Treaty of Waitangi (Te Tiriti o Waitangi) in relation to urban environments, must:

a) involve hapū and iwi in the preparation of RMA planning documents and any FDSs by undertaking effective consultation that is early, meaningful and, as far as practicable, in accordance with tikanga Māori; and

b) when preparing RMA planning documents and FDSs, take into account the values and aspirations of hapū and iwi for urban development; and

c) provide opportunities in appropriate circumstances for Māori involvement in decision-making on resource consents, designations, heritage orders, and water conservation orders, including in relation to sites of significance to Māori and issues of cultural significance; and

d) operate in a way that is consistent with iwi participation legislation.

3.13 Purpose and content of FDS

(3) Every FDS must include a clear statement of hapū and iwi values and aspirations for urban development.

3.14 What FDSs are informed by

(1) Every FDS must be informed by the following:

(d) Māori, and in particular tangata whenua, values and aspirations for urban development.

Following on from the strong directives in Part 2 of the RMA, the NPSUD includes specific and directive provisions relating to the principles of the Treaty of Waitangi (Te Tiriti o Waitangi) and effective consultation of iwi and hapū in the preparation of the FDS itself.

4.1.3 Local Government Act 2002

The councils must follow the SCP under the LGA before making decisions on the FDS. The LGA also contains a number of important provisions relating to local authority responsibilities to Māori and in relation to the Treaty of Waitangi.

Section 4 of the LGA addresses the Treaty of Waitangi and provides:

Section 4 Treaty of Waitangi

In order to recognise and respect the Crown's responsibility to take appropriate account of the principles of the Treaty of Waitangi and to maintain and improve opportunities for Māori to contribute to local government decision-making processes, Parts 2 and 6 provide principles and requirements for local authorities that are intended to facilitate participation by Māori in local authority decision-making processes.

Section 77(1) of the LGA provides:

A local authority must, in the course of the decision-making process,—

(a)seek to identify all reasonably practicable options for the achievement of the objective of a decision; and

(b)assess the options in terms of their advantages and disadvantages; and

(c)if any of the options identified under paragraph (a) involves a significant decision in relation to land or a body of water, take into account the relationship of Māori and their culture and traditions with their ancestral land, water, sites, waahi tapu, valued flora and fauna, and other taonga.

The other obligations to Māori under the LGA include that a local authority:

(a) Section 81 - must provide opportunities for Māori to contribute to decision-making processes;

(b) Section 82 - must ensure that it has in place processes for consulting with Māori.

Consequently, the LGA requires careful consideration of Māori values and views in LGA decision-making processes.

4.2 Iwi and hapū engagement process

4.2.1 Approach

The approach included early and ongoing kōrero, engagement and hui with iwi and hapū who expressed an interest in being involved in the development of the FDS, with all iwi of Te Tauihu contacted before the FDS project commenced. This has involved iwi and hapū representatives specifically engaged for input into the MCA framework and outcomes of the FDS as well as the statement of iwi and hapū aspirations. Iwi also reviewed potential new development sites and results of the MCA scoring, across a series of hui.

The following guiding kaupapa (principles) have been applied to the iwi and hapū engagement:

- Mana ki te Mana: dedicate staff to engagement that are of similar status to those being engaged with;
- Whakamana I te tangata: respect for the people through support, protocols and Kaupapa;
- Manākitanga: be accepting of Te Ao Māori views and values;
- Rangatiratanga: leadership and 'out of the box' thinking;
- Kanohi kitea: be seen to be participating alongside Māori; and
- Focus on kōrero: spoken word rather than written word and correct Te Reo Māori.

To prepare the FDS, we reached out to representatives from iwi and hapū in Te Tauihu 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 and
- Ngāti Waewae
- Te Āwhina Marae
- Onetahua Marae
- Whakatū Marae

Representatives from each of the iwi and hapū were contacted in April/ May 2021 and again in late August at the inception of the project to understand how they wanted to be involved going forward and three key hui were held as detailed in the Schedule of Engagement in Table 3 below.

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 which included meeting notes, relevant attachments, presentation slides, details on development sites to be reviewed and invites to provide input into the draft statement of iwi and hapū aspirations. Some of the representatives also expressed the view that they did not have further information to add following the previous 2019 version of the FDS having been recently adopted and consulted on.

Ngāi Tahu and Ngāti Tōa Rangatira were contacted however did not respond beyond the initial hui with Ngāti Tōa Rangatira in May 2021. Ngāti Waewae were not directly involved in the development of the FDS and deferred to other iwi and hapū that were more interested within their rohe. Ngāti Koata and Ngāti Kuia did not attend the hui but instead maintained a watching brief over the project, with Ngāti Kuia providing some specific feedback on sites in December 2021. Remaining iwi were more actively involved in the development of the FDS, as detailed below.

Table 3 Key dates for iwi and hapū engagement

Date	Detail
Late August 2021	Initial contact to all iwi and hapū representatives via phone or email, depending on contact details provided. This contact to introduce the project and to kōrero re the preliminary hui.
29th September / 30th September 2021 - Preliminary Introductory Hui	These hui were kanohi ki te kanohi (face to face) at various locations in Nelson and online via virtual Teams meetings. Attendees included representatives from both Councils and representatives from: • Ngāti Apa ki te Rā Tō; • Te Ātiawa; and • Ngāti Rārua.

15th November 2021 – Second hui – Iwi and Hapū Aspirations for change / development & Site Selection	Second Hui – in person in Nelson. Attendees included: • Ngāti Apa ki te Rā Tō; and • Te Ātiawa
10th December 2021 – Additional hui	An additional virtual hui was organised for representatives from Manawhenua ki Mohua, Ngāti Rārua and Ngāti Apa ki te Rā Tō who could not attend the 15 November Site selection hui. Unfortunately, on the day, none of the representatives were able to attend.
20th January 2022 – Third Hui – Prior to Notification	This was another online virtual hui. Attendees included representatives from: • Te Ātiawa Manawhenua Ki Te Tau Ihu Trust; • Ngāti Apa ki te Rā Tō; • Ngāti Tama ki Te Waipounamu Trust; and • Rangitāne o Wairau.
Council Workshop – 8th February 2022	At the Third hui on 20th January 2022, a request was made from iwi and hapū representatives to present the statement of iwi and hapū values and aspirations to the Council workshop on 8th February. The invitation was extended to the workshop by the Mayors, but on the day, unfortunately no representatives could attend.
10th February 2022 – Circulation of Draft FDS and Documents	Copies of the draft FDS, draft FDS sections for iwi and hapū and draft statement of proposal were sent to iwi and hapū representatives, providing two weeks for feedback. No feedback was received.
14th March 2022 – Email that FDS notified for Submissions	An email was sent to iwi and hapū representatives with links to the notified version of the draft FDS, and informing that the submission period would close on 14 April 2022.
29th April 2022 – Email update of new / amended sites	An email was sent to iwi and hapū representatives identifying the amount of submissions received, new / amended sites for consideration, appointment of Ina Kara-France to the Subcommittee and next steps.

4.2.2 Preliminary Introductory Hui

These hui were held on the 29th and 30th September 2021 in Nelson. Representatives from Ngāti Apa ki te Rā Tō, Te Ātiawa and Ngāti Rārua accepted invites to attend. There were late withdrawals

/ apologies received from representatives from Manawhenua Ki Mohua, Ngāti Tama and Rangitāne. The purpose of these hui were to:

- Provide some initial details and background regarding the FDS, what it is and what the process is for getting it notified and approved.
- Kick off targeted engagement on the project based on iwi / hapū needs and aspirations. The Councils expressed a desire for robust and meaningful engagement with iwi and hapū and sought to accommodate that in a manner that works best for iwi, hapū and whanau.
- Seek some preliminary understanding of iwi / hapū aspirations for growth in the Nelson Tasman region over the next 30 years.
- Seek feedback on the high-level, draft objectives that have been prepared to date.
- Seek feedback on the draft criteria developed to assess where residential and business sites should be located.

Iwi and hapū representatives were generally in support of the direction of the FDS and the content of the draft objectives and MCA criteria. Key themes from the kōrero included:

- Concern expressed about the timeframes for the FDS and the ability for iwi and hapū to provide feedback given already stretched resources.
- Housing affordability and availability is key and needs to be addressed in the outcomes, taking a Māori first approach.
- Environmental sustainability needs to be a central focus in accordance with Te Ao Māori.
- Climate change and sea level rise are key concerns for the MCA scoring.
- The protection of taonga species should be addressed.
- Te Taiao and the restoration of the environment need to be key considerations of the MCA.
- Growth and development need to be capped to ensure the restoration of Te Taiao.
- Te Tiriti principle of partnership needs to be front and centre of the strategy.
- Iwi and hapū reps were advised of the opportunity to identify sites for potential commercial development by iwi / Māori trusts and papakāinga development.
- The possibility for iwi representatives to be appointed to the Hearing Panel for the hearing and deliberations on the FDS. Council staff agreed to investigate this and come back with a response.

Following the hui, all iwi and hapū representatives were sent copies of the presentation slides, meeting minutes and the draft MCA for review and feedback.

4.2.3 Second Hui – 15th November 2021

A second hui was held on the 15th November in Nelson with representatives from Ngāti Apa ki te Rā Tō and Te Ātiawa Manawhenua Ki Te Tau Ihu Trust. The invitation was again extended to all iwi and hapū representatives, however there were some late apologies received.

The purpose of the hui was to kōrero/workshop the following:

- Re-cap the background for the FDS and provide an update on the progress, particularly on the MCA scoring and draft objectives.
- Kōrero a statement of iwi and hapū aspirations for the FDS.
- Go through key criteria relating to iwi and hapū values and aspirations for development.
- Review all development sites that were identified for consideration in the FDS.

Key themes from the kōrero included:

- Concern expressed again about the timeframes for the FDS and the ability for iwi and hapū to provide feedback given already stretched resources.
- The existing 2019 statement of values and aspirations was developed to better reflect current priorities. In particular, iwi were supportive of the overall vision however expressed concern that the framework was incomplete and missing te Taiao. The statement was refined to incorporate both people and species as well as including more detail to ensure a holistic approach. It was agreed to recirculate a draft "strawman" of the iwi and hapū aspirations statement to all iwi and hapū to review and comment on following the hui.
- It was agreed that the best available information would be used to score the criteria relating to iwi and hapū values. In the absence of satisfactory information, it was agreed that a precautionary approach should be taken in the scoring of development sites.
- Iwi suggested that there be the ability to provide new information as it is received on sites of cultural significance due to the on-going nature of cultural monitoring.
- It was agreed that MCA criterion 17 relating to cultural landscapes not be scored at this stage because of the lack of information available and difficulty in scoring on this basis. A separate process is to be commenced on cultural landscapes under the district plan reviews, and this will need to feed into the FDS at the next review. For now, the criteria should remain, but not scored this time.
- A key focus of the workshop was reviewing sites under MCA criterion 18 relating to sites of cultural significance. Under this criterion iwi and hapū had the ability to identify significant concerns with sites based on the extent to which the option will impact on sites of cultural significance; such as significant waterbodies, cultural heritage sites and precincts, and wāhi tapu. On this basis, strong concern was expressed about sites in Tapawera, Māpua, Tasman Village and Moutere and the project team therefore recommended excluding the sites from further evaluation.

Following this, all iwi and hapū representatives were sent copies of the presentation slides, minutes, MCA scoring for new areas, a statement of iwi and hapū aspirations (strawman) and memo on how to use the FDS viewer to consider possible sites outside of hui.

4.2.4 Iwi-Council Partnership Group meeting December 2021

At the Iwi-Council Partnership Group meeting on 1 December 2021, Iwi chairs agreed that three Iwi representatives on the FDS Subcommittee to hear submissions and deliberate on the FDS was appropriate [6]. It was requested that "Iwi representatives" rather than "Mātauranga Māori representatives" be appointed to reflect the wider governance representation that Iwi would have

[6] As discussed further in section 4.3, a single iwi representative was appointed to the FDS Subcommittee

in the FDS Subcommittee. The role description sent to Iwi following this meeting reflected this request.

4.2.5 Third hui – 20th January

A third hui was held online via Teams on the 20th January 2022. This was not held in person due to representatives' availability over the holiday period and the developing Covid-19 situation. Representatives from Te Ātiawa Manawhenua Ki Te Tau Ihu Trust, Ngāti Apa ki te Rā Tō, Ngāti Tama ki Te Waipounamu Trust, Rangitāne o Wairau were present. Apologies were received from representatives from Ngāti Rārua and Ngāti Kuia.

The purpose of the hui was to:

- Briefly recap some of the background for the FDS and where we were at in the process.
- Further kōrero regarding the statement of hapū and iwi aspirations for the FDS.
- Recap on site selection process and any further comments or feedback particularly on specific sites of concern or other sites to be put forward for future development opportunities.
- Introduce the recommended growth scenario for consultation and get feedback on this.
- Confirm next steps and process for the notification of the draft FDS.

Key themes from the kōrero included:

- Concern expressed again about the timeframes for the FDS and the ability for iwi and hapū to provide feedback given already stretched resources.
- General agreement from all representatives that Te Taiao is a central concept of the Te Ao Māori worldview and is the main priority of iwi and hapū aspirations for the FDS and future growth/change in the region.
- The statement of iwi and hapū aspirations was developed further to ensure prioritisation of Te Taiao. There was a request for more time from iwi and hapū representatives to have more time to develop this further independently outside of the hui. This was accepted with feedback scheduled for receipt on 3 February 2022
- It was acknowledged that developing one statement of aspirations that reflect all iwi and hapū is challenging.
- Iwi and hapū representatives stressed that the whole of Nelson and Tasman is a cultural landscape and should be assessed as such in future assessments and future development strategies.
- Te Ātiawa raised further concern about the Tasman Village sites being progressed for development due to concerns relating to culturally significant areas. Te Ātiawa and Ngāti Tama recommended that these not be progressed for development of the intensity proposed as part of the FDS. Concern was also raised about how this affects the overall growth scenarios and the infrastructure implications of development in these areas. The project team recommended that these discussions be raised to the governance level at both Te Ātiawa and Council for further kōrero.

- The SCP process was discussed, and further information circulated post hui explaining the process. The opportunity for submissions and attendance at a hearing and the appointment of iwi representatives on the FDS Subcommittee was also discussed.

4.3 Special Consultative Procedure

Development of the FDS was subject to a SCP under the LGA which provided further opportunity for iwi and hapū to make submissions. There was a request by some iwi and hapū for additional hui as required throughout the notification, submission and hearing processes for the FDS.

Iwi representatives from the eight iwi supported the appointment of an iwi representative on the FDS Subcommittee who heard from submitters and deliberated changes to the FDS as a result of submissions.

Over 500 submissions were received on the Nelson Tasman FDS. This includes a number from iwi and hapū including from:

1. Ngati Apa ki te Ra To Charitable Trust
2. Wakatu House & Ngati Rarua Atiawa Iwi Trust
3. Te Ātiawa Manawhenua Ki Te Tau Ihu Trust

The key themes of these submissions were:

- Residential and Business Growth – a general support for intensification and increasing housing supply in existing built-up areas over sprawling low density rural residential development, however matters of market feasibility, building requirements and topography need to be addressed.
- Consultation and capacity of iwi and hapū – general concern regarding resourcing and capacity of iwi and hapū to respond, including during pre-notification engagement and during the SCP.
- Focus on Te Taiao – especially from Te Ātiawa, relating to achieving net enduring restorative outcomes and opposing the general presumption in the NPSUD and FDS on growth.
- Tasman Village – concern regarding water supply servicing and cultural sites (Te Ātiawa) that need to be discussed and resolved with iwi and hapū.

Overall, the submissions were largely high level, with some support for specific sites. No specific changes to the FDS text or site selection were considered necessary at this stage. Council staff had discussions with Te Ātiawa on site T-042 (Stafford Drive, Seaton Valley Māpua). This site was previously included in the 2019 FDS and was recommended for inclusion in the current FDS. Following notification of the draft FDS, Te Ātiawa raised significant cultural heritage concerns related to this site. The consortium that owns this site includes Ngāti Koata. Given the NPSUD policy direction for councils to ensure Māori aspirations and values for urban development are reflected in the FDS, Council has encouraged Te Ātiawa to engage with Ngāti Koata to see if a resolution to the conflicting views can be found. Officers acknowledged the different views and interests in relation to this site. It has been included in the FDS noting that these outstanding issues would need to be resolved in order for any future plan change to rezone the site to proceed.

5.0 Consultation and Engagement

5.1 Our approach

The FDS has been informed by the engagement required by Part 3.15 of the NPSUD. This includes engaging neighbouring local authorities, central government agencies, infrastructure providers and the development sector. The form and outcomes of this engagement is summarised below. Part 2.15 of the NPSUD also requires engagement with relevant hapū and iwi. The process and outcomes from this engagement is set out in section 4 above. As well as the NPSUD mandated engagement and consultation, the Councils opted to undertake some early community engagement. The purpose of this engagement was to assist with community awareness of the project, seek early feedback on what is important for the FDS, and for the community to let council know of any growth areas they considered suitable for inclusion in the FDS.

The Councils followed the SCP as required by the LGA to publicly notify the draft FDS and receive submissions.

Community engagement and consultation on the draft FDS was predominantly online due to ongoing Covid-19 restrictions. Stakeholder engagement was undertaken online due to Covid-19 restrictions and also in acknowledgement that a number of stakeholders such as government agencies are not all based in the region.

5.2 Summary of initial engagement undertaken and key themes

5.2.1 Community engagement

The initial phase of public engagement ran from 4th October – 26th October 2021. The aim of this was to introduce the project to the community gain feedback on the overarching FDS strategic directions, themes of the multi-criteria analysis and for the community to put forward any potential growth sites. Public engagement was undertaken by each Council separately but during the same period and using similar approaches. This included a mix of Zoom webinars, public meetings and workshops, telephone conversations, Youth Council, media releases, council newsletters, website updates and social media posts. Dedicated e mail addresses were set up at each Council and provided a further communication channel. Media publications have predominantly been released jointly by the councils to ensure consistency emphasise the joint approach being taken to providing for growth.

A summary of each Council's approach is as follows.

5.2.2 Tasman District Council

TDC engaged with the community via a number of channels including:

- Four community webinars over Zoom in October 2021, a recording of which was uploaded to the Council's website in October:
  - 5th October 2021;
  - 8th October 2021;
  - 11th October 2021; and

- 13th October 2021.

- Public meeting with Lower Moutere landowners 21st July 2021 (see note below).
- Meetings with Murchison Community representatives during 2020 and 2021 (see note below).
- Online workshop with Golden Bay Community Board Members and other community representatives on 12th October 2021.
- In-person workshops with Youth Councils from Waimea, Motueka and Murchison on 4th October 2021 and 7th October 2021.
- Expression of interest for potential growth sites via online website form and meetings with developers.
- Dedicated email address and enquiries service.
- Media Releases: (All sent to 30 publications and media outlets, including radio, print, online)
  - First joint release with NCC sent on 13 July 2021 and published by Stuff website on 15th July 2021;
  - Second joint release sent on October 11th 2021; and
  - Third joint release send on December 21st 2021.
- Newsline articles in the following editions:
  - 13th July 2021 (based on first joint release);
  - 17th September 2021 (regarding start of online engagement);
  - 1st October 2021 (webinars);
  - 29th October 2021 (youth engagement); and
  - 24th December 2021 (regarding number of new sites identified for development).
- An Information flyer on the FDS was distributed to all libraries and service centres in September 2021.
- Social media: regular updates, reminders, and a webinar event created on the Council's Facebook page.
- Rolling updates on the FDS landing page on the Council's website.

