

From: Marion Satherley <marionawayfromhome@gmail.com>^[1]^[SEP] **Date:**
29 April 2020 at 10:46:16 AM NZST^[1]^[SEP]

Good morning Anne, Christeen & Dean,
I hope this email finds you all well & fighting fit.

MDCA have receive a letter from a resident who lives on the first rise on the right heading up Seaton Valley Road from Mapua Drive.

In her letter she stated that she has been unofficially informed by a TDC staff member that the land below her property to the east the lies on the corner of Mapua Drive and Stafford Drive is going to be used for a supermarket and is requesting MDCA to include her dislike of this proposal within our LTP submission.

MDCA are not necessarily supporting her views, however we would like to write to her to suggest that if this does happen there will be opportunity for her in the future to submit against this change in use.

I thought this parcel of land was zoned Rural 1, so to confirm this, I have checked the zoning maps on the TDC website to discover that it is in fact zoned Rural 1, however, on the zoning map (see attached) it also states that this area is the 'Mapua Development Area'.

Before I respond to her, can you please let me know -

- a) whether this inclusion within the zoning map occurred when a community consultation of zones within this area was notified &
- b) Now this area has been identified as the 'Mapua Development Area' whether this changes the consultation process when future rezoning occurs

Also in my response to her, I will be suggesting she contact one or all of you folk to follow this up. Take care.

Kind Regards
Marion Satherley, MDCA Chair

From: Anne Turley <Anne.Turley@tasman.govt.nz> **Sent:** Wednesday, 29 April 2020 2:35 pm

Hi Marion,

This has been passed to planning staff to reply in detail.

From memory:

It was consulted on as part of the Future Development Strategy in March/ April 2019. It was advertised in Newline, TDC's website and a drop in session was held in Mapua at the Village Hall on 8th April from 3.30-6pm. Councillors advised the strategy was open for comments at all the Community association meetings at the time. Meetings were held throughout the region in well advertised venues, as well as at the Richmond Mall. More information was available at Nelson city and Tasman Libraries.

Feedback closed on 6th May 2019. The strategy was adopted in July 2019.

Hope this is helpful.

Kind regards,

Anne Turley.

Anne Turley Councillor **Mobile** 022 171 1341 | **DDI** (03) 543 8400

From: Barry Johnson <Barry.Johnson@tasman.govt.nz>

Date: 4 May 2020 at 10:54:18 AM NZST

Hi Marion,

Thanks for your email. Firstly to cover off the land identified on the corner of Mapua Dr and Stafford Dr. This land has been identified as an area for possible future commercial development in the [Nelson Tasman Future Development Strategy \(FDS\)](#). The FDS is a high level growth strategy that plans the next 30 years of housing and business growth in the region. It provides an indication of the locations and timing for possible future development based on current and future growth projections. The area you

are interested in has been identified for possible commercial development in the period 2028-2038. Here's an extract from the FDS that shows the area:

The land is currently in a mix of zoning, rural 1 and deferred residential. For this land to be bought forward for commercial development then it would still have to go through the RMA plan change assessment and consultation processes. This includes the mandatory consultation requirements for plan changes. The FDS is a high level strategy and the future development areas identified in it are indicative rather than set in stone as they still need to be assessed in detail.

Public consultation and engagement took place over the course of the development of the strategy. There were two key public engagement stages: January and February 2019: first round broad response to scenarios and key outcomes

April and May 2019 – development of more detailed options and areas. This included a presentation to the MDCA on 8 April.

Councillor Turley has provided further detail on our consultation in her email below.

'Mapua Development Area'

The 'Mapua Development Area' annotation on the TRMP planning maps relates to a much broader area and was initially introduced in 2014 with amendments in 2015. Both of these changes and any future changes must follow the consultation requirements in the Resource Management Act. The Council on most occasions also takes a more comprehensive approach to community consultation than is required by the law with community engagement starting at an early stage well before the formal legal consultation processes.

The attached picture shows the extent of the development area in the Tasman Resource Management Plan. The term 'Mapua Development Area' links to a number of rules and provisions in the TRMP around consenting for residential subdivision and development and cover things such as:

Requirements to take into consideration the urban design guide, Coastal hazards, heritage items

Rules a round residential density and minimum lots sizes, roading, planting etc.

It also covers subdivision requirements in the business and industrial zones touching on lot sizes, access and amenity planting.

These rules apply to land that is zoned for those purposes now and any land that may be re-zoned in the future.

If this raises any questions please do contact me.

Regards
Barry Johnson

Barry Johnson

Environmental Policy Manager

DDI 03 543 8975 | **Mobile** 021 376 680 | Barry.Johnson@tasman.govt.nz

Private Bag 4, Richmond 7050, NZ