

Subject **Re: TDC - FDS Deliberations**  
 From Paul McIntosh <pmcintosh64@yahoo.com>  
 To derek&gayball <ballhaven1@gmail.com>  
 Cc OurMapua Email <info@ourmapua.org>, Marion Satherley <marionawayfromhome@gmail.com>  
 Date 2022-05-30 16:08



Gay,

I understand that the language TDC use can be confusing so here's a summary of where in the process the Senior Farm is.

"Publicly Notified" has a specific legal meaning - but as an neighboring property owner you may well have received correspondence from the TDC indicating that land next to you might be rezoned.

I hope this helps.

Best regards,  
 Paul.

## TDC Process for Land Re-Zoning

### *As communicated by TDC's Anna McKenzie and Jacqui Deans*



- Areas identified using ranking criteria as part of 3-yearly **FDS process**, with 1-month **public submissions** period, speaking to submissions & review process by **Hearings Panel**
- Any landowner, developer and the TDC itself can also identify land suitable for residential or commercial re-zoning under **Schedule 1 of the RMA**
- **Plan Change** prepared & issued for public feedback, followed by TDC **re-evaluation process** (not open for submission at this time)



### **Process now paused for community consultation...**

- **Formal Notification** of Plan Change by TDC, followed by 1-month **public submissions** period, speaking to submissions and review process by **Hearings Panel**, then **deliberations process**
- Hearing Panel makes Plan Change recommendation for **Full Council Adoption**, at which time the Council can choose (or not) to adopt Plan Change

On Monday, 30 May 2022, 03:51:16 pm NZST, derek&gayball <ballhaven1@gmail.com> wrote:

Thanks Paul, I appreciate your getting back. We have received notification that the zoning may change for the farm. If this is not a formal notification what is it? I did check with the council and was told that nothing had changed at present but that the council was in process of looking at changes to rezone it to urban. This, however, as you have said is on hold at present.

We will look forward to more information. Meanwhile we will get on with trying to sell our property.

Thanking you,  
 Gay and Derek Ball

On 30/05/2022, at 3:34 PM, Paul McIntosh <pmcintosh64@yahoo.com> wrote:

Gay,

I understand your concerns regarding the rezoning and agree that it is important to address.

The **Growth Plan Change** (GPC) for Mapua that was initially shared with the public for feedback is **currently paused** pending further community consultation. No rezoning will proceed until after these consultations take place over the coming months and the agreed urban planning work has been completed. If after this Council still decides to proceed with rezoning then it will have to go through a formal process (the next step being Public Notification / Submissions / Deliberations / Council decision) during which residents will have multiple opportunities to provide feedback.

MDCA is actively working with the TDC and Councilors to confirm next steps and timelines (including meeting dates during June if possible) and will

provide an update at our next Public Meeting on the 13th June.

Thanks again for your interest and engagement.