The individual meetings were held with rural communities such as Murchison and Golden Bay to put early effort into selecting good site options for these areas. This was because, as the 2019 FDS acknowledges, the 2019 FDS did not identify suitable sites options for these two areas. TDC was aware that early work was required to identify suitable growth options for the new FDS.

5.2.2.1 Community Webinars and Online Feedback

Four online community webinars were held by TDC in early October to introduce the FDS to the public, encourage feedback on draft strategic objectives and to encourage growth area site suggestions through the online website form. These webinars were advertised via social media, published on the Council website, flyers distributed to all libraries and service centres and direct emails to 500+ people who had previously supplied their email addresses.

A total of 64 people attended the webinars with additional people watching the recording on Council's website and others emailing the project team directly with feedback.

As a result of this engagement, TDC received a total of 95 new sites to consider for housing or business use. This included requests from planning consultants to consider sites on behalf of their clients, as well as a large number of requests from landowners and developers.

Questions and answers from the webinars were posted on TDC's website. Additional feedback from the community during the webinars and direct contact through the website form and dedicated email address is summarised below, with some context provided on what the FDS can achieve.

- Preference for intensification over expansion, particularly as it relates to the protection of highly productive land and accessibility:
    - Importance of proximity to public transport, jobs and amenities in growth areas.
    - Partitioning should be included as an intensification typology.
- Concern over how affordability is addressed and social housing is provided.
- Concern about how the FDS will implement the Carbon Zero Act and 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 flooding.
- The growth strategy should reflect the different growth demands for different areas across the region, and where the demand is coming from (local vs elsewhere).
- Alternative methods for community engagement including advertising in the local newspapers targeted at landowners – this has been taken on board for future engagement phases and media releases.
- Concern that landowners were not consulted on the proposed sites from the 2019 FDS – this has been accounted for, including contacting greenfield landowners directly to understand their aspirations prior to the FDS notification.
- Concern that the MCA methodology used in the FDS dilutes the importance of key issues with such a large number of variables/tradeoffs required.
- A number of members of the public commented on problems with existing Tasman Resource Management Plan planning rules – these have passed to the Tasman Environment Plan team.

5.2.2.2 Developer Engagement

TDC engaged with developers throughout 2021 for other Council strategies including the HBA. A number of these development sites were included for consideration and assessment in the FDS following these discussions. Approximately 40 developers were contacted again during the public engagement period and invited to the TDC Community Webinars. Feedback from developers primarily included additional growth sites which were included for assessment in the FDS. Key comments from 14 different developers were included.

5.2.2.3 Youth Council Workshops

Two workshops were held with youth councils from Waimea, Motueka and Murchison in early October 2021 with students aged between 12 – 16. The workshops included a postcard activity where the youth council members wrote to their future selves a vision of what they would like Tasman to look like in 30 years.

Key themes and feedback that emerged included:

- Importance of public spaces and amenities, particularly for youth.
- Public transport, particularly bus services.
- Protection of the natural environment.
- Sustainability measures including waste reduction, renewable energy, bioproducts.
- Density within town centres and accessibility to amenities.
- Creating a balance between growth and maintaining the small village feel of townships.
- Housing – providing affordability and choice.

> *"Dear Little me, I'm in Motueka, and its 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"*
>
> *"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)."*
>
> *"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."*
>
> *"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"*

5.2.3 Nelson City Council

NCC adopted a similar approach to TDC for the public engagement period. Most feedback was received through the online expression of interest form and emails to the dedicated email address. Public engagement involved a number of channels including:

- Two community webinars on 15th and 18th October 2021.
- Direct contact with developers throughout the project.
- A Youth Council Workshop on 20 October 2021.

5.2.3.1 Community Webinars and Online Feedback

Two community webinars were held by NCC with a recorded presentation followed by dedicated time for questions and answers. These were advertised to the public via website updates and social media posts. The feedback primarily related to how the FDS will reflect community values and the responses from community consultation. A large focus of these sessions was on the potential development of Maitai Valley. Maitai Valley is identified in the 2019 FDS as Kaka Valley, and is currently subject to a private plan change application to the Nelson Resource Management Plan.

A total of 21 new sites were identified through the online expression of interest form and an additional 212 people provided general feedback and comments either via the online form or dedicated email address. The feedback included the following:

- A significant preference for intensification of existing urban areas over urban sprawl and expansion.
    - Preference for providing intensification through alternative typologies such as partitioning, tiny homes and good examples of medium density including town houses.
- Of these comments, 182 related to the opposition of the development of the Maitai Valley including Orchard Flats and Kaka Valley (Maitahi/Bayview (PPC28 Maitai Valley)). There was significant preference in the feedback for intensification to be favoured over expansion into this area.
    - The reasons for opposition related to:
        - Protecting the natural environment and open spaces in this area;
        - Flooding hazards; and
        - Capacity being available in other areas, particularly Nelson CBD.
    - A number of comments also related to the public consultation process of the Nelson Urban Growth Strategy 2006 and the Future Development Strategy 2019, particularly the information and detail that was publicly provided.
    - Alternative options of development in Hira were offered by a number of respondents.
- Two respondents were supportive of development of the flat areas of the Maitai Valley and one person was supportive of the development of the Maitai Valley.
- Concern on how community values and preference are incorporated into the outcomes and scoring criteria.

5.2.3.2 Developer Engagement

A total of 12 Nelson developers were contacted by phone and emails during the public engagement period to request identification of new development sites. Almost all developers were satisfied that their interests were represented with the current FDS sites and did not have any more sites to add with the exception of:

- One developer nominated multiple sites for development, a few of which are being pursuing via resource consent.
- One developer noted that geographical constraints do not leave much room for further development outside the areas already considered.
- One representative nominated a site at the end of Champion Road to be included for consideration.

Engagement with other developers is ongoing.

5.2.3.3 Youth Engagement

Postcards were circulated to youth council members to get their visions on what they would like Nelson to look like in 2050. The visions and feedback included:

"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 focussed climate measures."

"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."

5.2.4 Stakeholder Engagement

A core stakeholder group was identified in September 2021, with representatives from government agencies, infrastructure providers, service providers, industry groups, large employers in the region and council-controlled organisations across both Nelson and Tasman. Stakeholders engaged with included organisations or agencies with activities that influence growth in the region and those that provide development and additional infrastructure.

A list of key stakeholders involved in the preparation of the draft is attached as **Appendix 2**. This group includes several of agencies the Councils are required to engage with as set out part 3.15 of the NPSUD.

5.2.4.1 Stakeholder workshop and feedback

An introductory online workshop was held with these stakeholders on the 23rd September 2021 via Zoom. A total of 30 stakeholders attended this workshop including key development and engineering staff from each council.

The purpose of the workshop was to:

- Introduce to the FDS project.
- Summarise the 2019 FDS and how the new FDS will build on this.
- Seek information sharing and feedback on:
    - Future plans or projects.
    - How stakeholders are planning for growth to identify key growth areas.
    - Information gathering to assist with constraints mapping.
    - Seek feedback on draft strategic objectives, and the proposed site assessment process and MCA.

The feedback received from this workshop was in general support of the direction of the FDS, particularly regarding the objectives and MCA criteria. In terms of information gathering, many stakeholders advised that they use the FDS to inform their growth and to identify key growth areas. As such, the feedback predominantly related to high level themes including:

- Integrating land-use and intensification with infrastructure provision.
- General preference for providing for growth via intensification of centres. This was seen as preferential in terms of reducing emissions and improving accessibility, while also considering the need to balance growth across both greenfield and brownfield areas in the short-term and long-term.
- Natural hazards and effects on the natural environment should be prioritised in the MCA.

- Highly productive land is an important bottom line that should be recognized, and fragmentation is a key contributor to the loss of this land.
- Providing capacity in targeted areas for different workers.
- Importance of making the FDS accessible to the community.
- Building flexibility into the FDS to respond to changes in the market.

A draft copy of the MCA criteria was also provided to stakeholders who requested it. Most comments have been resolved through further refinement of the criteria and key feedback included:

- Nelson Marlborough District Health Board (NMDHB) suggested highly productive land should have multiple criteria relating to food security and employment. It was considered that these matters are already addressed through the weighting of this criteria more heavily than other criteria.
- Horticulture NZ suggested the highly productive land could incorporate the potential for significant reverse sensitivity effects. These are in fact covered by a separate criterion on human health effects.
- Waka Kotahi provided a number of comments relating to the accessibility criteria to address the importance that public transport accessibility is weighted higher than car travel. They also provided information relating to key projects that should inform the FDS including:
  - Basic reverse sensitivity mapping
  - National Resilience Programme Business Case
  - One Network Framework
  - Hope Bypass
  - Nelson Future Access
  - Richmond Programme Business Case
- Transpower requested that the National Grid is included as part of infrastructure considerations. This is an existing factor for the infrastructure scoring criteria in the MCA.
- NMDHB provided feedback relating to specifics of criteria including accessibility, housing choice, demand, capacity, fragmentation, infrastructure scoring, weighting, the natural environment and iwi and hapū criteria.
- One Forty One Forestry suggested that reverse sensitivities for housing from logging harvesting locations and routes should be considered – this has been taken into account in the human health effects criterion.

5.2.4.2 Ongoing stakeholder engagement and feedback

Following the stakeholder workshop and feedback provided, the project team continued to engage with stakeholders on a one-on-one basis as required. This included phone calls, emails and online meetings with several stakeholders to update as the development of the draft FDS progressed, including discussions on draft spatial scenarios.

Key themes from these meetings in relation to the draft spatial scenarios include:

- Waka Kotahi noted their preference for the intensification max scenario, as this has the most intensification in the existing urban area. Given that this scenario alone cannot meet growth projections, Waka Kotahi's preference was for growth areas to be identified with most regard given to emissions reduction, access and mode shift, and resilience to climate change.
- Kāinga Ora provided feedback on the draft spatial scenarios, and indicated support for SH6 + intensification.
- Network Tasman (electricity provider) also supported the SH6 + intensification spatial scenario, noting that there are sub-stations designated at Wakefield and Hira that would support this growth pattern. Other infrastructure can be extended and upgraded to respond to growth.
- Nelson Regional Sewerage Business Unit (**NRSBU**) indicated support for the SH6 + intensification scenario and provided details regarding infrastructure upgrades to the network required to support this. They noted that with infrastructure renewals currently underway, Bell Island Wastewater Treatment Plant has capacity to accommodate projected growth up until 2025 and that new infrastructure to the wastewater treatment plant is currently being explored.
- Ministry of Education (**MoE**) engagement following the initial stakeholder workshop has been limited due to impacts of Covid-19 on resourcing. However MoE have generally indicated that, as previously, the FDS will be used to assist in planning for new schools.
- Marlborough District Council did not raise any specific concerns or issues with the FDS.

5.3 Consultation – Special Consultative Procedure

The formal consultation period for the draft FDS was between 14th March and 14th April 2022. During this time, 15 webinars were held that included an overview of the draft FDS and an opportunity for questions to be submitted and answered. Four webinars were general webinars, and the balance were for a particular town or area. The same content was presented at each webinar.

A recording of the webinar was also available on Council's website, as well as a short animation explaining the FDS. A stakeholder workshop was also held during this time.

Throughout this period, the Councils received 568 submissions (including five late submissions) via an online questionnaire. The questionnaire asked the community a large number of questions given the expansive area of the region and to enable dissemination of those responses according to individual proposals in each town. Responses to each question were analysed in detail and included key themes relating to:

- Growth projections;
- Housing land capacity calculation and uptake rates for housing intensification;
- Language used in the FDS outcomes;
- How the FDS will address a reduction in greenhouse gas emissions;
- The proposed greenfield/brownfield split;
- The proposal for a new community near Tasman Village;

- Infrastructure provision;
- Staging of development;
- Building height – Nelson;
- Natural hazards – The Wood and Tāhunanui, Nelson;
- Strategic areas – Port Nelson and Nelson Airport; and
- New sites and amended sites proposed through submissions.

After submissions closed in mid-April, submitters had the opportunity to present their submission before the FDS Subcommittee at four online hearings. These were held on the 27th, 28th, 29th April and 3rd May 2022. Following the consideration of the hearings, the FDS Subcommittee considered a wide range of proposals and identified a range of recommendations that should be incorporated into the final FDS. In summary, these recommendations included:

- Replacing the term 'outcomes' with 'objectives';
- Removing the secondary part of the proposal relating to the new community near Tasman Village;
- Removing the Tāhunanui slump area from the proposed infill area;
- Clarifying that the Wood and Tāhunanui areas are included in the FDS subject to the outcomes of the climate adaptation DAPP process that is currently underway; and
- Various changes to individual growth areas within Nelson and Tasman, including the addition of some growth areas recommended by submitters.

A copy of the deliberations report with attachments can be viewed at the links below.

Deliberations Report

Attachments

The attachments include a summary of the submissions, analysis report of key themes and strategic decisions.

6.0 FDS objectives and evaluation framework

6.1 Development of FDS objectives

6.1.1 Overview

A series of objectives have been developed to guide the direction of the FDS and assist in determining the most appropriate direction for growth. These objectives were referred to as 'outcomes' in the draft FDS, but were changed to 'objectives' as a result of submissions. The objectives were developed with input from iwi, elected members and stakeholders and based on feedback from the community. In general, the majority of objectives were supported by submitters during the SCP.

6.1.2 2019 Principles

The principles which guided the development of the overall urban form and growth strategy established within the 2019 FDS are set out below:

- *Favour intensification of urban areas over expansion, and favour expansion over new towns;*
- *Promote intensification close to facilities and services and in a way that supports public transport, walking and cycling;*
- *Expand in areas with good access to community services and infrastructure;*
- *Minimise expansion onto land of high productive value;*
- *Further development of areas prone to sea level rise in Nelson City is contingent upon an adaptation strategy being in place;*
- *Ensure the growth needs of all towns are provided for; and*
- *All development helps to revive and enhance the mauri of the natural world.*

The use of these principles to help guide the review of the FDS was considered but discounted due to changes in national policy direction around freshwater and urban development as well as signalled changes in relation to highly productive land and indigenous biodiversity. In addition, the project team considered recent council documents that have been subject to public consultation. This includes each council's LTP and LTP consultation, feedback received on the LTPs and in feedback received to date on each council's resource management plan review. This recent consultation has found some clear themes regarding what the Nelson and Tasman communities' value, and what is important to them. This included a desire for stronger protection of highly productive land and responding to the impacts of climate change including through increased intensification of existing urban areas.

6.1.3 The objectives

The objectives (referred to as 'outcomes' in the draft FDS) set out below have been developed to help direct an approach to growth across Nelson and Tasman that responds to community feedback whilst ensuring national policy direction is met, as well as Part 2 RMA matters.

1. Urban form supports reductions in greenhouse gas (GHG) 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 focussed in areas where people have good access to jobs, services and amenities by public and active transport, and in locations where people want to live.
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.

It is important to note that the proposal and the growth opportunities identified may not be able to satisfy all of the objectives identified above, or similarly achieving one objective may mean that another objective is compromised. The Nelson Tasman urban environment in particular contains and is surrounded by a number of development constraints (e.g. highly productive land or land subject to natural hazards).

6.2 Growth area evaluation framework and MCA

6.2.1 Developing the framework

The evaluation of the strategy, including the spatial scenarios and potential growth areas, was completed in two stages.

Stage 1 involved an evaluation of a series of broad 'spatial scenarios' for accommodating growth across Nelson and Tasman. This included an analysis of the advantages and disadvantages of each spatial scenario (as required by the NPSUD) at a strategic level, which itself was informed by the opportunities and constraints mapping analysis along with the objectives set out above. Refer to Section 7 of this report for further detail on outcomes of this stage.

Stage 2 involved an evaluation of specific sites within growth areas across Nelson and Tasman. This included running all sites through a MCA, based on more detailed and site-specific information where that is available. The MCA also included identification of potential "no-go constraints" where a site would be excluded from consideration within the FDS no matter how well it performed overall. Refer to Section 8 of this report for further detail on outcomes of this stage. Growth sites put forward in submissions were also assessed against the MCA.

6.2.2 Multi-criteria analysis

An MCA approach has been used to assist in the selection of the best combination of areas to accommodate future growth under all scenarios considered, consistent with the approach of the 2019 FDS.

MCA is a type of decision tool used to assess the performance of an option or options in achieving a set of outcomes or objectives, relative to other options. MCA techniques evaluate relative performance between options based on an explicit set of identified criteria. Individual performance on criteria can then be aggregated and ranked to provide an indicator of the overall performance of options, relative to others. Relative performance can then be used to either select a preferred option or to identify a short-list of options for more detailed appraisal.

The criteria used for this FDS were an evolution for those developed to inform the 2019 FDS and broadly covered the same themes. There were specific changes made to the criteria to better align with new or upcoming national policy direction covering freshwater management, urban development and highly productive land. The criteria used within the MCA are included in Table 4 below.

Table 4 Multi-criteria Analysis Criterion

Number	Category	Criterion
1	Urban growth and form	Level of accessibility by public and active transport to essential services, employment, education and social opportunities
2		General accessibility by private vehicle to employment, education and social opportunities
3		Ability for a range of housing types to be provided
4		Level of demand
5	Development capacity	Scale of proposal
6		Capacity to deliver
7	Infrastructure	Efficiency of supporting transport infrastructure
8a		Efficiency of supporting stormwater infrastructure
8b		Efficiency of supporting wastewater infrastructure
8c		Efficiency of supporting potable water infrastructure
9		Efficiency of supporting community infrastructure
10		Reverse sensitivity and human health effects
11	Highly productive land	Impact on highly productive land

12	Natural environment	Te mana o te Wai
13		Terrestrial ecology and Biodiversity
14		Landscape values (ONL, ONF, Coastal Environment)
15	Climate change and natural hazards	Sea level rise Inundation (coastal and river) and coastal erosion related natural hazards
16		Ground conditions (fault hazard, liquefaction risk, land stability)
17	Iwi and hapū values	Sites of cultural significance
18		Impact on life-sustaining quality of natural resources and ecosystems
19	Iwi and hapū development	Potential for commercial development by iwi/Māori trusts
20		Potential for papakāinga development

There are some limitations with an MCA analysis which means it was not used as the sole determinant of which sites are included/ excluded from the FDS. These include:

- They capture information at a point in time and some relevant factors about options and available information about options can change significantly over the short, medium and long-term;
- They help to compare alternatives relative to one another rather than a creating a simple pass-fail framework; and
- The results of an MCA may fail to cohere in a rational and integrated strategic approach to growth and environmental aspirations.

6.2.3 Scoring & Weighting

All sites were assessed by subject matter experts within each Council on a scale from 0 (poor) to 4 (good) for each criterion. This included sites that were put forward in submissions during the formal consultation phase.

Three criteria (4, 21 and 22) were not applicable to all sites assessed. Criterion 4 relates to the "level of demand" within existing urban areas only to align with Policy 5(b) of the NPSUD. This criterion considered land values and the Land to Capital Value ratio for individual properties within existing urban areas to help identify areas where intensification would be more viable – especially in the short-to-medium term. Criteria 21 and 22 related specifically to the potential for development by Iwi and hapū. As such, these criteria were only scored against a limited number of sites which were generally owned by Iwi and hapū or where agreements have been made between developers and Iwi or hapū (including affiliated trusts).

Four criteria (11, 12, 15 and 17) were also used to identify "no-go constraints" where a score of 0 identified a site where new urban development was considered inappropriate and should be excluded from further consideration:

- Criterion 11 – Impact on Highly Productive Land

  Where significant loss of highly productive land (e.g. LUC 1 & 2) would result.[7] During the first round of assessment, sites which scored a 1 under this criterion were also discounted from consideration and were only reconsidered where no other alternative was available;

- Criterion 12 – Te mana o te Wai

  Where significant adverse effect on the health of waterbodies including groundwater that cannot be mitigated (e.g. a site likely to be within 20m of a surface waterbody (e.g. wetland) and/or lies over unconfined aquifer);

- Criterion 15 – Natural Hazards

  Where it is likely that the area will not be habitable (underwater/within coastal margin) or have a significant risk to people and property within 100-year timeframe; and

- Criterion 17 – Sites of cultural significance

  Where development will have unacceptable adverse effects on identified or unidentified sites of cultural significance (based on feedback from Iwi and Hapū).

