

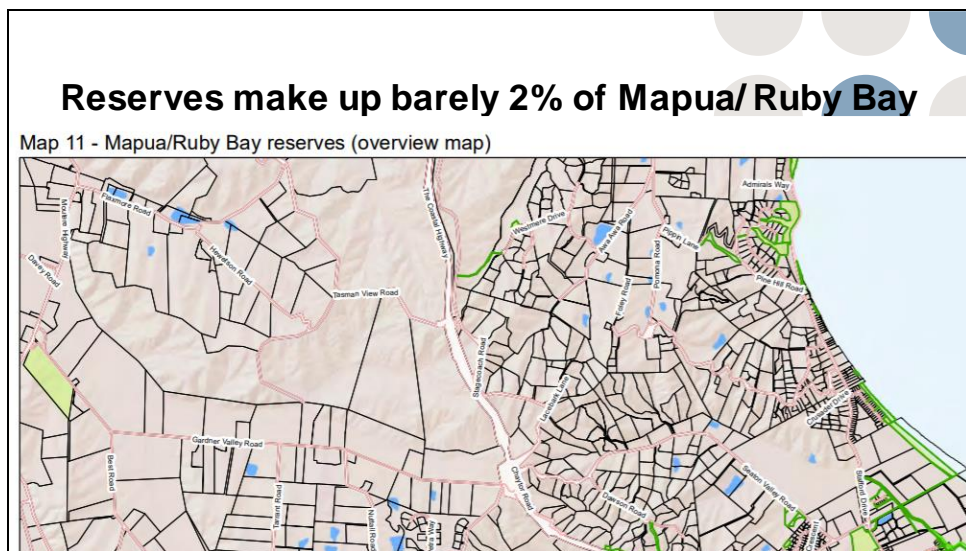
Slide 1

Header image: Reserves management plan Bruno Lemke’s Notes on his submission  
 This presentation is in support of my submission (29842), principally to identify suitable land areas to support new wild life corridors in the Mapua area with a focus on the possible subdivision of 49 Stafford Drive (the current Senior Property)

Slide 2

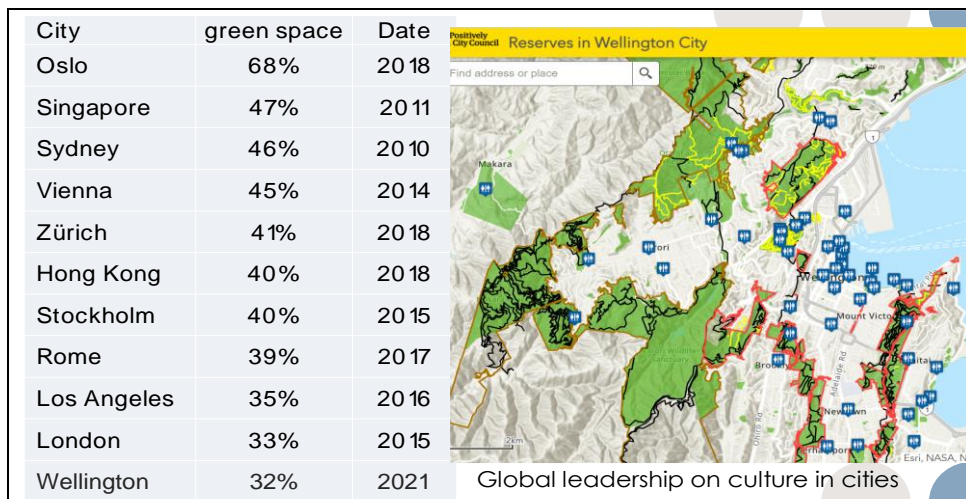
Video extract from David Attenborough recent series “The Mating Game” Episode 3.  
 Transcript: Attenborough speaking: “We have converted wild habitats to suit our needs, and have done so on an unprecedented scale. We have destroyed the ability of other species to reproduce. .... If we are to reverse our impact on the natural world the solution is simple and very clear. We must protect and regenerate natural habitats.

Slide 3



What about the Newest Mapua Drive subdivision – the reserve on that subdivision is barely 2% of the land – a far cry from the 5.6% the council says must be put into reserves.  
 Above is a map from submission document: Draft Moutere-Waimea Ward RMP publicly notified 15 Oct 2021.pdf Map 11. A simple grid square analysis shows that the public parks and reserves to be less than 2% of the Mapua-Ruby Bay area as shown on the map.

