

---

## MEMORANDUM

**TO:** FDS Subcommittee  
**FROM:** Jacqui Deans (TDC) and Chris Pawson (NCC)  
**DATE:** 31<sup>st</sup> May 2022  
**RE:** Supplementary information

---

### Introduction

During the confidential briefings of 25<sup>th</sup> and 26<sup>th</sup> May 2022, the FDS Subcommittee sought clarification on a few matters. This information is provided below and is further to the memo dated 30<sup>th</sup> May 2022. This memo addresses the following topics:

1. Pigeon Valley rural residential area
2. Neighbourhood plans
3. Tasman's classification of highly productive land
4. An enabling strategy to support iwi and Maori Trusts strategic plans
5. The review of both Councils' Resource management Plans
6. Climate change planning
7. Staging and Implementation Plan for FDS
8. The interest NCC and TDC Panel members have as shareholders in relation to PNL and NAL submission and decisions
9. Growth modelling at each Council
10. Greenhouse gas emissions modelling

**1. Did we receive a specific submission to change T-28 from standard residential to rural residential?**

We had four submissions from the same family (individual submissions) asking for Lower Pigeon Valley (site T-28) to include rural residential, as they wished for some of it to be preserved as lifestyle blocks rather than 400 sq m sections.

**2. Can we include a specific recommendation on the Councils (but NCC particularly) preparing neighbourhood plans for existing parts of the city (referencing the 20 minute neighbourhood concept)? Would this come back as part of the further work on principles for staging and implementation?**

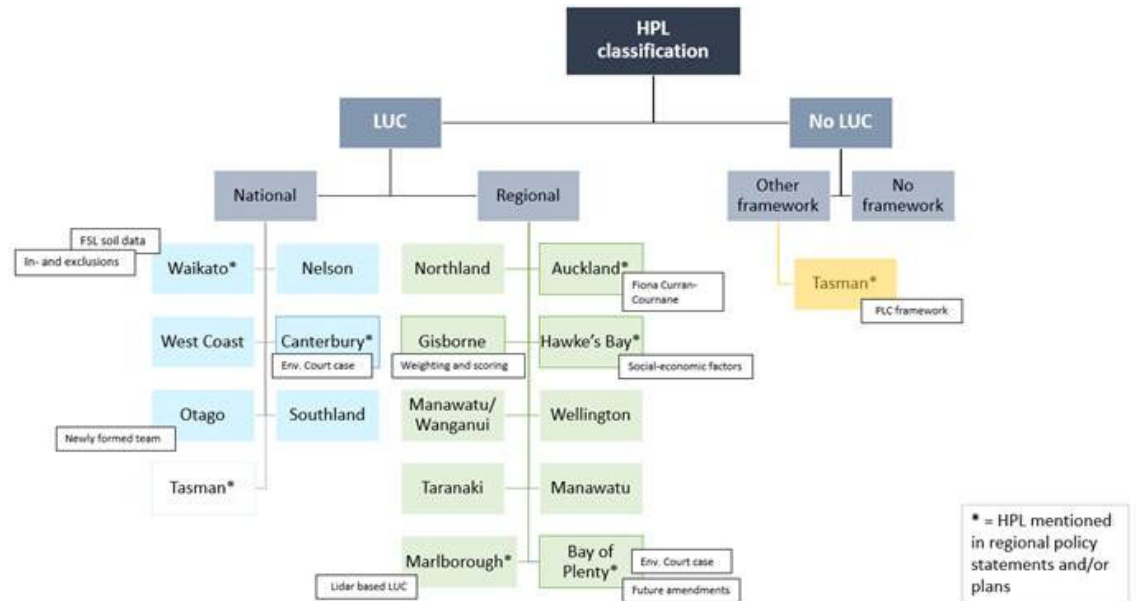
Annual implementation plans are required to be prepared jointly and, where necessary, neighbourhood plans will be part of that process. Things like the 20 minute neighbourhood concept are imbedded in the FDS through the accessibility analysis that feeds into the MCA.

**3. How far away is the NPS – HPL? Has MfE given any guidance on its likely content? How do TDC and NCC compare to other councils' HPL classification – more or less restrictive?**

The latest advice from MPI is that the NPS HPL will go to Cabinet in August 2022. Any guidance provided on the NPS HPL to date has been confidential and can therefore not be discussed. We note that Council officers are aware that MPI are still in the process of

making amendments to the NPS HPL, and those will not be known until the NPS HPL has been released.