Once scoring was completed, all scores were combined to give an overall, unweighted score.

Following the initial scoring exercise, a weighting exercise was undertaken to help reflect the relevant importance of some criteria based on the policy framework established by the NPSUD and provide a better reflection of the financial feasibility to service particular growth areas.

- Criterion 1 - Level of accessibility by public and active transport to essential services, employment, education and social opportunities.

  This was given a weighting factor of 5 (i.e. scores within the MCA where multiplied by 5). This was reflective of the importance of accessibility via public transport and active modes in decision-making around future land-uses.

- Criteria 7, 8a, 8b and 8c – Efficiency of supporting transport, stormwater, wastewater and potable water infrastructure.

  These were each given a weighting factor of 2 (i.e. scores within the MCA where multiplied by 5). This approach was intended to reduce the likelihood that areas that are expensive to develop or costly to service (or upgrade) with infrastructure would be selected.

These weighting were then used to derive an overall, weighted score which was then used to help inform the site selection process.

[7] A number of sites were already subject to more detailed structure planning or a detailed plan change processes to help deliver the 2019 FDS. Some of these sites featured highly productive land. However, for the purposes of the MCA scoring they were considered to already be 'urban' in nature and therefore were not discounted from consideration.

7.0 Spatial scenarios

7.1 Introduction

Spatial scenarios are broad options for how Nelson Tasman will grow to accommodate the projected population increase. They visually show strategic growth options for Nelson Tasman that:

- provide **capacity;**
- provide **choice;**
- incorporate strategic supporting **infrastructure;** and
- contribute to achieving the **objectives** of the FDS.

Along with the objectives, the spatial scenarios assist in identifying and understanding trade-offs at a strategic level and working out how new growth areas and sites considered for growth can be/are distributed.

A number of spatial scenarios were developed following the development of the draft FDS outcomes/objectives and interrogation of the opportunities and constraints mapping. They illustrate the range of housing and business typologies anticipated, the likely capacity provided and the strategic supporting infrastructure. Once identified, the scenarios were qualitatively assessed against the draft outcomes/objectives. The spatial scenarios were developed and continued to be refined to take into account feedback from elected members, iwi representatives, Kāinga Ora, Waka Kotahi, Network Tasman and NRSBU and the asset and infrastructure engineers from each council.

The spatial scenarios evaluated have focused on the urban environment as this is where the most capacity is required to be found to meet growth projections. Growth opportunities for Tasman rural towns is based on the individual demand profile of each area, rather than collective spatial scenarios for all rural Tasman, as those demands are unique to each town.

7.1.1 NPSUD requirements

The NPSUD requires that the advantages and disadvantages of different spatial scenarios are evaluated as part of preparing an FDS. The NPSUD does not specify what a spatial scenario is. It is considered that the spatial scenarios assist in responding to the following requirements of the NPSUD:

- Distribution of residential and commercial growth and related capacity estimates (Part 3.13(1)(a)(ii))
- Anticipated housing and business types at a high level (Part 3.13(1)(a)(i), and the definition of a well-functioning urban environment (Policy 2))
- Focus on accessibility, including public transport (Part 3.13(1)(a)(i), and the definition of a well-functioning urban environment (Policy 1))
- The spatial identification of development capacity, infrastructure and constraints (Part 3.13(2)(a)-(c)).

7.2 The urban environment scenarios considered

Four initial scenarios were evaluated for the Nelson Tasman urban environment:

(1) Intensification Focus;

(2) Coastal Tasman Focus;

(3) State Highway 6 Focus; and

(4) Hybrid: State Highway 6 and Coastal Tasman Focus.

These scenarios were used to help inform the spatial distribution of growth and help inform and understanding of how identified development sites could contribute to the identified outcomes and meeting housing capacity requirements over the next 30-years.

7.2.1 Common to each urban environment scenario

There are a number of common elements and assumptions which apply to all urban environment scenarios considered, including:

- Provision for a broad variety of housing types. All scenarios have assumed at a minimum that housing capacity targets will be delivered through some form of intensification, greenfield expansion for more standard residential development around the periphery of existing urban areas and new, rural residential areas. What varies between each of the scenarios is the scale and extent of housing types assumed.
- Projected retail and commercial growth will be catered for in existing commercial areas, e.g. Nelson City Centre, Stoke, and Richmond Town Centre.
- Provision for smaller scale commercial and business activities at Brightwater and Wakefield.
- Business activities (commercial and light industrial) are provided for in a new growth area in Richmond South/ Hope along State Highway 6.
- Public transport is extended to Wakefield (via Brightwater) and Motueka to serve existing communities with frequency upgrades to support further growth.
- An uptake rate of 15% (low uptake) of intensification opportunities within identified intensification areas and the broader urban area occurs over 30-years as set out in Section 7.3.2.2.
- Existing residential zoned sites that were developed post-2010, feature either leasehold, cross-lease or unit titles, or are smaller than 400m^2 are not intensified over the next 30-years.[8]

7.3 Calculating housing capacity for the spatial scenarios

Understanding of the feasible or likely housing capacity of potential growth areas is a critical component of the development of an FDS. Capacity estimates serve three important functions for the development of the FDS:

[8] Note these factors have been used as a proxy that indicate potentially physical, practical or financial feasibility constraints on being able to intensify.

(3) To inform the analysis of the advantages and disadvantages of each spatial scenarios in terms of how individual growth areas or groups of growth areas contribute to providing for sufficient housing capacity over the long-term identified within the HBA;

(4) To inform the multi-criteria analysis of potential FDS areas, unless there are more detailed capacity estimates available for a site; and

(5) To inform a high-level analysis on the potential implications on existing infrastructure, the potential future infrastructure required to support them and a rough order of costs for providing this. Key infrastructure corridors and other supporting infrastructure is required to be identified as part of the FDS.

Sections 7.3.2 sets out the methodology used to determine potential residential capacity within the 2022 FDS.

7.3.1 2019 FDS approach to capacity

Within the 2019 FDS, each residential development area was assigned one of 13 development typologies. The development typology refers to the type of housing which would likely be built in the area given its locational context as well as feedback from the development community (where this was available). Each typology included a number of development assumptions around gross housing density, the likely developable area within a site and uptake rates. Combined, this was used to estimate a potential yield. The table below shows the development typologies used for the 2019 FDS.

Table 5 2019 FDS Residential Capacity Assumptions

Description	Gross density (d/Ha)	Increase density (d/ Ha)	Key assumptions
Additional infill units, town houses on some sites	12	2	20% of lots redevelop in 30-year period
Two storey terrace housing / town houses	16	6	30% of lots redevelop in 30-year period
Some 3-storey terrace, some low rise apartments	18	8	30% of lots redevelop in 30-year period
Mixed use area - some 4 to 6 storey apartments	18	12	33% of lots redevelop in 30-year period
Average lot size 300m^2	18	18	About 45% of gross area is used for roads, open spaces etc.
Average lot size 550m^2	12	12	About 35% of gross area is used for roads, open spaces etc.
Average lot size 700m^2	10	10	About 30% of gross area is used for roads
Average lot size 1500m^2	5	5	About 25% of gross area is used for roads

Rural residential (un-serviced) - Average lot size 1ha	1	1	About 5% of gross area is used for roads and accessways
Rural residential (un-serviced) - Average lot size 4ha	.25	.25	
Average lot size 1000m^2	7	7	About 30% of gross area is used for roads and open spaces
Rural residential zone to Standard density (700m^2)	12	10	About 35% of gross area is used for roads, open spaces etc. Net increase recognises existing dwellings and inefficiencies of development of small lots
Rural residential zone to Medium-low density (550m^2)	10	8	About 35% of gross area is used for roads, open spaces etc. Net increase recognises existing dwellings and inefficiencies of development of small lots

The assumptions about development typologies outlined above were used to calculate an estimated yield for the spatial scenarios and growth areas. Capacity for greenfield areas was calculated by multiplying the gross density assumption by the hectares within the gross area. The additional capacity for intensification areas was calculated by multiplying the increased density assumption by the hectares within the development area.

7.3.2 2022 FDS Approach

The intent of an FDS is to provide a high-level indication of growth opportunities with more detailed capacity figures worked out in future processes including district plan reviews, structure planning and resource consent applications. As such, the 2019 FDS approach to capacity is considered robust in light of the strategic, long-term nature of the document. There is benefit in adopting a similar approach to ensure a degree of alignment and comparison between the 2019 and 2022 FDS is possible. However, due to the new policy direction set out within the NPSUD and continued market trends in housing over the previous three years it was considered appropriate to refine the development typologies and associated assumptions. Key updates to the approach to capacity within the 2022 FDS are based on:

- The increased provision of more intensive housing options (e.g. duplexes and terraced houses) in comprehensively developed greenfield areas across New Zealand, including local examples such as the 'Berryfields' development in Lower Queen Street, Richmond;
- Observed development trends towards the provision of smaller lot sizes to reduce the land price component of new builds in line with continued house price escalation which has accelerated since the beginning of the COVID-19 pandemic; and
- A greater focus and priority given to intensification within existing urban areas through Policy 5 of the NPSUD which requires building heights and densities to be commensurate with the areas level of accessibility.

In addition to the above, where existing masterplans or density information provided as part of the Site Selection Expression of Interest or Infrastructure Acceleration Fund (IAF) applications have been provided, these have been used as the primary basis for capacity of specific sites.

7.3.2.1 Greenfield Residential Development

For greenfield areas, which includes development around the smaller rural towns across Tasman as well as rural residential type development on the fringe of urban areas, the same approach as set within the 2019 FDS has been adopted with some minor modifications to density assumptions that reflect observed trends in market conditions and development constraints since that approach was developed. Revised Greenfield capacity has been calculated as follows.

Table 6 2022 FDS Greenfield Residential Capacity Assumptions

Description	Gross density (d/Ha)	Increase density (d/Ha)	Key assumptions
G1 – Medium density – average lot size 275m^2	20	20	About 45% of gross area is used for roads, open spaces etc
G2 – Standard density – average lot size 500m^2	13	13	About 35% of gross area is used for roads, open spaces etc
G3 – Low density – average lot size 800m^2	9	9	About 30% of gross area is used for roads and open spaces. Utilised in more remote areas with constrained topography, hazards etc (e.g. Marsden Valley).
G4 – Large lots (serviced) - average lot size 1500m^2	5	5	About 25% of gross area is used for roads
G5 – Rural residential (un-serviced) – Average lot size 5000m^2	2	2	About 5% of gross area is used for roads and accessways
G6 – Conversion of rural residential to standard density – average lot size 500m^2	13	10	About 35% of gross area is used for roads, open spaces etc. Net increase recognises existing dwellings and inefficiencies of development of small lots
G7 – Rural residential – Average lot size 4ha	0.25	0.25	Could provide for a range of sizes between 2,500m2 and 4Ha. About 5% of gross area is used for roads and accessways

7.3.2.2 Calculating Capacity from Residential Intensification

Calculating potential increases in housing within an existing urban area over a 30-year timeframe is challenging. However, it has been observed in the New Zealand context that changes to planning frameworks which aim to make the supply of new housing more flexible has encouraged a level of

intensification over a short to medium-term horizon. As such, it is reasonable to assume that similar (or even higher) percentages of dwellings are redeveloped relative to the existing stock of dwellings enabled by changes to planning frameworks in future decades.

A consistent approach to estimating potentially higher residential densities has been applied across Nelson and Tasman covering both identified FDS intensification areas within the existing urban environment as well as the wider urban environment (zoned residential land). The latter takes into account that development is still likely to be enabled and will occur outside FDS areas over the next 30-years.

A simple and consistent approach has been used that is similar to that adopted in 2019 with adjusted density assumptions and uptake rates, as well as additional assumptions to better define the likely developable land areas available for intensification and potential housing capacity. The approach included the following steps:

1. All developable parcels where residential activity is allowed to occur were identified (i.e. residential or business zoned sites). This resulted in sites including reserves, schools or other community infrastructure being excluded from consideration for redevelopment;
2. Any remaining parcels below 400m^2 in size were then excluded from consideration. Whilst complete redevelopment of parcels of this size is possible, it is less likely that infill development could occur due to constraints around building coverage, yards, and location of existing buildings. For this reason, the overall yield from any redevelopment is likely to be lower and the feasibility of redevelopment means redevelopment of these sites is unlikely;
3. Following steps 1 and 2, parcels which were not under a freehold title (e.g. leasehold, cross lease, unit title) or those where there were obvious signs of significant intensification (e.g. a retirement village or apartment building) had already occurred on site were removed. This reflects the challenge in the fragmented land ownership and title structure which makes further redevelopment difficult;
4. In conjunction with step 3, any parcel with a title issued after 2010 was also removed from consideration for redevelopment over the 30-year horizon of the FDS. This reflects, in part, the age of buildings/ development that has recently occurred on a site meaning the need (e.g. replacing older building stock) or desire to redevelop from existing landowners is likely to be lower; and
5. Once steps 1 – 4 had been undertaken, the density assumptions (depending on the location and scenario being assessed) were applied to individual parcels rather than amalgamating the remaining parcel sizes into a single developable area. This reflects issues created by existing cadastral boundaries which reduce the potential yield available on any given site (e.g. recession planes or side-yard setbacks). For a 650m^2 parcel with the medium density residential 'I4' typology (60dph) applied this would equate to a potential for 3 new dwellings to be delivered. The process for deriving this figure on an example 650m^2 parcel is shown below:
    a. 650m^2 / 10,000 = 0.065Ha
    b. 0.065Ha x 60dph = 4 dwellings
    c. 4 dwellings – 1 existing dwelling = 3 new dwellings
6. Where intensification areas were identified in commercial centres or likely mixed-use areas, a further amendment to the dwelling capacity figure calculated in step 5 was also required to

acknowledge that developments were also likely to include a commercial component which would reduce floorspace for residential uses (e.g. ground floor retail below an apartment building). Where areas were included within Typologies I1, I2 or I3, gross density assumptions were reduced by 15%. For Typologies I1 and I2 where development up to six-storeys is assumed, a reduction of 15% represents the entire ground floor of a development being utilised for non-residential uses. Within Typology I3, a reduction of 15% represents development of non-residential uses at ground floor will occur on 50% of redeveloped sites (e.g. sites along main transport corridors) with the balance being stand-alone residential developments (e.g. a three-storey walk-up apartment).

Once all potential new dwellings had been calculated for eligible parcels within either a development area or the wider urban area, an intensification "uptake rate" of 15% over the next 30-years has been assumed. In other words, of the sites identified as being appropriate to support intensification across Nelson and Tasman, only 15% of these will actually be redeveloped over the next 30-years.

7.3.2.3 Intensification Uptake Rate

The adoption of a 15% intensification uptake rate is based on advice included in **Appendix 3** which looked at potential uptake rates for intensification benchmarked with Christchurch using the Medium Density Residential Standards as set out within the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021. This analysis states that uptake rates for intensification over the next 8 years could range from 4% - 10% relative to the number of existing households in Nelson City. The 15% uptake rate over 30-years is a conservative extrapolation of the lower bound estimate of 4% over the medium term 8-year period.

The adoption of a conservative uptake rate to inform feasible capacity modelling was challenged by a number of submitters including Kāinga Ora and Nelson Tasman 2050. Long-range forecasts around the amount of housing that may be delivered via intensification are challenging as set by the original memo provided by Sense Partners.

To help respond to these, additional sensitivity testing looking at the impact of various uptake rates within intensification areas has been undertaken. Further analysis has also been undertaken looking at recent levels of intensification and uptake within Tasman's Richmond Intensive Development Area (**RIDA**) over the past 5-years and within Nelson's existing Residential – Higher Density Area (**HDA**) over the past 3-years.

Nelson HDA Uptake Rates

Within the HDA (excluding the HDA within the greenfield development in Marsden and Ngawhatu valleys), between March 2017 and July 2020 a total of 30 sites obtained resource consent for redevelopment. However, these 30 sites yielded only an additional 25 dwellings. The HDA extends across five FDS intensification areas: N-016 Neale Park, N-019 Nile St East, N-108 City Centre North, N-109 Wood South and N-110 Wood North. Adopting the same methodology for identifying sites suitable for intensification within the Draft FDS, the HDA comprised a total of 932 sites.

The 30 sites would be equivalent to 3% of suitable sites within the HDA. Extrapolated out to a 30-year time horizon this would represent 29% of sites coming forward for redevelopment. However, this is balanced against the low number of additional dwellings these sites contributed. All sites which added additional capacity only added one further dwelling per site indicating that only infill development was occurring rather than more comprehensive redevelopment and intensification.

Development at this rate would yield an additional 225 dwellings over a 30-year time horizon. This would represent approximately half of the anticipated yield within this area as set out in the Draft FDS and would be equivalent to an uptake rate of around 7.5%. However, it is noted that the level of development enabled within the HDA is less than that anticipated within the various intensification areas included within the FDS. As such, increased new capacity on these sites closer to the 15% assumed could be expected to occur.

Tasman RIDA Uptake Rates

Within the RIDA, between late 2016 and June 2021 a total of 26 sites were redeveloped resulting in 52 additional dwellings being created. Of these, 20 sites were brought post the RIDA being fully operative in late 2018 while 6 were brought forward after it was initially notified and going through the plan change process. Adopting the same methodology for identifying sites suitable for intensification within the Draft FDS, the RIDA comprised a total of 1,066 sites.

The 20 sites are equivalent to 1.9% of suitable sites within the RIDA, whilst the 26 sites would represent 2.4% of all suitable sites. Extrapolated out to a 30-year time horizon this would represent 14.6% and 13.1% of sites coming forward for intensification respectively. In terms of the impact these areas have on total capacity, a simple extrapolation of new dwellings out over a 30-year time horizon would provide for approximately 53% of the dwelling increases assumed for the FDS. However, it is noted that the level of development enabled within the RIDA is less than that anticipated within the FDS.

7.3.2.4 Intensification Sensitivity Testing

In response to submissions questioning the validity of the 15% uptake rate (i.e. 15% of suitable sites will be intensified over a 30 year period) over a 30 year period used to inform capacity figures within the draft FDS, sensitivity testing of various rates of uptake was undertaken to get an understanding of what this may mean for achievable (and realistic) capacity.

Uptake rates of between 5% and 35% (at 5% intervals) were applied to FDS intensification and broader infill areas to understand the potential of intensification in contributing to the 24,000 high growth housing target. In addition, the capacity within each intensification areas was tested against all Intensification Typologies proposed within the draft FDS (i.e. all intensification areas would enable six storey residential development).

This testing indicated that to achieve the required housing targets through intensification only, that between 30 to 35% of all sites where residential is enabled (e.g. residential zones and commercial centres) would be required to be redeveloped over the next 30-years. This intensification would also need to utilise development opportunities towards the theoretical maximum that has been assumed.

A summary of the capacities possible under different uptake scenarios is presented below in Table 7 below.

Table 7 - Potential dwelling capacity within FDS Intensification Areas based on different uptake rates

Uptake %	FDS Areas	Infill Areas	Total
5	2,535	1,783	4,318
10	4,579	3,567	8,146

15	6,623	5,250	11,873
20	8,668	7,134	15,802
25	10,712	8,918	19,630
30	12,756	10,702	23,458
35	14,800	12,486	27,286

In addition to the above, a further sensitivity test on varying intensification uptake by typology and location was undertaken as well as by decade.