Slide 4



Global leadership on culture in cities

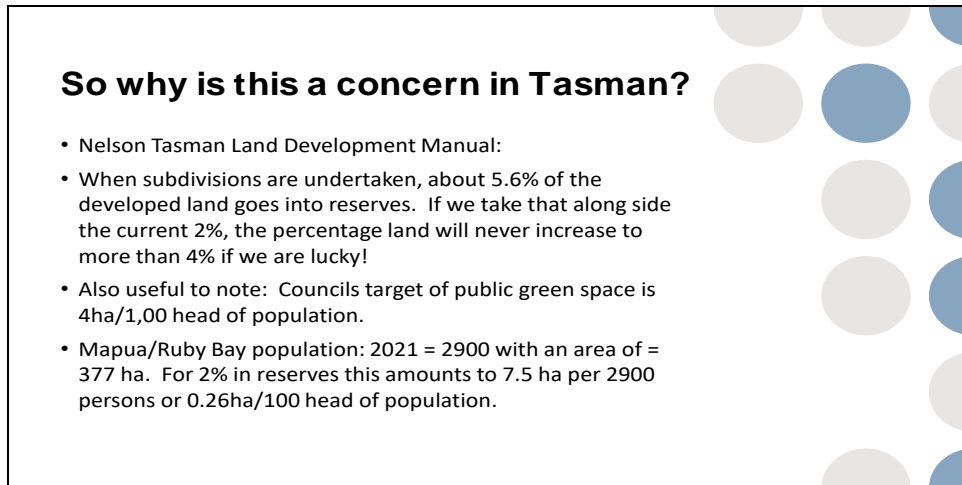
The top cities vary by site – some claim it to be Moscow. It depends on the extent of the city boundaries. Here are two reference:

<http://www.worldcitiescultureforum.com/data/of-public-green-space-parks-and-gardens>

<https://www.worldatlas.com/articles/cities-with-the-most-greenspace.html>

The Wellington one was calculated by me from the Reserves map of Wellington by the WCC. Again I used a simple counting of grid squares to come up with the 32% figure for Wellington.

Slide 5



**So why is this a concern in Tasman?**

- Nelson Tasman Land Development Manual:
- When subdivisions are undertaken, about 5.6% of the developed land goes into reserves. If we take that along side the current 2%, the percentage land will never increase to more than 4% if we are lucky!
- Also useful to note: Councils target of public green space is 4ha/1,00 head of population.
- Mapua/Ruby Bay population: 2021 = 2900 with an area of = 377 ha. For 2% in reserves this amounts to 7.5 ha per 2900 persons or 0.26ha/100 head of population.

I had extreme Difficulty finding this data on the TDC web site – it seems to be scattered all over the place. I did an electronic search of the documents suggested by Rosalind Squire but nothing came up. In the end I emailed Rosalind and she quoted this to me in her email We have a few different levels of service for reserve provision in the Tasman Resource Management Plan and the Long Term Plan, the levels that relate to reserve provision include:

- Provision of a reserve within 500m of 85% of residentially zoned properties;
- 4ha/1,00 head of population; and
- A level of satisfaction (*At least 85% of Tasman residents rate their satisfaction with recreational facilities (which include playing fields and neighbourhood reserves) as “fairly satisfied” or better in the annual residents’ surveys).*)”

My calculation of the 4% of Mapua/Ruby Bay in future reserves is based on about 50% of Mapua-Ruby Bay land already developed and the current value of 2% reserve area and the future 5.6% area for reserves for new development.


My calculation of Mapua-Ruby Bay population and area come from Wikipedia:

[https://en.wikipedia.org/wiki/M%C4%81pua,\\_New\\_Zealand#:~:text=It%20had%20an%20estimated%20population,298%20people%20per%20km2.&text=Pop.,-%C2%B1%25%20p.a](https://en.wikipedia.org/wiki/M%C4%81pua,_New_Zealand#:~:text=It%20had%20an%20estimated%20population,298%20people%20per%20km2.&text=Pop.,-%C2%B1%25%20p.a)

Which in turn is based on statsNZ.

**But more importantly it's all scattered.**

- The 5.62% of lot values to reserves does not always apply. It may be more convenient for developers to donate the worst part of their development to council under the following clause:
- "If Council acquires a reserve as part a development the value of the reserve land is credited against the contributions due."
- This is further exacerbated by the regulation of "Provision of a reserve within 500m of 85% of residentially zoned properties"
- **This leads to small scattered reserves**

A map of Motueka, New Zealand, showing a grid of streets and several small, scattered green areas representing reserves. A red vertical line runs through the center of the town. The word 'Motueka' is visible on the right side of the map.

Again I couldn't find this anywhere in the TDC documents including the one Rosalind pointed me to so I just used exactly what she had in her email.


TDC email about Reserves

The map is also from Draft Moutere-Waimea Ward RMP publicly notified 15 Oct 2021.pdf - Motueka map.

This approach of letting developers decide is typical "hands off" approach by TDC to developers.

**In conclusion**

- The area of parks and reserves in Mapua/Ruby Bay is way too small
  - **park & reserve AREAS need to INCREASE**
- Reserves are small and scattered to meet the needs of people NOT the needs of plants and birds.
  - **Council legislation needs to change.**

A map of Mapua/Ruby Bay, New Zealand, showing a grid of streets and a large, light green area in the center, which is identified as the Senior property. The map also shows several smaller green areas and a network of roads.

The light green area at the centre of the map is the Senior property that is potentially going to come up for subdivision.

It gives TCD the perfect opportunity to increase their green space in Mapua-Ruby Bay AND to connect tiny green areas together.