Dr Anne Wecking (Resource Scientist at TDC) has gathered information on other Council's approaches with classifying Highly Productive Land (HPL). See below:



As shown above, most Council's use the Land Use Capability (LUC) classification, with some Councils also taking into consideration additional factors (such as social economic factors or including or excluding certain soils from their HPL classification). Dr Anne Wecking has advised that, based on the different approaches and modifications used by different Councils to classify HPL, one cannot say or define whether one framework would be more restrictive than another. The environmental variables and patterns that the different frameworks/models predict follow a similar pathway. I.e., land is generally productive when the topography is flat, the climate suitable, water available and the soil responsive to fertiliser inputs (thanks to the agricultural revolution).

The LUC framework shows a high share of Tasman's land in the LUC 3 class, which is why TDC use the Productive Land Classification (PLC) 1994 (class A – C being highly productive). The PLC was 'invented' with the objective to account for more regional specific factors important to the Tasman – such as climate.

**4. Can we recommend to the Councils that they develop an enabling strategy to support iwi and Maori Trusts strategic plans?**

In preparing the draft FDS officers have regularly met with iwi and asked for them to indicate any sites they are wishing to develop in the future. Several sites have been assessed in both regions and recommended for inclusion in the draft FDS. This dialogue will continue either in preparing the next FDS or a regional spatial plan under new legislation

**5. Given the criticality of the District Plan framework can we message this as a priority work stream to the Councils that is fundamental to achieving the outcomes of the FDS?**

Giving effect to the FDS will rely, to some extent, on changes to the residential zone provisions of both Councils. A recommendation could be included along the following lines: " Supports both Councils' work programmes on making zoning changes to their current resource management plans, to address housing and to give effect to the provisions of the Future Development Strategy."

**6. Same for Dynamic Adaptive Policy Pathways and Climate Change Planning and the importance of this being done jointly to understand the cross boundary trade-offs?**

The DAPP processes are underway now for Nelson and Tasman. At the moment the plan is for the more detailed assessment work to be done independently of each other but with regular checks to make sure there is consistency with assumptions. From an FDS cross-boundary point of view, the FDS has not counted the housing capacity in the Nelson areas subject to the DAPP process. Tasman hasn't included capacity subject to the DAPP process. Therefore, if they were removed, it wouldn't be necessary for TDC to zone or service addition land beyond that anticipated in the FDS.

**7. Similarly for Staging and Implementation Plan and working with infrastructure providers – will we make a recommendation on this after we see the principles or can we do that now?**

Please see resolution 3.1.13 in the officers' report

**8. How do we address the interest NCC and TDC Panel members have as shareholders in relation to PNL and NAL submission and decisions?**

The port and airport are independent companies with their own boards, directors and shareholders. None of the councillors on either Council are directors or shareholders – the councils themselves, as bodies corporates are the shareholders and each has 50% of the shares. The councillors on the hearings panel have no pecuniary or personal interest themselves (unless they have a partner or close family member who is a director or shareholder and I am unaware that any do. There is nothing showing in the interests register for Tasman Councillors).

**9. Can we make a recommendation that NCC adopts TDC's growth plan/model approach to inform its LTP? There needs to a consistent approach that supports the FDS.**

There is work underway currently to understand the scope of work needed to fully align the NCC and TDC growth modelling approach. The key issues being considered right now are resourcing and costs.

**10. Greenhouse has emission modelling**

Attachment 5 to the officers' report to the FDS subcommittee explained the greenhouse gas modelling that staff undertook to help inform deliberations on the FDS. A further version of this memo (V3) has been produced to analyse the changes in FDS sites proposed. The latest memo is attached (v3) and examines VKTs and greenhouse gas emissions from the sites in the Urban Environment that are recommended in the officers' report to the FDS Subcommittee. Changes to sites recommended have been modelled, including some new sites proposed through submissions and some sites proposed to be removed.

The update memo also tests the assumptions in the Government's Emissions Reduction Plan (May 2022), as well as the Ministry of Transport's Hikina te Kohupara Transport Emissions: Pathways to Net Zero by 2050 (pathway 4).