Varied Uptake by Typology

Under the first test, the uptake rate of FDS areas highlighted for medium-density housing (the I4 Typology) was increased to 20%. Uptake in the residential infill areas was retained at 15%. This covers the majority of the balance of the urban environment in areas that are not as accessible as the FDS areas. Intensification areas which relied on more intensive forms of development such as multi-storey apartment buildings and those in the smaller Tasman towns of Wakefield, Brightwater and Motueka was reduced to 10%. The reduction to 10% in these areas is intended to reflect the increased build costs, complexity and capacity within the Nelson Tasman area to deliver multi-storey apartment projects. This is consistent with the approach undertaken by Wellington.

Under this test, increasing the uptake rate for medium-density intensification areas and reducing it for high density intensification areas yielded an additional 446 dwellings (7,069 dwellings vs 6,623 dwellings). This would represent 1.9% of the 24,000 new dwellings identified as being required under a high-growth scenario.

Varied Uptake by Decade

At the request of the FDS Subcommittee, a further test was undertaken applying varying uptake rates by decade over the life of the FDS to the intensification areas. This is intended to reflect increased acceptance of more intensive forms of living as it becomes more common within the urban environment as well as increased capacity in the local development industry to deliver more intensive developments. These uptake rates were also varied by typology consistent with the approach above and the variations identified in Figure 9 of the Sense Partners review dated 9 May 2022.

Two varying uptake scenarios were tested as follows:

Scenario 1:

- For medium density typologies (I4 and I5), uptake rates of 15%, 17.5% and 20% across decades 1-3 respectively.
- For high density/ mixed-use typologies (I1, I2 and I3), uptake rates of 5%, 10% and 15% across decades 1-3 respectively.

Scenario 2:

- For medium density typologies (I4 and I5), uptake rates of 15%, 20% and 25% across decades 1-3 respectively.

- For high density/ mixed-use typologies (I1, I2 and I3), uptake rates of 10%, 15% and 20% across decades 1-3 respectively.

The results of this additional testing are provided in Table 8 below. These capacities include all identified intensification areas within the FDS (excluding those subjects to the DAPP in Nelson and N-102 Roto Street which has been removed entirely). The broader infill areas are not included in the capacity below as these are less well suited to delivering larger-scale, comprehensive redevelopment than the intensification areas due to a range of factors. This includes accessibility to important commercial and community amenities and topography which impacts on both accessibility and constructability/ cost.

Scenario 1 above would provide for approximately the same amount of capacity within the intensification areas as the 15% flat uptake rate scenario used to inform the FDS.

Scenario 2 would provide for an additional 1,734 dwellings or 7.2% of the new dwellings required under the high-growth population scenario. However, the majority of this increase (1,112 dwellings or 64%) would be expected to be realised in the third decade post 2042.

Table 8 - Potential dwelling capacity within FDS Intensification Areas based on different uptake rates by decade and typology

Typology/ Scenario		Decade 1	Decade 2	Decade 3	Total Capacity
Medium Density (MD) Typologies	Scenario 1	1,578	1,800	2,022	5,400
	Scenario 2	1,578	2,022	2,467	6,067
High Density/ Mixed-use (HD-MU) Typologies	Scenario 1	267	490	713	1,470
	Scenario 2	490	713	936	2,139
Combined MD/ HD-MU Typologies	Scenario 1	1,844	2,290	2,735	6,870
	Scenario 2	2,068	2,735	3,403	8,206
MD	Draft FDS Reference	1,578	1,578	1,578	4,734
HD/ MU		713	713	713	2,139

Combined MD/ HD-MU Typologies	Case (15% flat rate)	2,291	2,291	2,291	6,873

Summary

Based on the above, the adoption and retention of an intensification uptake rate of 15% is considered appropriate in recognition of uncertainty of estimates over such a long-term horizon. There remain a number of factors that cannot be easily or definitively quantified in this process including:

- The willingness of a landowner to participate in the market for redevelopment and/ or deliver a development to the theoretical maximum enabled under relevant planning controls;
- The high-level density assumptions around intensification which generally exceed what is currently enabled under either Council's Resource Management Plans. As such, both Council's will be required to undertake further plan changes to enable greater levels of intensification with the final standards/ rules enabling development currently unknown. Standards such as permitted heights, building coverage, interface controls (e.g. yards or recession planes) all impact on the amount of new floor space that can be realised on any given site and therefore the overall feasibility of intensification;
- The required intensification plan changes identified above will still have to go through the Schedule 1 Resource Management Act process (including subsequent appeals processes). As such, it could be several years until a more enabling planning framework is fully operative;
- The capacity and capability of local developers and contractors, over time, to deliver more intensive forms of housing.

As such, we are of the opinion that the 15% uptake averaged over the 30-year duration of the FDS remains an appropriate measure on which to base capacity that could be realised by intensification areas in the FDS. As such, the capacity calculations (including uptake rate) are intended to provide a high-level overview of what could be anticipated over the life of the FDS. Ultimately, further economic analysis will be required to inform planning standards, including the extent of zones, to understand the implications of more enabling planning frameworks. If during regular monitoring, intensification uptake rates are tracking closer to these higher scenarios this would reduce the need to release/ enable greenfield sites also identified within the FDS over the longer term.

7.3.2.5 Residential Intensification Assumptions

Table 9 below shows the intensification densities that were assumed. This is based on yield figures derived, based on both the residential and business zone rules framework of the Auckland Unitary Plan (**AUP**). The AUP is considered an appropriate benchmark for understanding potential yields for residential intensification as it provides a comprehensive planning framework that has been operative since 2016 and covers a number of different housing typologies. This capacity enabled by this framework can now be benchmarked against recent public and private sector residential developments that have been developed and built under this framework.

Table 9 2022 FDS Residential Intensification Capacity Assumptions

Description	Gross density (dwellings per hectare)	Assumed Uptake (% of lots)	Key assumptions
I1 - High density - Up to six storey, mixed use apartments	125	15%	The ground floor of new buildings in these areas remains in use for retail / commercial activities reducing potential yield by 15%.
I2 – Predominantly four to six storey mixed use apartments	100	15%	The ground floor of new buildings in these areas remains in use for retail / commercial activities reducing potential yield by 15%.
I3 - Predominantly three storey mixed-use/ walk-up apartments with potential for up to six storeys on suitable sites	80	15%	The ground floor of new buildings in these areas remains in use for retail / commercial activities reducing yield by 15%.
I4 - Medium Density (three-storey terraces and walk-up apartments)	60	15%	A range of more intensive typologies such as walk-up apartments and narrow-width terraces are delivered over time to reach the density assumption.
I5 - Standard Medium Density (two-storey terrace housing/ town houses)	33	15%	Density is obtained through a combination of infill development and two-storey terrace typologies.

The density assumptions have been varied depending on the scenario being considered – for example, use of the I2 and I4 typology has been used more extensively across FDS intensification areas within scenarios place a greater focus on using intensification to meet housing capacity targets. For example, in the Intensification Focus scenario, the I4 Medium Density typology has been applied across the existing residential zones across both the Nelson and Tasman urban environments with more extensive use of the I2 and I3 typologies within FDS areas. In the other scenarios, a mix of I4 Medium Density and I5 Standard Medium Density has been applied across FDS areas with the lower densities typically assigned around Wakefield, Brightwater, Māpua and Richmond in recognition of their lower level of accessibility when compared with more central Nelson neighbourhoods.

Consideration has also been given to the ongoing potential for infill development across the urban areas of both Nelson and Tasman outside of an identified FDS area. The purpose of this is to account for the likely situation of an existing property owner: subdividing a property to provide a new dwelling at the rear or in front of an existing dwelling; subdividing an existing large residential

building into smaller flats; or more comprehensive redevelopment to provide for duplex, townhouse or terraced typologies. To calculate this, the steps identified in 1 to 5 above were also applied to all remaining residential or business zoned land ("the balance land") where residential is enabled. Existing deferred residential land or vacant greenfield land that has been recently subdivided but not yet developed was also excluded (e.g. Richmond West). Gross densities of 60 dph and 33dph for Nelson and Tasman respectively were then applied to individual parcels within the balance land to calculate the potential for residential infill over the next 30 years.

7.3.2.6 Business land capacity

An increased residential population will generate increased requirements for business land to provide employment opportunities and access to services to support a growing population.

Business land capacity can be broken down into two main categories. Firstly, 'general commercial' which includes finer grain retail and office space. Secondly, 'industrial' which captures both light and heavy industrial uses (e.g. warehousing or manufacturing) and some larger format retailing (e.g. trade suppliers).

For the purposes of the 2022 FDS, it has been assumed that future requirements for 'general commercial' business land can largely be accommodated via intensification of existing commercial areas. Some smaller commercial sites, typically on the fringe of existing commercial areas, have been identified for inclusion across Tasman. These have been identified to provide for some expansion of smaller commercial areas and/or are reflective of existing uses that have begun to emerge irrespective of the underlying zoning.

For industrial land, capacity requirements are based on the total land area available. As such, capacity is identified as a gross total of land area (Ha) available as opposed to specific yields as has been undertaken for residential sites.

7.4 Spatial Scenarios evaluated as part of the FDS preparation

7.4.1 Spatial scenario #1: Intensification Focus

Under this scenario, diagrammatically shown in Figure 4 below, the majority of growth occurs within the existing urban areas of Richmond, Stoke and Nelson. Density of at least 60 dwellings per hectare throughout urban residential areas is anticipated and 100 – 125 dwellings per hectare in key centres and along main corridors. Under this scenario there is limited greenfield expansion in Richmond South and Nelson consistent with existing plan change processes underway in response to the 2019 FDS to better support housing choice. There is some rural residential expansion provided for along coastal Tasman, again to support housing choice.

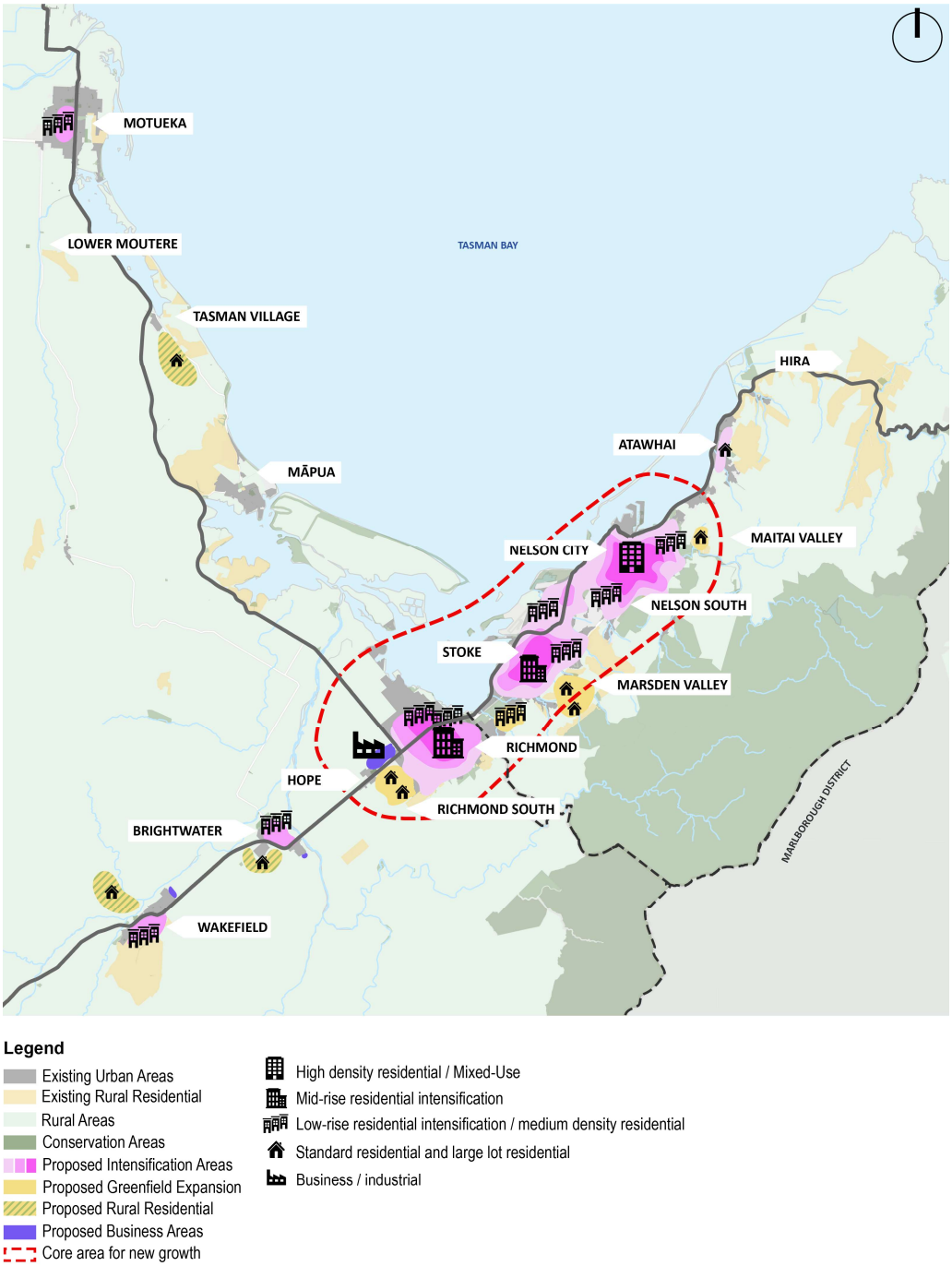

Figure 4 Intensification Focus Diagram

7.4.2 Spatial scenario #2: Coastal Tasman Focus

This scenario focusses a large portion of growth in a new town in proximity to Tasman Village in the Coastal Tasman area, between Māpua and Motueka as shown in Figure 5. Under this scenario the intensification around Nelson City, Stoke and Richmond is more modest at densities of around 33 dwellings per hectare whilst there would be some greenfield expansion around Richmond South, Saxton and Maitai Valley, as well as rural further residential growth at Hira. Growth under the Coastal Tasman scenario would be supported by an extension of reticulated services from Motueka, and public transport service extension plus more services to Motueka and Richmond/Wakefield.

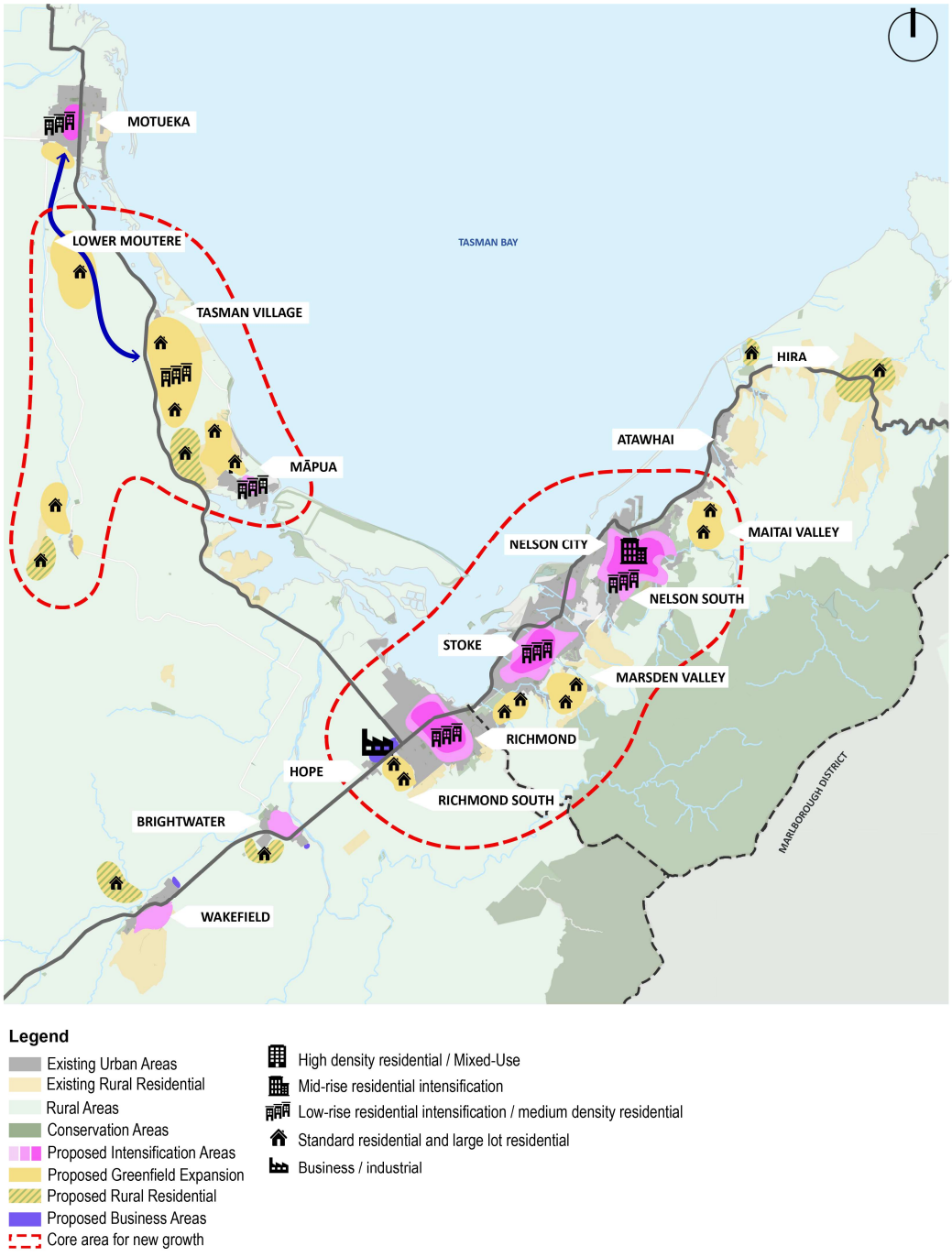

Figure 5 Coastal Tasman Focus Diagram

7.4.3 Spatial scenario #3: State Highway 6 Focus

Under this scenario, as shown in Figure 6 below, growth is provided for through greenfield expansion focussed along State Highway 6 between Wakefield and Hira. The same level of intensification occurs around Nelson City, Stoke and Richmond as is proposed under the Coastal Tasman Focus scenario. However, this scenario includes a new community at Hira, that would be serviced by extension of reticulated services north from Atawhai. Additional greenfield growth is also focussed in and around Wakefield and Brightwater which would be supported by new public transport services and the extension of some reticulated services between Wakefield and Richmond.

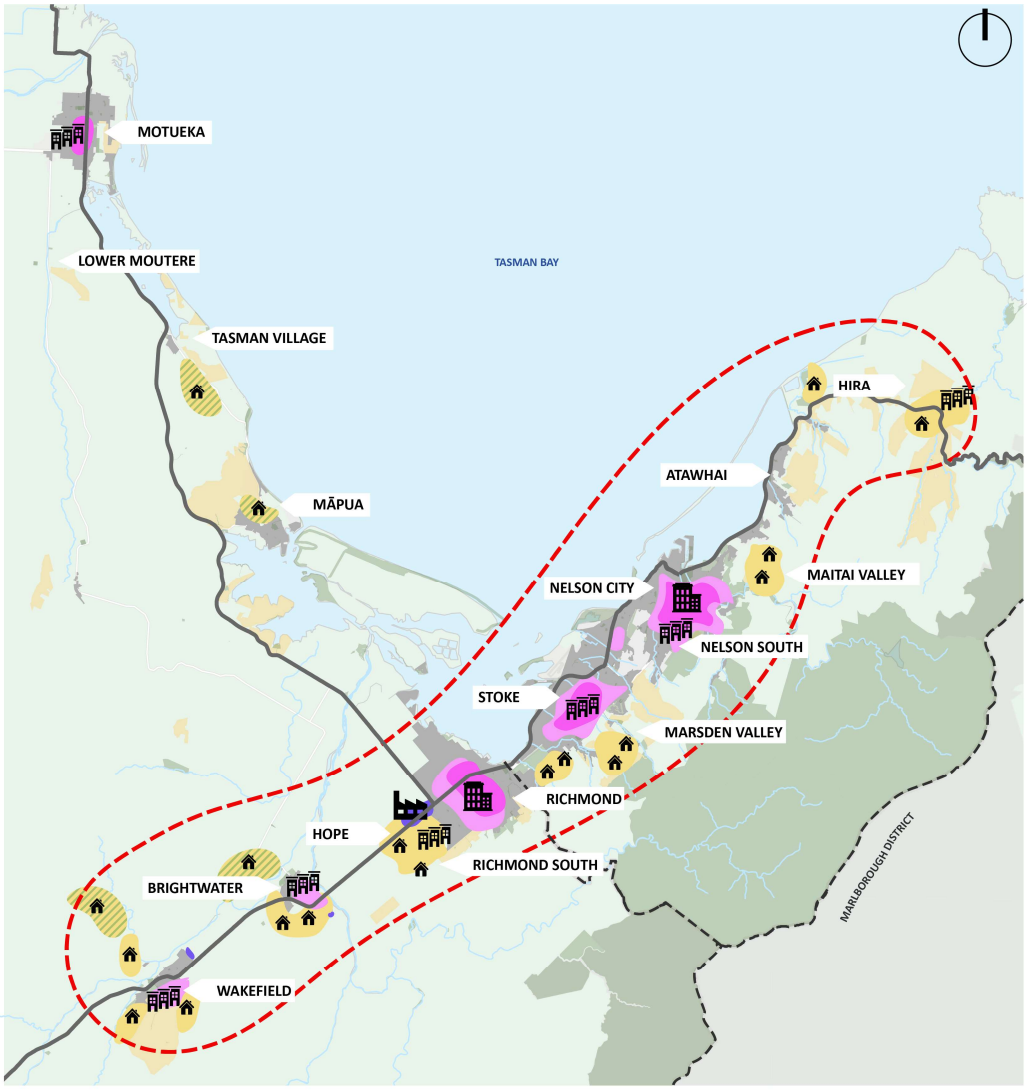

Figure 6 State Highway 6 Focus Diagram

7.4.4 Spatial scenario #4: Hybrid: State Highway 6 and Coastal Tasman Focus

Under the hybrid scenario, greenfield expansion proposals evenly spread out along both the State Highway 6 corridor between Atawhai and Wakefield as well as via new communities at Hira and near Tasman Village. A new community is provided for in Coastal Tasman and Hira, as well as greenfield expansion in Maitai Valley, Marsden/ Ngawhatu valleys and Saxton. Intensification occurs at the same level as in scenarios #2 and #3. This scenario requires more frequent public transport between Wakefield/Richmond/Motueka/Nelson, and extension of public transport services to Hira. In addition, this scenario would require the extension of reticulated services between Motueka and Tasman Village and Atawhai and Hira to support the new towns proposed.

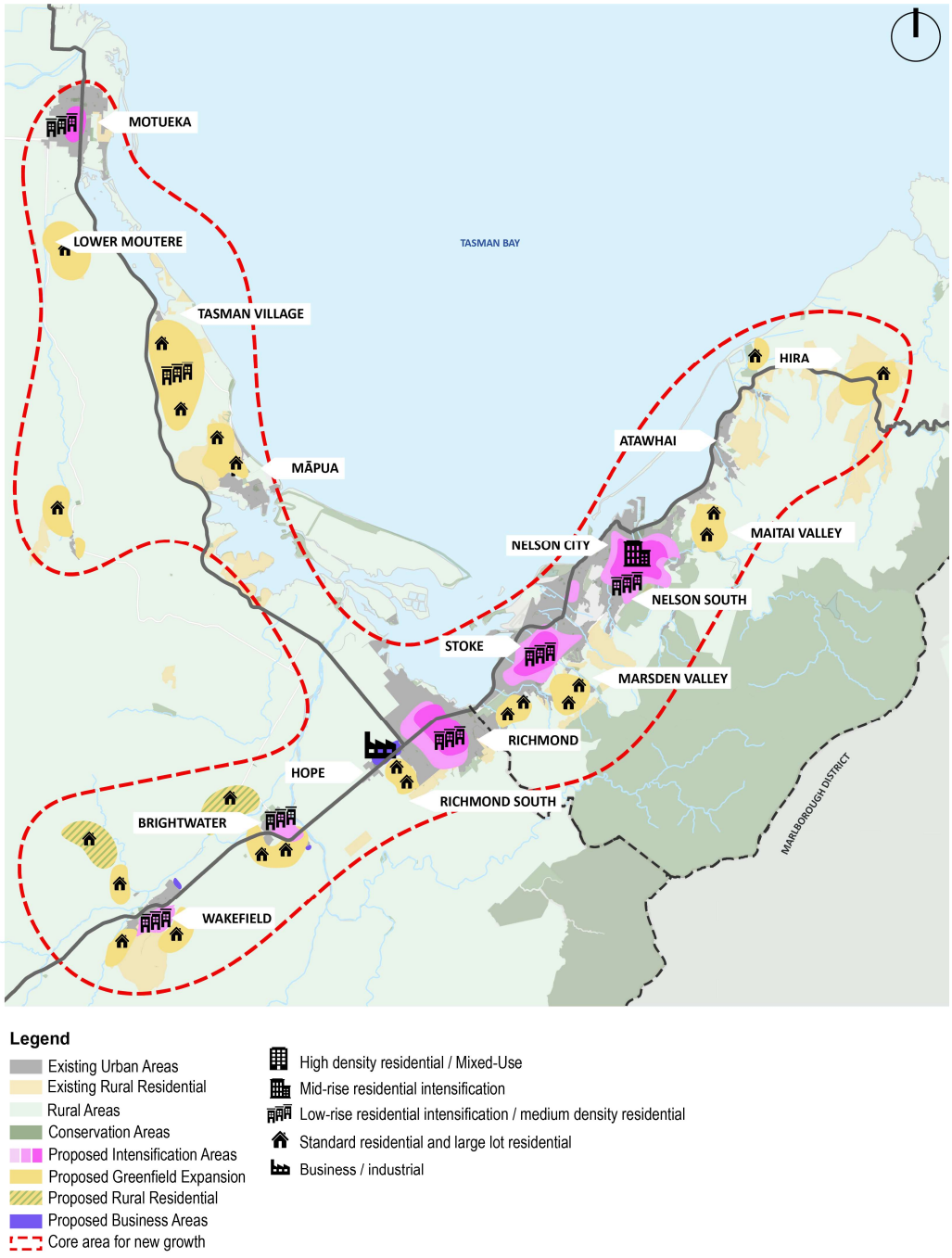

Figure 7 Hybrid State Highway 6 and Coastal Tasman Diagram

7.4.5 Spatial Scenario Summary

These four scenarios were presented to iwi, key stakeholders, council officers, and elected representatives for feedback as part of preparing the draft FDS. There was no unanimous preference for any scenario amongst feedback received although key themes emerged such as seeking to maximise the role of intensification as well as providing sufficient greenfield opportunities if intensification is slow or below estimates. Scenarios were also assessed at a high level against the identified outcomes with the Intensification Focus and the State Highway 6 Focus scenarios most aligned with these.

All scenarios were able to provide sufficient capacity to meet forecast housing capacity requirements under a medium-growth scenario. However, scenarios 1 -3 fell short of capacity requirements under the high-growth scenario whilst scenario #4 was able to meet this through the development of two new communities at Tasman Village and Hira which combined could accommodate 20-25% of forecast housing growth. However, scenario #4 performed worst against the identified outcomes as it was also dependant on development on more marginal sites subject to constraints including natural hazards, highly productive land and sites of cultural significance. Based on this, the State Highway 6 Focus scenario was selected for further refinement.

7.4.6 Spatial scenario #5: Refined State Highway 6 Focus

Under the refined State Highway 6 Focus scenario, a greater level of intensification is assumed across the identified FDS growth sites in the urban area in line with that provided for under Scenario #1. Some greenfield growth occurs at Māpua, albeit this is intensification from rural residential densities to standard densities and some intensification at Motueka in line with active plan changes being pursued by TDC and building off the 2019 FDS. Under this scenario, 39% of future growth is provided for via intensification with the balance is greenfield growth from Wakefield to Hira, including a new community at Hira. Under this scenario, meeting high-growth capacity requirements is still dependant on widespread uptake of intensification and the development of a new community at Hira.

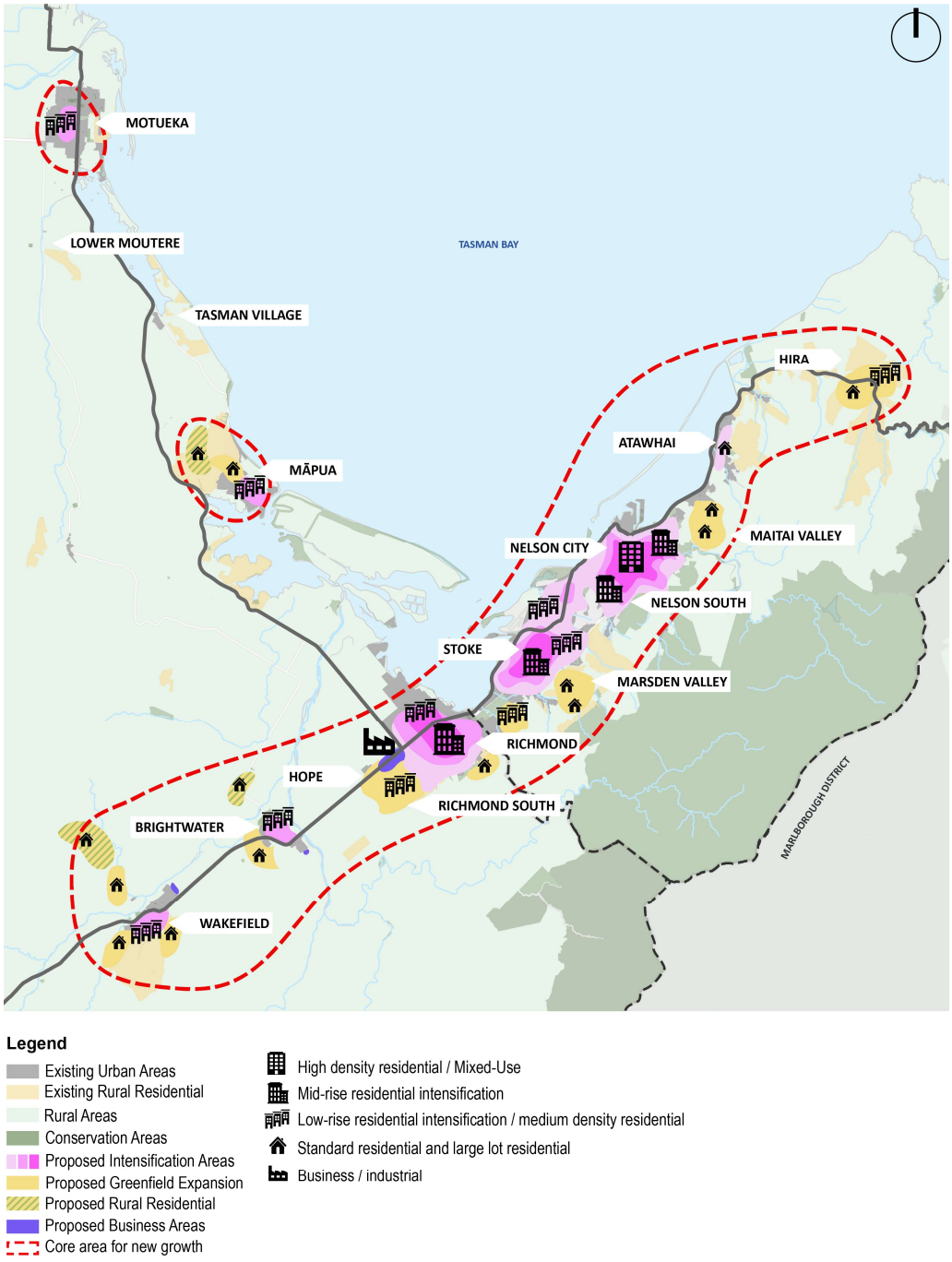

Figure 8 Refined State Highway 6 Focus Diagram

7.5 Summary of advantages and disadvantages of different spatial scenarios

A high-level evaluation of the six different scenarios considered was completed with respect to the following core issues:

- Development Capacity;
- Accessibility;
- Infrastructure requirements; and
- 'Bottom lines' – cultural sensitivities, highly productive land, natural hazards.

This evaluation is set out in Table 10 below.

Table 10 Advantages and disadvantages of each spatial scenario

Scenario	Advantages	Disadvantages
#1: Intensification Focus	Meets capacity under medium growth scenario. Does not rely on urban growth into additional areas of highly productive land. Does not require large extensions to strategic trunk infrastructure. Urban form will better support a more efficient and frequent public transport system at a lower cost. Urban form will better support emissions reductions by locating new residents in close proximity to existing services.	Does not meet capacity under the high growth scenario. Relies on over 60% of growth being provided through intensification infill (this is an advantage and disadvantage but this level of intensification is considered a challenge in the short to medium term). Significant upgrades to existing infrastructure in the urban areas will be required. Dependant on development in urban areas with a known risk to flooding and coastal inundation.
#2: Coastal Tasman Focus	Meets capacity under medium growth scenario. Development near Tasman Village to form a new community of 3,200 houses would provide significant new housing capacity in Tasman. Provides for a variety of housing typologies in different locations. Includes significant areas of land around Tasman Village and Lower Moutere with willing landowners/developers.	Does not meet capacity under the high growth scenario. Requires the loss of some highly productive land in the Coastal Tasman Area (it is noted that the existing Rural Residential and Rural 3 zones already enable a degree of development in the area). Requires major extension of strategic trunk infrastructure from Motueka. Significant upgrades to existing infrastructure in the urban areas will still be required.

	Better responds to known demand for new housing along the coast and in proximity to Motueka. Early growth can leverage off planned public transport improvements between Māpua and Motueka. Development could help fund the construction of the new wastewater treatment plant for Motueka.	Inefficient urban form which may not support a reduction in GHG emissions. 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.
#3 State Highway 6 Focus	Meets capacity under medium growth scenario. Provides for a variety of housing typologies in different locations. Requires only some capacity upgrades to existing strategic trunk infrastructure focussed around Wakefield and Brightwater. Early growth can leverage off planned public transport improvements between Wakefield and Richmond.	Does not meet capacity under the high growth scenario. Relies on a significant area of land (Hira) where there is no known willingness to develop a new community. Requires extension of strategic trunk infrastructure from Nelson to Hira. Significant upgrades to existing infrastructure in the urban areas will still be required. More difficult to run an efficient and frequent public transport system along an extended corridor. Large scale growth around Wakefield and Brightwater will still encourage an increase in GHG emissions without significant further investment in public transport. Requires the extension/ creation of new dedicated public transport routes to serve Hira. Modest known demand for living in 'Nelson Rural' according to the Housing Preferences Survey 2021 Some fragmentation of landownership (including rural residential development) may make full-build out of Hira more challenging.
#4: Hybrid State Highway 6 and	Meets capacity under medium and high growth scenario.	Does not meet capacity under the high growth scenario.

Coastal Tasman Focus	Provides for the greatest variety of housing typologies in different locations. Includes significant areas of land around Tasman Village and Lower Moutere with willing landowners/developers. Development could help fund the construction of the new wastewater treatment plant at Motueka. Early growth can leverage off planned public transport improvements between Wakefield/ Motueka and Richmond.	Dilution of growth areas makes servicing more expensive with new strategic trunk infrastructure, social infrastructure (e.g. schools) and public transport required to both Tasman Village and Hira. Dilution of growth areas may not support growth and intensification of existing commercial centres. Will not support a reduction in GHG emissions without significant upfront investment in new public transport and cycling connections to Nelson. 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.
#5: Refined State Highway 6 Focus	Meets capacity under medium and high growth scenario. Provides for a variety of housing typologies in different locations. Requires only some capacity upgrades to existing strategic trunk infrastructure focussed around Wakefield and Brightwater. Early growth can leverage of planned public transport improvements between Wakefield and Richmond.	Relies on a new community at Hira as well as large greenfield growth areas in Brightwater and Wakefield to meet capacity under the high growth scenario. There is uncertainty of landowners' and the community's willingness for large sale development in these areas. Does not respond as well to known demand for new housing along the coast and in proximity to Motueka. Significant upgrades to existing infrastructure in the urban areas will still be required. A less efficient urban form (with significant growth concentrated around Hira, Brightwater and Wakefield) which may not support a reduction in GHG emissions.

7.6 Preferred spatial scenario for consultation

Scenario #6 was the preferred development scenario for managing future growth and development across the Nelson Tasman urban area and as such formed the proposal in the consultation document for the draft FDS.

Spatial scenario #6 shown overleaf in Figure 9 with a red outline, can be described as a consolidated version of the State Highway 6 Focus scenario with the main focus of future development concentrated between Atawhai in the north and Wakefield in the south. It also relies on enabling a greater level of intensification across Nelson outside of identified development areas whilst retaining more moderate levels of intensification in Tasman.

Under this scenario, growth provided for via intensification increases to around 48% whilst the development of existing zoned areas (e.g. Richmond South and West) accounted for another 8%. This means that 44% of growth will be accommodated via greenfield residential or rural residential development. The increased levels of intensification means that new communities at Hira or near Tasman Village is not required to meet growth under a high growth scenario. Infrastructure requirements are similar to Scenario #2, but no extension of infrastructure and public transport services to Hira is required. Significant upgrades to three-waters and transport networks within existing urban areas will still be required to service growth.

Concerns were raised by some Councillors over the reliance of intensification to achieve sufficient development capacity. Whilst we have adopted a conservative approach to calculating the potential of residential intensification (including likely uptake of intensification opportunities) there remains a degree of uncertainty over how much additional housing capacity will be realised through intensification of existing urban areas. This uncertainty is also reflected in the intensification uptake memo prepared by Sense Partners included in Appendix 3.

To address this concern, a further scenario was identified that included the potential development of a new community near Tasman Village (Scenario #7), which is shown in the diagram overleaf.

As set out in Table 10 above, there are a number of advantages and disadvantages with development near Tasman Village. However, it does offer strategic advantages in that it has the potential to realise significant development capacity in a relatively discreet area. As such, if the levels of intensification assumed under Scenario #6 do not materialise, there may be a need to consider further alternatives to meeting Nelson and Tasman's housing demand.

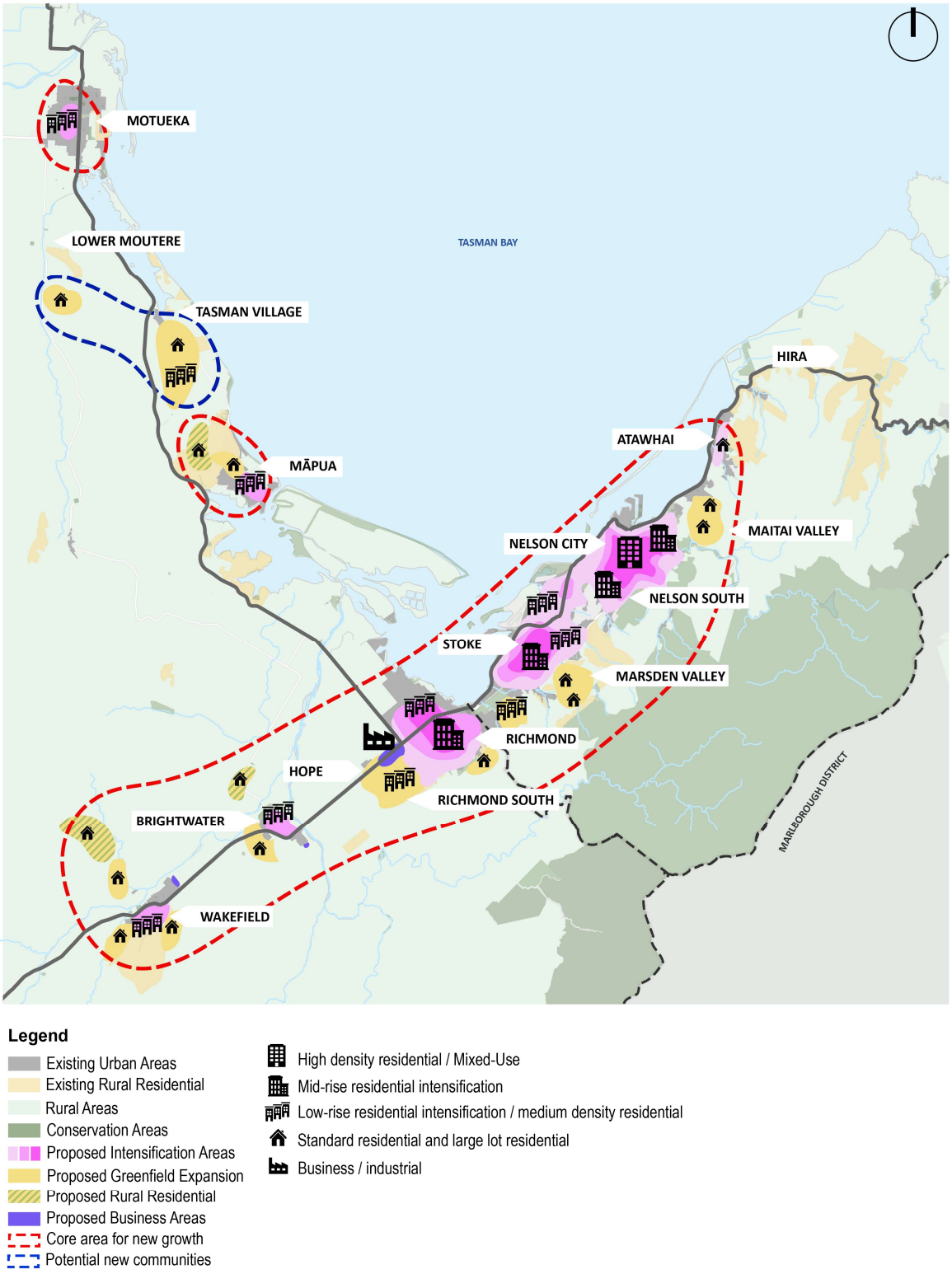

Figure 9 The proposal for consultation including a potential new community near Tasman Village

An evaluation of the relative advantages and disadvantages of the proposal (including a potential new community near Tasman Village as a secondary element) is set out in Table and Table below.

Table 11 Advantages and disadvantages of the core proposal

Scenario	Advantages	Disadvantages
#6 Preferred Growth Scenario Consolidated growth focussed 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 focussed around Wakefield and Brightwater. Early growth can leverage off planned public transport improvements between Wakefield 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 over 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.

Table 12 Advantages and disadvantages of the secondary part of the proposal in the draft FDS including a potential new community near Tasman Village

Sub-scenario	Advantages	Disadvantages
#7 Preferred Growth Scenario including a potential new community near Tasman Village	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. A new community near Tasman Village 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. Development near Tasman Village is relatively unconstrained, with known issues (e.g. fault line, 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	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 for Coastal Tasman, via extension of services from Motueka. This could compromise on the ability to deliver infrastructure upgrades required to support intensification.

	have expressed a strong willingness to develop in the area. The potential capacity released by a new community near Tasman Village provides opportunities to refine or reduce the extent of greenfield expansion proposals to the south along SH6 in towns like Wakefield and Brightwater.	

Figure 10 below sets out a simple evaluation of how the spatial scenarios used to inform the draft FDS were considered to meet the 11 FDS objectives.

Green indicates that the scenario aligns with the outcome, orange indicates that the scenario partially meets the outcome and red shows that there is misalignment with the objectives.

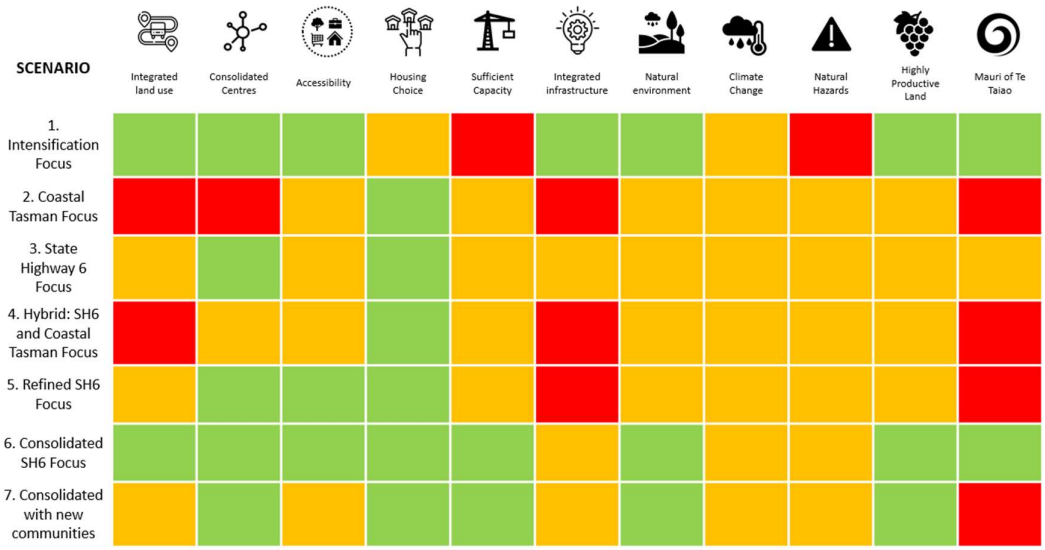

Figure 10 Evaluation of Scenarios against the draft FDS Objectives

7.7 Other broad growth scenarios considered

A number of other growth scenarios were also considered and discounted early on in the process. This includes:

- **Richmond Expansion -** Significant growth accommodated through expansion around Richmond, including west and east of State Highway 60. This 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 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 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 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 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.

7.8 The Final Growth Strategy following consultation

Based on the feedback received from the community during consultation in the SCP, key decisions were made by the Nelson Tasman FDS Subcommittee as detailed in Section 5.3 above which resulted in changes to the preferred scenario. A key change to the strategy was the concentration of greater levels of development in and around Nelson and Richmond, with a corresponding drop in surrounding towns including Brightwater, Wakefield and Māpua. A summary of these changes included:

- The removal of greenfield and rural residential development areas (T-28 and T-32) capable of providing approximately 1,300 dwellings along Pigeon Valley Road, Wakefield;
- The removal of a greenfield residential development area of approximately 300 dwellings (T-41) along Valley Road, Wakefield;
- Removal of a greenfield residential development area of approximately 100 dwellings (T-03) at Katania, Brightwater;
- Removal of a rural residential development area (T-54) in Teapot Valley and replacement with a new area closer to Brightwater (T-198). This reduced the amount of new rural residential development possible around Brightwater by approximately 170 dwellings;
- An increase in greenfield residential development areas around Saxton and Orphanage West capable of providing an approximately 400 more dwellings;

- An increase in the area/ dwelling capacity by approximately 100 dwellings of T-17 Mytton Heights Hills rural residential area, west of Motueka;
- Removal of the potential for residential infill development around the Tāhunanui Slump;
- Removal of a residential intensification area (N-102) near Tāhunanui due to risks from natural hazards and conflicts with the operations of Nelson Airport;
- The inclusion of residentially zoned, but as yet undeveloped, land in the Toitoi and Atawhai areas of Nelson. The Nelson HBA has identified that these areas could be expected to yield approximately 1,300 new dwellings;
- Removal of the potential dwelling capacity (approximately 500 dwellings) from five intensification areas in Nelson that are potentially subject to significant natural hazard risks. The potential of these areas to contribute to future housing requirements will be subject to a Dynamic Adaptive Pathways Process;
- Removal of greenfield residential and rural residential areas north of Tākaka (T-48 and T-163) capable of providing approximately 175 dwellings;
- Minor amendments to the boundaries (expansion and retraction) of a number of growth areas as well as their potential development capacity across Nelson and Tasman in response to site specific feedback received from submitters and more detailed investigation by Council officers;
- Removal of the new community in Coastal Tasman; and
- Identification of potential public transport corridors, subject to more detailed investigation, to service proposed greenfield growth areas east of Nelson (e.g. Marsden and Maitai valleys).

A schematic of the final strategy, with these changes incorporated is shown in Figure 11 below.

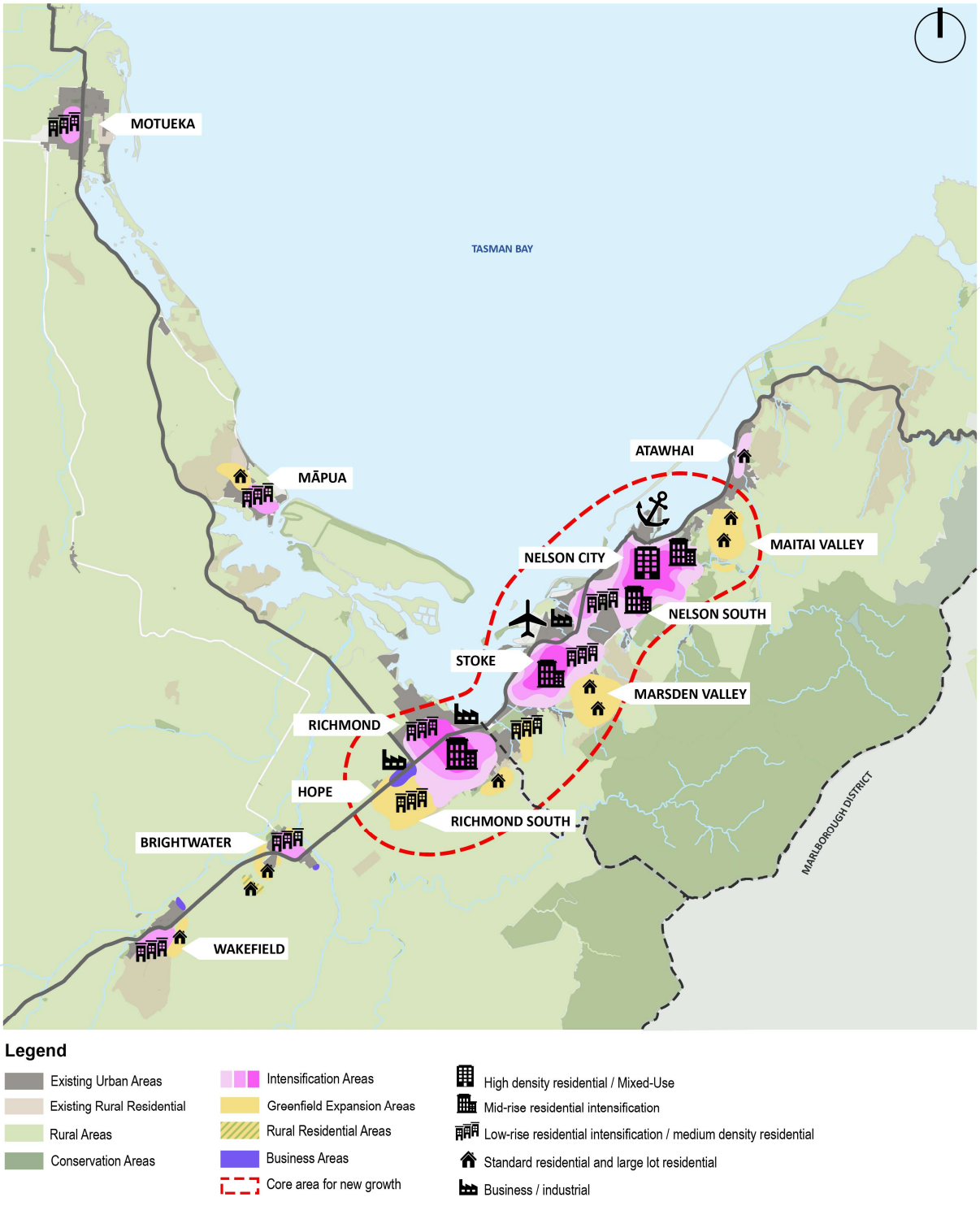

Figure 11 Final strategy

8.0 Growth areas

8.1 Introduction

8.1.1 Identification of Potential Growth Areas

A total of 189 sites were initially identified for consideration as part of this FDS of which 41 fall within the Nelson City boundaries and 148 within the Tasman District boundaries. The long list of potential growth areas was drawn from a range of sources including:

- Sites previously identified and assessed as part of the 2019 FDS;
- workshops with developers and businesses;
- iwi discussions;
- stakeholder workshops;
- expressions of interest/ site nominations from the development community;
- sites discussed in the past within the councils; and
- previous strategies and plans.

Further growth areas were identified during the second round of consultation undertaken in April 2019, and have been evaluated using the approach outlined in section five.

8.1.2 Results of the multi-criteria analysis

As set out in Section 6, all sites were scored using a MCA. Specific sites were then allocated to the various scenarios based on their geographic location (e.g. sites near Tasman Village were included within the Coastal Tasman Focus scenario but not the Intensification Scenario). Each scenario was then tested to get an understanding of how well each scenario performed in meeting forecast housing demand under both medium and high-growth scenarios.

Testing of the first four scenarios identified in Section 7 of this report identified that meeting housing demand under a high growth scenario was challenging due to the potential yield that was discounted as a result of impacts on highly productive land, significant effects from natural hazards or impacts on sites of cultural significance. As such, it was necessary to include some more poorly performing sites within the refined scenarios as they were more aligned with the preferred spatial scenario where growth is focussed along the core area around State Highway 6. Where sufficient demand was identified, especially across Rural Tasman towns, better performing sites under the MCA were selected in preference to lower scoring sites where other sites were available.

Further, additional business sites identified as containing highly productive land on the fringes of existing business areas in Brightwater and Wakefield were also included. This was considered necessary to provide additional business land to better support the large numbers of new homes identified within these settlements.

8.2 Site Selection

8.2.1 Sites recommended for inclusion

Based on the findings of the MCA as well as alignment with the preferred growth scenario to concentrate the majority of growth along the State Highway 6 corridor, the sites identified in Table 10 below have been recommended for inclusion within the final FDS. Table 10 includes a summary of the key information associated with each site including its likely development typology (refer to Table 6 and Table 9 under section 7) and approximate yield.

Note that this table has been updated from the version in the draft FDS Technical Report to reflect changes made to the FDS following public consultation, including addition of sites suggested through submissions.

Table 10 Sites recommended for inclusion

Growth area	Typology	Approx. Yield	Growth area	Typology	Approx. Yield
Rural Tasman Growth Areas					
T-20 65 Hotham St, Murchison	G3	50	T-154 268 Mangles Valley Rd, Murchison	G5	15
T-37 Murchison (Fairfax St)	G3	20	T-155 land opposite 702 Mangles Valley Rd, Murchison	G5	40
T-53 Collingwood	G4	35	T-156 40 Matiri Valley, Murchison	G5	5
T-138 4 Rototai Rd, Tākaka	G2	225	T-157 Rata Avenue, Tapawera	G3	20
T-139 Land bound by Commercial St/Meihana St, Tākaka	G2	50	T-175 2595 Kawatiri-Murchison Highway, Murchison	G7	5
T-140 259 Tākaka-Collingwood Highway	G5	200	T-176 26A Grey St Murchison	G3	45

Growth area	Typology	Approx. Yield	Growth area	Typology	Approx. Yield
T-143 Willow Street, Tākaka (next to Fresh Choice)	G3	20	T-181 3103 Korere-Tophouse Rd, St Arnaud[9]	G5	110
T-144 Park Avenue, Central Tākaka	G3	60	T-195 Massey St, St Arnaud	G3	5
T-146 Murchison Holiday Park (170 Fairfax St and 174 Fairfax St)	G3	25	T-217 79 Main Road, Tapawera	G3	5
Urban Nelson/ Tasman Rural Residential Growth Areas					
T-17 Mytton Heights Hills[10]	G5	540	T-198 65 Higgins Road, Spring Grove	G5	85
Urban Nelson/ Tasman Greenfield Growth Areas					
N-11 Saxton	G1	900	T-33 Seaton Valley Hills	G6	375
N-32 Orchard Flats (Maitai Valley)	G3	200	T-38 Richmond South (Hope)	G1	900
N-100 Griffin Site	D	265	T-39 Paton Road foothills, Richmond	G2	650
N-106 Maitahi/Bayview (PPC28)	D	900	T-40 Hill Street South foothills, Richmond	G4	200
N-111 Marsden & Ngawhatu	D	2150	T-42 Seaton Valley Northern Hills	G6	180
N-112 Orphanage West	G4	80	T-102 No. 100 Bryant Rd, Brightwater	G2	110

[9] Expanded to incorporate adjacent new site T-219 identified through submissions.
[10] Expanded to incorporate adjacent new sites T-205 and T-213 identified through submissions.

Growth area	Typology	Approx. Yield	Growth area	Typology	Approx. Yield
N-115 Saxton Extension	G3	160	T-107 177 Edward St (unzoned area), Wakefield	D	107
N-116 Orphanage West Extension	G4	250	T-114 216 Champion Road "Broadgreen", Richmond	D	264
T-01 Jefferies Road, Brightwater	G3	450	T-120 Richmond South between White Rd and Ranzau Rd	G1	380
T-05 Wanderers Avenue, Brightwater	G1	150	T-121 Richmond South between White Rd and Ranzau Rd, south of Paton Rd	G2	260
T-11 Seaton Valley Flats - elevated	G6	120	T-194 144 & 200 Whitby Road, Wakefield	G2	220
T-15 Te Āwhina Marae papakāinga	G4	35			

Urban Nelson/ Tasman Intensification Growth Areas

N-15 Dodson Valley Road (and surrounds)	I5	215	N-109 Wood South	I2	100
N-19 Nile Street East	I3	200	N-285 Arapaki & Isel	I4	300
N-20 Fairfield Park	I3	260	N-287 Washington Valley South	I2	45
N-21 Waimea Road North	I3	80	N-288 St Vincent	I3	120

Growth area	Typology	Approx. Yield	Growth area	Typology	Approx. Yield
N-22 Hospital/ Nelson South	I3	250	N-289 The Brook	I5	280
N-23 Victory	I3	250	T-02 Brightwater Centre Intensification	I4	45
N-24 Nayland North	I4	235	T-103 Brightwater intensification area	I4	20
N-26 Tāhunanui Drive East	I3	150	T-22 Richmond Intensification	I3	1,500
N-27 Stoke Centre	I2	125	T-23 McGlashen Redevelopment, Richmond	I2	25
N-28 Stoke School (and surrounds)	I4	215	T-29 Wakefield Intensification	I4	95
N-29 Nayland South	I4	235	T-30 Wakefield Church Land	D	12
N-35 Port Hills	I4	90	T-104 Katania Heights intensive area, Brightwater	G2	50
N-101 Marlowe Street (and surrounds)	I4	230	T-112 Salisbury Rd, Richmond intensification	I3	60
N-103 Washington Valley North	I3	50	T-115 405 Lower Queen Street “Berryfields Crossing"	D	100
N-104 Victoria Road (and surrounds)	I3	75	T-189 Motueka Intensification (north)	I4	275
N-107 City Centre South	I1	285	T-190 Motueka Intensification (south)	G2	515

Growth area	Typology	Approx. Yield	Growth area	Typology	Approx. Yield
N-108 City Centre North	I1	200	T-206 8 Hickmott Place	I3	30
INTENSIFICATION AREAS SUBJECT TO A DYNAMIC ADAPTIVE POLICY PATHWAY					
N-16 Neale Park	I4	90	N-34 Tāhunanui Drive West	I3	150
N-17 Vanguard Street (and surrounds)	I2	40	N-110 Wood North	I3	120
N-18 Gloucester Street (and surrounds)	I2	65			
RESIDENTIAL INFILL POTENTIAL					
Nelson North (e.g. Atawhai, Marybank)	n/a	605	Richmond	n/a	1,000
Nelson Central (e.g. Britannia Heights, Washington Road, Nelson Hill, Toi Toi)	n/a	1,040	Brightwater	n/a	260
Tāhunanui (e.g. Tāhunanui Hills, Princess Drive)	n/a	470	Wakefield	n/a	250
Stoke (e.g. Enner Glynn, Suffolk Road)	n/a	1,400	Māpua	n/a	220

The sites above provide for approximately 20,785 new dwellings across the entire Nelson Tasman regions of which 19,760 would contribute towards meeting the housing target under a high growth scenario for the Nelson Tasman urban environment. An approximate breakdown of this figure to specific areas or typologies is:

- Intensification Areas – 6,730
- Infill Areas[11] – 5,250
- New Greenfield Areas – 7,130[12]

[11] Calculated as per the methodology and assumptions set out in Section 7.3.2
[12] This excludes N-111 Marsden & Ngawhatu Valleys which are already zoned Residential.

- Rural Residential Areas – 650
- Rural Tasman Areas – 935

In addition to the above, that which could be enabled via the existing Rural Residential (Nelson and Tasman) and Rural 3 (Tasman) zones, and full uptake of existing deferred residential, zoned but as yet undeveloped greenfield sites or recently released greenfield sites[13] where development has already commenced would contribute an additional 9,235 houses of which 5,300 would be located in the Nelson Tasman urban environment. An approximate breakdown of how this is capacity is likely to be distributed across Nelson and Tasman is provided below:

- Nelson Zoned/ Undeveloped Residential – 3,400
- Richmond Deferred/ Undeveloped Residential – 1,300
- Brightwater Deferred/ Undeveloped Residential - 100
- Wakefield Deferred/ Undeveloped Residential - 150
- Māpua Deferred/ Undeveloped Residential – 150
- Motueka Deferred/ Undeveloped Residential - 200
- Nelson Rural Residential Zones – 200
- Tasman Rural Towns – 1,035
- Tasman Rural Residential Zone – 900
- Tasman Rural 3 Zone – 1,100
- Tasman Rural Zone - 700

The strategy for growth concentrated along the State Highway 6 corridor could provide for approximately 25,000 new homes across the Nelson Tasman urban environment with approximately 29,000 enabled across the Nelson Tasman regions.

Table 11 below provides a breakdown of how residential growth is likely to be distributed across the Nelson Tasman urban environment.

Table 11 Distribution of future growth

Residential Development Type	Proposal
Intensification (including infill)	47%
Greenfield	29%
Rural Residential	2%

[13] Based on figures from developed by Tasman to inform the 2021 LTP.

Other existing zoned capacity (greenfield and rural residential)	23%

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

Nelson – 78% of growth is expected to be delivered across the existing zoned urban area while 22% is expected to be through new greenfield expansion that requires re-zoning for residential purposes.

Tasman – 56% of growth is expected to be delivered on existing urban zoned land, while 44% is expected to be through greenfield expansion and rural residential development that requires re-zoning for these purposes.

8.2.1.1 Business Sites

Table 12 below sets out the business sites proposed for inclusion within the FDS. These are all located within the Tasman District and provide for 73.8Ha of business land. Of this approximately 25Ha is located in Richmond South, 27Ha around Tākaka and 11Ha around Tapawera to support the growing hops industry in this locality.

Table 12 Business sites recommended for inclusion

Growth Area	Typology	Area (Ha)	Growth Area	Typology	Area (Ha)
Business Growth Areas					
T-35 Richmond South	Business	13	T-148 155 Waller St/Chalgrave St Murchison	Business	6
T-105 67 River Terrace, Brightwater	Business	2	T-150 Murchison town centre commercial sites	Business	1
T-106 34 Ellis St and 1/36 Ellis St, Brightwater	Business	0.3	T-158 Orion St, Collingwood	Business	2
T-108 412 Main Road Spring Grove, Wakefield	Business	13	T-171 46A Factory Rd, Brightwater	Business	1
T-117 2 Poutama St, 52, 54 and 54 A Gladstone Rd, Richmond	Business	0.2	T-178 24 - 28 Gladstone Rd, Richmond	Business	0.3
T-122 Main Road, Hope	Business	12	T-182 315 Tākaka-Collingwood Highway, Tākaka	Business	8

T-145 Page Rd, Tākaka	Business	19	T-192 Part of 160 Tadmor Valley Road, Tapawera	Business	11

8.2.2 Sites assessed but not recommended for inclusion

A total of 189 sites were initially identified for consideration as part of the draft FDS. This included all sites previously assessed as part of the 2019 FDS. Of these, 77 (40%) have not been recommended for inclusion or have been amalgamated or redrawn to exclude parts of those areas subject to significant development constraints. This includes sites that performed relatively well as part of the MCA process but featured major development constraints that overall mean urban development is considered inappropriate and would be inconsistent with the stated outcomes of the FDS (e.g. land is highly productive and is still in productive uses). A summary of those sites excluded from the preferred spatial scenario and the reasons for that exclusion are set out in Table 13 below.

Note that this table has been updated from the version in the draft FDS Technical Report to reflect changes made to the FDS following public consultation, including removal of sites as a result of submissions.

Table 13 Growth Areas not included in spatial strategy

Growth Areas	Approximate Yield	Reasons for exclusion
T-177 125 McShane Rd, Richmond	25	The site is currently zoned Deferred Mixed Business in close proximity to the strategic road network. This land will be required to help meet future business land demand including in the short term.
T-116 60-106 Appleby Highway, Richmond	280	The site is currently zoned Deferred Mixed Business and sits adjacent to the strategic road network. This land will be required to help meet future business land demand, including in the short term.
T-10 Higgs Road, Māpua	45	The site features a number of QEII covenants limiting development potential. Low-yield and not required to meet housing capacity requirements.
T-124 17-25 Aranui Road, Māpua	20	Challenging for purely residential development due to the low-lying nature of the land. Residential above commercial was considered but iwi raised strong concerns over cultural heritage significance in this location.

Growth Areas	Approximate Yield	Reasons for exclusion
T-118 McShane Road, Richmond (Business)	n/a	Due to flood risk, the large site was redrawn, considering a smaller portion only. However, this site is identified as having highly productive land and is currently in productive uses.
T-164 104 Poole St, Motueka	15	Significant flood risk and a non-strategic site with low yield. Partial loss of productive land and adjacent to productive land and may give rise to reverse sensitivity issues.
T-170 Solly's Freight Site, Richmond (Business)	n/a	The site is low-lying and subject to coastal inundation and sea-level rise.
T-147 5 Chalgrave St, Murchison	45	Landowner engagement has indicated land is unlikely to be developed in the short-to-medium term. Alternative sites were available in close proximity to meet housing capacity targets.
T-159 2275 Tākaka-Collingwood Highway, Collingwood (Business)	n/a	There is low demand for additional business land in or around Collingwood. As such, development of the site is not required to meet capacity requirements.
T-57 Hotham Street, Murchison	50	Not required to meet housing capacity requirements.
T-151 land adjacent to 58 Matakitaki Rd, Murchison	3	A non-strategic site with low yield in an area with highly productive land.
T-173 Land bound by Appleby Highway, Ranzau Rd and Pugh Rd, Richmond	1300	The entire site is identified as having highly productive land and is currently in productive uses. The Richmond Bypass designation passes through the site.
T-172 240 - 326 Main Road Hope	180	The entire site is identified as having highly productive land and is currently in productive uses. The Richmond Bypass designation passes through the site.
T-59 Paton Road South, Richmond	885	The site contains highly productive land currently in productive uses. Part of site is proposed to be taken forward under T-121.
T-58 Hope South, Richmond	800	The site contains significant amounts of highly productive land currently in productive uses. Part of site is proposed to be taken forward under T-120.

Growth Areas	Approximate Yield	Reasons for exclusion
T-152 land adjacent to 110 Matakitaki Rd, Murchison	10	A non-strategic site with low yield in an area with highly productive land.
T-26 Central Tākaka	100	Some development already proceeding through a Resource Consent, remainder of site taken forward under T-144.
T-174 Hope North, Richmond	1000	The entire site is identified as having highly productive land and is currently in productive uses.
T-13 Courtney Street, Motueka	750	The entire site is identified as having highly productive land and is currently in productive uses.
T-149 21 Hotham St, Murchison	5	A non-strategic site with low yield, on a lower terrace with known flood risk.
T-04 Bryant Road, Brightwater	150	Land is subject to significant flood risk.
T-129 Braeview Forest	400	Isolated development parcel detached from all main urban areas and smaller rural towns. Not aligned with preferred growth scenario or required to meet housing capacity requirements.
T-134 62 Sunrise Valley Road, Moutere	6	A non-strategic site with low yield in an area detached from existing urban areas.
T-161 73 Burnside Rd, Motupipi	20	A non-strategic site with low yield and iwi raised strong concerns over cultural heritage significance in this location.
T-125 Māpua Drive/Seaton Valley Road intersection (Business)	n/a	Low lying site subject to coastal inundation and stormwater discharge challenges. Mitigation could potentially exist but iwi raised strong concerns over cultural heritage significance in this location due to a long history of occupation and inaccurate location of archaeological sites on the NZAA database.
T-193 16 Lake Crescent, Tākaka	15	Land is subject to significant flood risk.
T-141 Fonterra land opposite Fonterra factory, Tākaka	125	The site contains some highly productive land currently in productive uses and is also subject to flood risk. Less constrained sites in close proximity available to meet housing capacity targets.

Growth Areas	Approximate Yield	Reasons for exclusion
T-51 Supplejack Valley, Upper Moutere	190	Not aligned with preferred growth scenario or required to meet housing capacity requirements.
T-183 36 Scott Rd, Three Oaks, Tākaka	50	The site is subject to flood Risk and is adjacent to the Motupipi river. Site also contains productive land.
N-290 Wakapuaka Flats	560	The site is low-lying and subject to coastal inundation and sea-level rise. The site also features some land identified as having highly productive value.
T-36 Stringer Road Hills	130	Not aligned with preferred growth scenario or required to meet housing capacity requirements. Some low-density development already enabled via existing Rural 3 Zone provisions.
T-43 Pomona-Pine Hill, Māpua	950	Infrastructure servicing constraints. Some low-density development already enabled via existing Rural Residential Zone provisions.
T-45 Redwood Valley Hills	200	Not aligned with preferred growth scenario or required to meet housing capacity requirements. Some low-density development already enabled in close proximity via existing Rural 3 Zone provisions.
T-27 Tākaka	200	The site is identified as having productive value and is subject to known flooding constraints.
T-50 Kelling Road, Upper Moutere	1100	Not aligned with preferred growth scenario or required to meet housing capacity requirements.
T-56 Tapawera South	50	The site currently accommodates land in productive uses and is not required to meet housing capacity requirements.
T-119 Richmond south between White Road, Aniseed Valley Road and Hill Street	4275	The site contains highly productive land currently in productive uses. A small part of site is proposed to be taken forward under T-120 and T-121.
T-179 Part of 31 Greenhill Rd, Ngāti Moti	10	A non-strategic site with low yield in an area detached from existing urban areas.

Growth Areas	Approximate Yield	Reasons for exclusion
T-100 70A Waimea West Road, Brightwater	50	The site is identified as having highly productive value and is subject to significant flood risk from the Wai-iti River. The site scored poorly under the MCA in comparison with other nearby alternatives.
T-113 Hill Street South foothills, Richmond	40	A non-strategic site with low yield in an area detached from existing urban areas, with no road connection. The site scored poorly under the MCA in comparison with other nearby alternatives.
T-186 1245 Motueka Valley Rd	100	Poor performing site under the MCA with better comparable sites closer to existing urban centres (e.g. T-017).
T-184 McCallum Rd, Tākaka	80	A non-strategic site with low yield in an area detached from existing urban areas. The site scored poorly under the MCA in comparison with other nearby alternatives and is potentially subject to natural hazards (debris flow).
T-130 Large site in Moutere, covering the length of Tasman View Road	570	Some low-density development already enabled through existing Rural 3 zone provisions.
T-160 Clifton sites	200	The area features sites as having highly productive value. In addition, there are significant cost of infrastructure servicing and feasibility constraints.
T-16 Mariri Hills	1950	The site contains of productive land in productive uses and iwi raised strong concerns over cultural heritage significance in this location
T-126 389 Gardner Valley Road (Business)	n/a	Isolated from existing urban areas (including business land). Not aligned with preferred growth scenario or required to meet business land capacity requirements.
T-133 Lower Moutere	1550	The site contains significant amounts of productive land in productive uses and iwi raised strong concerns over cultural heritage significance in this location.

Growth Areas	Approximate Yield	Reasons for exclusion
T-153 Land adjacent to 1308 Mangles Valley Rd, Murchison	10	The site is potentially subject to flood hazards. The site also scored poorly under the MCA in comparison with other nearby alternatives.
T-191 2227 Wakefield Kohatu Highway, Tapawera (Business)	n/a	Site subject to river inundation, only a small part on the higher terrace was considered. Iwi raised strong concerns due to proximity to the river and impact of excavations on the river and unknown cultural sites, as well as known archaeology.
T-180 43 Flett Rd Harakeke	50	Land with highly productive value. Not aligned with preferred growth scenario or required to meet housing capacity requirements.
T-188 25 Settlers Rd, Riwaka	40	Poor performing site under the MCA with better comparable sites closer to existing urban centres (e.g. T-017).
T-131 Mariri Hills	30	The site contains significant amounts of productive land in productive uses and iwi raised strong concerns over cultural heritage significance in this location.
T-44 Parapara	30	The site features a large number of wetlands and iwi raised strong concerns over cultural heritage significance in this location. The site also performed poorly under the MCA with better comparable sites closer to existing urban centres.
T-128 11 & 15 Nile Road, Mahana	250	The site performed poorly under the MCA with better comparable sites closer to urban centres. Some low-density development already enabled through existing Rural 3 zone provisions.
T-08 Stringer Road Settlement	120	Not aligned with preferred growth scenario or required to meet housing capacity requirements. Some low-density development already enabled via existing Rural 3 Zone provisions.
T-109 Land bound by Higgins, Bridge Valley and Church Valley roads	825	Not required for housing capacity targets. Alternative rural residential development already enabled in close proximity.

Growth Areas	Approximate Yield	Reasons for exclusion
T-135 Chambers & Jackett land Lower Moutere	330	The site is potentially subject to significant natural hazard risks.
T-162 82 Richmond Road, Pohara	175	Iwi raised strong concerns over cultural heritage significance in this location. The site is subject to flood risk and stormwater discharge challenges and a wetland exists in the lower part of the site. The site performed poorly under the MCA with better comparable sites closer to existing urban centres.
T-34 Dovedale	675	Some land with highly productive value. Not aligned with preferred growth scenario or required to meet housing capacity requirements.
T-111 17 Foxhill Rd, Wai-iti (Business)	n/a	Whole site is productive land limited by hill boundary. Not aligned with preferred growth scenario or required to meet housing capacity requirements.
T-07 Redwood Settlement	1600	Some land with highly productive value. Not aligned with preferred growth scenario or required to meet housing capacity requirements.
T-132 Lower Moutere, west of Main Road	910	The site is potentially subject to significant natural hazard risks. The site also performed poorly under the MCA with better comparable sites closer to existing urban centres.
N-105 Delaware Bay	20	A non-strategic site with low yield in an area detached from existing urban areas. Potential to enable via a resource consent process.
T-19 Upper Moutere	560	Not aligned with preferred growth scenario or required to meet housing capacity requirements.

Growth Areas	Approximate Yield	Reasons for exclusion
T-169 Large Coastal Tasman site	970	The large scale of the site meant that individual constraints on parts of it affect the overall assessment e.g. culturally significant sites, productive land and it performed poorly under the MCA. Some low-density development already enabled through some existing Rural 3 Zone provisions.
T-137 86 Main Road and 39 Beechnest Drive, St Arnaud	2	A non-strategic site with low yield. Best addressed via a resource consent process.
N-102 Roto Street (and surrounds)	100	Subject to coastal inundation and reverse sensitivity impacts on airport operations.
N-113 123 Halifax Street East	10	Already zoned for residential uses.
N-114 Port Nelson	n/a	Subject to reverse sensitivity impacts on port operations (e.g. noise, light and odour). Is identified as a regionally strategic site for port activity.
T-03 Shannee Hills (Katania)	110	Limited landowner motivation for future redevelopment and not required to meet housing capacity requirements. The site also performed worse under the MCA with better comparable sites closer to existing urban centres and would generate higher VKT related emissions.
T-28 Pigeon Valley Residential	900	The site performed poorly under the MCA with better comparable sites closer to existing urban centres and would generate highest VKT related emissions amongst growth areas. Not required to meet housing capacity requirements.
T-32 Pigeon Valley Rural Residential	400	The site performed poorly under the MCA with better comparable sites closer to existing urban centres and would generate highest VKT related emissions amongst growth areas. Not required to meet housing capacity requirements.

Growth Areas	Approximate Yield	Reasons for exclusion
T-41 88 Valley Road, Wakefield	60	The site performed poorly under the MCA with better comparable sites closer to existing urban centres and would generate highest VKT related emissions amongst growth areas. Not required to meet housing capacity requirements.
T-48 Rototai Road, Takaka	125	Limited landowner motivation for future redevelopment and not required to meet housing capacity requirements. Reduces need for strategic infrastructure expansion.
T-54 Teapot Valley	250	The site performed poorly under the MCA against comparable rural residential sites closer to existing urban centres. Not required to meet housing capacity requirements.
T-136 Tasman View Road and Braeburn Road Block	1,000	Not aligned with preferred strategy and performed very poorly under MCA. The site is in an isolated location and has potentially significant infrastructure servicing issues.
T-163 42 Keoghan Road, Takaka	50	Potential impacts on local biodiversity and not required to meet housing capacity requirements.
T-166 Tasman Bay Village	1,200	Some low-density development already enabled through existing Rural 3 zone provisions. Not aligned with preferred strategy and performed very poorly under MCA. Significant cultural impacts raised by Te Ātiawa.
T-167 Tāhimana, Stagecoach Road, Māpua	600	Some low-density development already enabled through existing Rural 3 zone provisions. Not aligned with preferred strategy and performed very poorly under MCA. Significant cultural impacts raised by Te Ātiawa.
T-168 303 Aporo Road, Tasman	400	Some low-density development already enabled through existing Rural 3 zone provisions. Not aligned with preferred strategy and performed very poorly under MCA. Significant cultural impacts raised by Te Ātiawa.

Growth Areas	Approximate Yield	Reasons for exclusion
T-196 880 Waiwhero Road, Motueka Valley	12	A non-strategic site with low yield and isolated from other rural residential areas and urban settlements. Best addressed via a resource consent process.
T-197 96 A, B, C Ellis St and 1A and 1B Schwass Lane, Brightwater (commercial)	0.1Ha	A non-strategic site with low yield. Best addressed via a resource consent process.
T-199 4 Teapot Valley Road, Brightwater	5	A non-strategic site with low yield. The site contains highly productive land. Performed poorly under MCA compared with better located alternatives.
T-200 405 & 433 Pigeon Valley Road	30	The site performed poorly under the MCA with better comparable sites closer to existing urban centres and would generate highest VKT related emissions amongst growth areas. Not required to meet housing capacity requirements.
T-201 Chisholm land Tasman View Road	750	Performed poorly under MCA compared with better located alternatives.
T-202 Hayden-Payne Tasman View Road	585	Some low-density development already enabled through existing Rural 3 zone provisions. Not aligned with preferred strategy and performed very poorly under MCA.
T-203 Moana orchard land Tasman View Road	500	Some low-density development already enabled through existing Rural 3 zone provisions. Not aligned with preferred strategy and performed very poorly under MCA.
T-204 St Arnaud 39 Beechnest Drive	20	Severe infrastructure constraints and performed poorly under the MCA.
T-207 9 Greenwood St (Mixed use)	30	Located on land set aside for a Council reserve.
T-208 Tākaka Glenview Rd (light industrial)	22Ha	Some infrastructure constraints and impacts on highly productive land. The site performed poorly under the MCA with better comparable sites closer to existing urban centres. Not required to business land demand.

Growth Areas	Approximate Yield	Reasons for exclusion
T-209 Marchwood Park Road, Motueka (light industrial)	2Ha	The site contains highly productive land.
T-210 394, 410, 416 Main Road Hope	850	The site contains highly productive land currently in productive uses.
T-211 Dawson Rd, Māpua	210	The site has infrastructure constraints. Performed poorly under MCA compared with better located alternatives and not required to meet housing capacity requirements.
T-212 Dodson Road, Tākaka	90	Performed poorly under MCA compared with better located alternatives and not required to meet housing capacity requirements.
T-214 272 Golden Hills Rd	25	The site contains highly productive land. Performed poorly under MCA compared with better located alternatives and not required to meet housing capacity requirements.
T-215 326 Golden Hills Rd	25	The site contains highly productive land. Performed poorly under MCA compared with better located alternatives and not required to meet housing capacity requirements.
T-216 379-391 Appleby Highway and 5-11 Blackbyre Road (light industrial)	5Ha	Performed poorly under MCA compared with better located alternatives. Not required to business land demand.
T-218 1 Main Rd Tapawera	35	The site contains highly productive land. Performed poorly under MCA compared with better located alternatives and not required to meet housing capacity requirements.
T-220 262 Tākaka-Collingwood Highway	80	Performed poorly under MCA compared with better located alternatives and not required to meet housing capacity requirements.
T-221 Ligar Bay headland East (light industrial)	15Ha	Performed poorly under MCA compared with better located alternatives. Not required to business land demand.

Growth Areas	Approximate Yield	Reasons for exclusion
T-222 Ligar Bay west (light industrial)	7Ha	Performed poorly under MCA compared with better located alternatives. Not required to business land demand.

9.0 Appendices

MEMORANDUM

To:	Cam Wallace	**Of:**	Barker and Associates
From:	Danielle Gatland	**Date:**	5 October 2021
Copies:	Rachel Morgan, Ruth Evans, Javier Valdivia, Stuart Crosswell, Alex Raichev		
Project:	Nelson Tasman FDS (NZ3151)		
Subject:	Transport accessibility scoring		

The outputs of this work are intended to be an input to the Multi-Criteria Analysis for the Nelson Tasman Future Development Strategy work.

How we score access

Access to transport is a complex consideration with numerous factors affecting access consideration, including individuals' accessibility needs and the locations they are trying to access. We developed the following approach to simplify the assessment process and improve consistency in the assessment.

1. For each hexagon cell (500m in-diameter) in our study area, we select a central address, then for each transport mode among walking, cycling and public transport, we compute a 30-minute isochrone originating from that address by that mode.
2. For each isochrone, we then compute the number of points of interest (POI) from the POI group table below that intersect the isochrone.
3. Based on the number of POI and the scoring table below, we assign a mode score to the isochrone's origin cell for the mode in question. I.e. each cell gets a score for walking access to doctors, a score for cycling access to doctors, a score for transit access to doctors, etc.
4. Then we take a weighted sum of the mode scores with weights of 1.5 for walking, 1 for cycling, and 1 for transit to give us a score for each POI group. I.e. each cell gets an access to doctors score, an access to pharmacies score, etc.
5. Finally, for each of the four access groups below, we sum the scores within the group to give us a total access group score for each cell. I.e. each cell gets a total score for access to daily needs, a total score for access to jobs, etc.

Group 1 – Access to daily needs

Level of access by active and public transport to daily needs.

Location	Scoring (#locations: score)	Data Source
Doctor	0: 0 pt. 1+: 1 pt.	OpenStreetMap
Pharmacy	0: 0 pt. 1+: 1 pt.	OpenStreetMap
Clinic	0: 0 pt. 1+: 1 pt.	OpenStreetMap
Dentist	0: 0 pt. 1+: 1 pt.	OpenStreetMap
Supermarkets	0: 0 pt. 1+: 2 pt.	OpenStreetMap
'Shops'	0: 0 pt. 1-3: 1 pt. 4+: 2 pt.	OpenStreetMap

Maximum score per mode = 8 (maximum score across all modes = 28)

Group 2 – Access to jobs

Level of access by active and public transport to employment

Location	Scoring (#locations: score)	Data Source
Employment	J = number of jobs in Nelson City Centre (5,475) 0% of J: 0 pt. 0-20% of J: 1 pt. 20-40% of J: 2 pt. 40-60% of J: 3 pt. 60-80% of J: 4 pt. 80% + of J: 5 pt.	2018 Census

Maximum score per mode = 5 (maximum score across all modes = 17.5)

Group 3 – Access to schools

Level of access by active and public transport to education

Location	Scoring (#locations: score)	Data Source
Schools	0: 0 pt. 1-3: 1 pt. 4+: 2 pt.	Ministry of Education

Maximum score per mode = 2 (maximum score across all modes = 7)

Group 4 – Access to other amenities

Level of access by active and public transport to social and recreational opportunities

Location		Scoring (#locations: score)	Data Source
Hospitals		0: 0 pt. 1+: 1 pt.	OpenStreetMap
WINZ offices		0: 0 pt. 1+: 1 pt.	MRCagney data
Community centres, libraries		0: 0 pt. 1+: 1 pt.	OpenStreetMap, Client provided
Post office		0: 0 pt. 1+: 1 pt.	OpenStreetMap
Religious facilities (churches, mosques etc.)		0: 0 pt. 1+: 1 pt.	OpenStreetMap
Open Space	Parks	0: 0 pt. 1+: 2 pt.	OpenStreetMap
	Open space zones		Client provided
	Council reserves		Client provided
	Playgrounds		Client provided
Recreation A	National parks	0: 0 pt. 1+: 1 pt.	Client provided
	Biking tracks		Client provided
	Walking tracks		Client provided
Recreation B	Sports fields	0: 0 pt. 1+: 1 pt.	OpenStreetMap
	Sports and recreation zones		Client provided

Maximum score per mode = 9 (maximum score across all modes is 31.5)

Appendix 2: List of key stakeholders

Kāinga Ora
Waka Kotahi
Ministry of Business, Innovation and Employment (MBIE)
Ministry of Primary Industries (MPI)
Ministry for Environment
Ministry of Housing and Urban Development
Marlborough District Council
Ministry of Education
Nelson Regional Sewerage Business Unit
Nelson Regional Development Agency
Transpower
Network Tasman
Nelson Marlborough District Health Board
Nelson Marlborough Institute of Technology (NMIT)
One Forty One Forestry
Vailima Orchard Ltd
Fonterra
Horticulture NZ
Aquaculture NZ
Fire & Emergency New Zealand

Appendix 3: Intensification Uptake Memo (Sense Partners)

Appendix 4: Copy of Multi-Criteria Analysis Scoring

Multi-criteria Analysis Assessment Criterion

Number	Category	Criterion
1	Urban growth and form	Level of accessibility by public and active transport to essential services, employment, education and social opportunities
2		General accessibility by private vehicle to employment, education and social opportunities
3		Ability for a range of housing types to be provided
4		Level of demand
5	Development capacity	Scale of proposal
6		Capacity to deliver
7	Infrastructure	Efficiency of supporting transport infrastructure
8a		Efficiency of supporting stormwater infrastructure
8b		Efficiency of supporting wastewater infrastructure
8c		Efficiency of supporting potable water infrastructure
9		Efficiency of supporting community infrastructure
10		Reverse sensitivity and human health effects
11	Highly productive land	Impact on highly productive land
12	Natural environment	Te mana o te Wai
13		Terrestrial ecology and Biodiversity
14		Landscape values (ONL, ONF, Coastal Environment)
15	Climate change and natural hazards	Sea level rise Inundation (coastal and river) and coastal erosion related natural hazards
16		Ground conditions (fault hazard, liquefaction risk, land stability)
17	Iwi and hapū values	Sites of cultural significance
18		Impact on life-sustaining quality of natural resources and ecosystems
19	Iwi and hapū development	Potential for commercial development by iwi/Māori trusts
20		Potential for papakāinga development

Option	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22
N-11 Saxton																						
N-14 Hira																						
N-15 Dodson Valley Road (and surrounds)																						
N-16 Neale Park																						
N-17 Vanguard Street (and surrounds)																						
N-18 Gloucester Street (and surrounds)																						
N-19 Nile Street East																						
N-20 Fairfield Park																						
N-21 Waimea Road North																						
N-22 Hospital/ Nelson South																						
N-23 Victory																						
N-24 Nayland North																						
N-26 Tāhunanui Drive East																						
N-27 Stoke Centre																						
N-28 Stoke School (and surrounds)																						
N-29 Nayland South																						
N-32 Orchard Flats																						
N-34 Tāhunanui Drive West																						
N-35 Port Hills																						
N-285 Arapaki & Isel																						
N-287 Washington Valley South																						
N-288 St Vincent																						
N-289 The Brook																						
N-290 Wakapuaka Flats																						
N-100 Griffin Site																						
N-101 Marlowe Street (and surrounds)																						
N-102 Roto Street (and surrounds)																						
N-103 Washington Valley North																						
N-104 Victoria Road (and surrounds)																						
N-105 Delaware Bay																						
N-106 Maitahi Bayview (PPC28)																						
N-107 City Centre South																						
N-108 City Centre North																						
N-109 Wood South																						
N-110 Wood North																						
N-111 Marsden & Ngawhatu																						
N-112 Orphanage West																						
N-113 123 Halifax Street East																						
N-114 Port Nelson																						
N-115 Saxton Extension																						
N-116 Orphanage West Extension																						

Very Low
Low
Fair
High
Very High

Growth Option	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22
T-01 Jefferies Road, Brightwater																						
T-02 Brightwater Centre Intensification																						
T-03 Shannee Hills (Katania)																						
T-04 Bryant Road, Brightwater																						
T-05 Wanderers Avenue, Brightwater																						
T-06 Tasman / Aporo Settlement																						
T-07 Redwood Settlement																						
T-08 Stringer Road Settlement																						
T-10 Higgs Road, Māpua																						
T-11 Seaton Valley Flats - elevated																						
T-13 Courtney Street, Motueka																						
T-15 Te Awhina Marae papakāinga																						
T-16 Mariri Hills																						
T-17 Mytton Heights Hills																						
T-19 Upper Moutere																						
T-20 65 Hotham St, Murchison																						
T-22 Richmond Intensification																						
T-23 McGlashen Redevelopment, Richmond																						
T-26 Central Tākaka																						
T-27 Tākaka																						
T-28 Pigeon Valley Residential																						
T-29 Wakefield Intensification																						
T-30 Wakefield Church Land																						
T-32 Pigeon Valley Rural Residential																						
T-33 Seaton Valley Hills																						
T-34 Dovedale																						
T-35 Richmond South Business																						
T-36 Stringer Road Hills																						
T-37 Murchison (Fairfax St)																						
T-38 Richmond South (Hope)																						
T-39 Paton Road foothills, Richmond																						
T-40 Hill Street South foothills, Richmond																						
T-41 88 Valley, Wakefield																						
T-42 Seaton Valley Northern Hills																						
T-43 Pomona Rd-Pine hill, Māpua																						
T-44 Parapara																						
T-45 Redwood Valley Hills																						
T-50 Kelling Rd, Upper Moutere																						
T-48 Rototai Road, Tākaka																						
T-51 Supplejack Valley, Upper Moutere																						
T-53 Collingwood																						
T-54 Teapot Valley																						
T-56 Tapawera south																						

Very Low
Low
Fair
High
Very High

Growth Option	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22
T-57 Hotham Street, Murchison																						
T-58 Hope South, Richmond																						
T-59 Paton Road South, Richmond																						
T-100 70A Waimea West Road, Brightwater																						
T-102 100 Bryant Rd, Brightwater																						
T-103 Brightwater intensification area																						
T-104 Katania Heights intensive area, Brightwater																						
T-105 67 River Terrace Road, Brightwater (Business)																						
T-106 34 Ellis St and 1/36 Ellis St, Brightwater (Business)																						
T-107 177 Edward St, Wakefield																						
T-108 412 Main Road Spring Grove (Business)																						
T-109 Land bound by Higgins, Bridge Valley and Church Valley roads																						
T-111 17 Foxhill Road, Wai-iti (Business)																						
T-112 Salisbury Rd, Richmond intensification																						
T-113 Hill Street South foothills, Richmond																						
T-114 216 Champion Road "Broadgreen", Richmond																						
T-115 405 Lower Queen Street "Berryfields Crossing"																						
T-116 60-106 Appleby Highway, Richmond																						
T-117 2 Poutama St, 52, 54 and 54 A Gladstone Road, Richmond (Business)																						
T-118 McShane Road, Richmond (Business)																						
T-119 Richmond south between White Road, Aniseed Valley Road and Hill Street																						
T-120 Richmond South between White Road and Ranzau Road (north of Paton Road)																						
T-121 Richmond South between White Road and Ranzau Road (south of Paton Road)																						
T-122 Main Road Hope (Business)																						
T-123 337 Main Road Hope																						
T-124 17-25 Aranui Road, Māpua																						
T-125 Māpua Drive/Seaton Valley Road intersection (Business)																						
T-126 389 Gardner Valley Road (Business)																						
T-128 11 & 15 Nile Road, Mahana																						
T-129 Braeview Forest																						
T-130 Large site in Moutere (covering the length of Tasman View Road)																						
T-131 Mariri Hills																						
T-132 Lower Moutere, west of Main Road																						
T-133 Lower Moutere																						
T-134 62 Sunrise Valley Road, Moutere																						
T-135 Chambers & Jackett land Lower Moutere																						
T-136 Tasman View Road and Braeburn Road block																						
T-137 86 Main road and 39 Beechnest Drive, St Arnaud																						
T-138 4 Rototai Rd, Tākaka																						
T-139 Land bound by Commercial St/Meihana St, Tākaka																						
T-140 259 Tākaka-Collingwood Highway																						
T-141 Fonterra land opposite Fonterra factory, Tākaka																						
T-143 Willow Street, Tākaka (next to Fresh Choice)																						
T-144 Park Avenue																						

Very Low
Low
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High
Very High

Growth Option	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22
T-145 Page Rd, Tākaka (Business)																						
T-146 Murchison Holiday Park (170 Fairfax St and 174 Fairfax St)																						
T-147 5 Chalgrave St, Murchison																						
T-148 155 Waller St/Chalgrave St, Murchison (Business)																						
T-149 21 Hotham St, Murchison																						
T-150 Murchison town centre sites (Business)																						
T-151 land adjacent to 58 Matakitaki Rd, Murchison																						
T-152 land adjacent to 110 Matakitaki Rd, Murchison																						
T-153 Land adjacent to 1308 Mangles Valley Rd, Murchison																						
T-154 268 Mangles Valley Rd, Murchison																						
T-155 land opposite 702 Mangles Valley Rd, Murchison																						
T-156 40 Matiri Valley, Murchison																						
T-157 Rata Avenue, Tapawera																						
T-158 Orion St, Collingwood (Business)																						
T-159 2275 Tākaka-Collingwood Highway (Business)																						
T-160 Clifton sites																						
T-161 73 Burnside Rd, Motupipi																						
T-162 82 Richmond Road, Pohara																						
T-163 42 Keoghan Road, Tākaka																						
T-164 104 Poole St, Motueka																						
T-166 Tasman Bay Village																						
T-167 Tāhimana, Stagecoach Rd, Māpua																						
T-168 303 Aporo Road, Tasman																						
T-169 Large Coastal Tasman site																						
T-170 Solly's Freight Site, Richmond (Business)																						
T-171 46A Factory Rd, Brightwater (Business)																						
T-172 240 - 326 Main Road Hope																						
T-173 Land bound by Appleby Highway, Ranzau Road and Pugh Road																						
T-174 Hope North, Richmond																						
T-175 2595 Kawatiri-Murchison Highway, Murchison																						
T-176 26A Grey St Murchison																						
T-177 125 McShane Rd, Richmond																						
T-178 24-28 Gladstone Road, Richmond (Business)																						
T-179 Part of 31 Greenhill Rd, Ngati Moti																						
T-180 43 Flett Rd Harakeke																						
T-181 3103 Korere-Tophouse Rd, St Arnaud																						
T-182 315 Tākaka-Collingwood Highway, Tākaka (Business)																						
T-183 36 Scott Rd, Three Oaks, Takaka																						
T-184 McCallum Rd, Tākaka																						
T-186 1245 Motueka Valley Rd																						
T-187 Riwaka-Sandy Bay Rd, Kaiteriteri																						
T-188 25 Settlers Rd, Riwaka																						
T-189 Motueka Intensification (north)																						
T-190 Motueka Intensification (south)																						

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High
Very High

Growth Option	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22
T-191 2227 Wakefield Kohatu Highway (Business)																						
T-192 Part of 160 Tadmor Valley Road (Business)																						
T-193 16 Lake Crescent, Tākaka																						
T-194 144 & 200 Whitby Road, Wakefield																						
T-195 Massey St, St Arnaud																						
T-196 880 Waiwhero Road																						
T-197 96 A, B, C Ellis St and 1A and 1B Schwass Lane, Brightwater (commercial)																						
T-198 65 Higgins Rd, Brightwater																						
T-199 4 Teapot Valley Road, Brightwater																						
T-200 405 & 433 Pigeon Valley Road																						
T-201 Chisholm land Tasman View Road																						
T-202 Hayden-Payne Tasman View Road																						
T-203 Moana orchard land Tasman View Road																						
T-204 St Arnaud 39 Beechnest Drive																						
T-205 14 Waiwhero Road																						
T-206 8 Hickmott Place (Mixed use)																						
T-207 9 Greenwood St (Mixed use)																						
T-208 Tākaka Glenview Rd (light industrial)																						
T-209 Marchwood Park Road, Motueka (light industrial)																						
T-210 394, 410, 416 Main Road Hope																						
T-211 Dawson Rd, Māpua																						
T-212 Dodson Road, Takaka																						
T-213 319 Motueka Valley Highway																						
T-214 272 Golden Hills Rd																						
T-215 326 Golden Hills Rd																						
T-216 379-391 Appleby Highway and 5-11 Blackbyre Road (light industrial)																						
T-217 79 Main Rd Tapawera																						
T-218 1 Main Rd Tapawera																						
T-219 3177 Korere Tophouse Road																						
T-220 262 Tākaka-Collingwood Highway																						
T-221 Ligar Bay headland East																						
T-222 Ligar Bay Headland West																						

Very Low
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