Best regards,  
Paul McIntosh

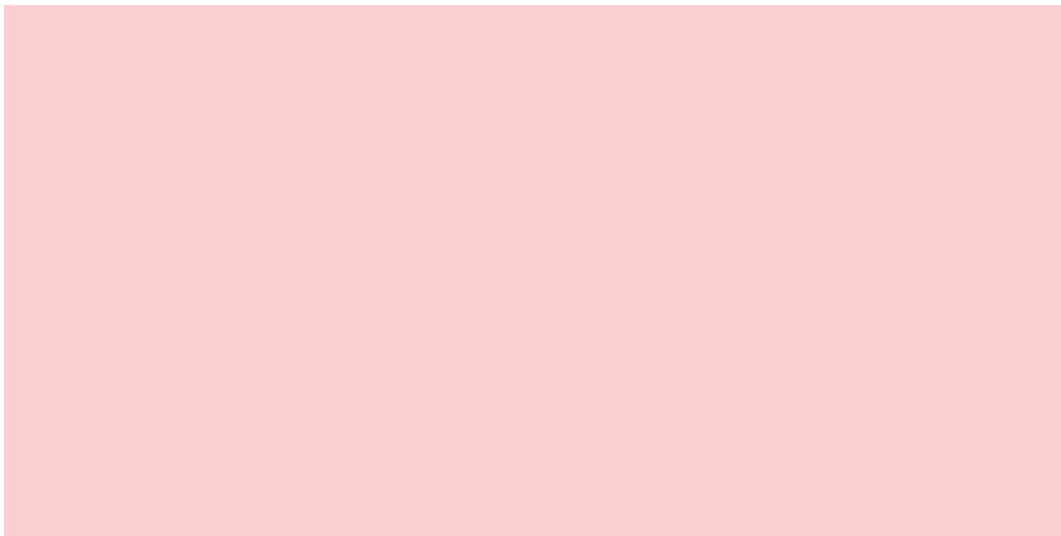
MDCA Chair

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On Monday, 30 May 2022, 03:13:02 pm NZST, derek&gayball <[ballhaven1@gmail.com](mailto:ballhaven1@gmail.com)> wrote:

Thank you Marion, This is for the FDS what about the meeting we are to have with councillors following the meeting with developers about the rezoning. This is in different phase and is a really urgent and important issue as it is further ahead in process than the FDS. If the rezoning goes ahead it can happen outside the FDS as this is only a plan that can make recommendations or suggested plan but is not set in concrete where's the rezoning once agreed to goes ahead and resource consents can be waived by council. I understand Andrew Talley is prepared to fight the rezoning so that is hopeful. Are we still going to have meeting with councillors to ask the questions about rezoning as the developers said that was in councils jurisdiction not theirs.  
Thanks Gay

On 30/05/2022, at 12:38 PM, MDCA <[info@ourmapua.org](mailto:info@ourmapua.org)> wrote:



## **Special Member Notice**

### **TDC - FDS Debilberations**

*(Future Development Strategy)*

Dear MDCA members, TDC Councillors & other Community Associations:

With so much going on currently with possible future residential development that could potentially double the housing capacity in our village community in the near future, we felt you maybe interested to hear the deliberation process undertaken by TDC staff and our elected representatives.

The following has be taken directly from TDC's website for your information:

#### ***Deliberation hearings and next steps***

*With submissions now heard, both Councils will meet again for FDS deliberations at 9.00am on 31 May and 2 June. The public can join the meetings via Zoom.*

*The FDS Subcommittee will then deliberate on the submissions feedback and make some policy decisions for the FDS for the Joint Committee of the Nelson and Tasman Councils for their meeting on 27 July 2022. Adoption of the final FDS document is likely to happen in August at a date yet to be confirmed.*

Link to FDS Deliberation meeting agenda:

[https://tasman.infocouncil.biz/Open/2022/05/SH\\_20220531\\_AGN\\_4260\\_AT\\_WEB.htm](https://tasman.infocouncil.biz/Open/2022/05/SH_20220531_AGN_4260_AT_WEB.htm)

Zoom Link:-

<https://us02web.zoom.us>



[/j/89063880895?pwd=aVdlT2tyenJKU3hrK1ozMEIxckVPQT09](#)

The zoom link is also included at the top of the meeting agenda above.

I apologise for the short notice, it hasn't been easy to locate the zoom link.

Kind Regards  
Marion Satherley  
MDCA Secretary

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## **Māpua & Districts Community Association**

### **Māpua Hall**

**72 Aranui Road, Māpua 7005**

[info@ourmapua.org](mailto:info@ourmapua.org)

[www.ourmapua.org](http://www.ourmapua.org)

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#### ABOUT THE MĀPUA & DISTRICTS COMMUNITY ASSOCIATION

The Māpua & Districts Community Association exists to ensure Māpua and surrounds are a safe, responsible and forward-looking community in which to live. We meet the second Monday of every month (except January) at 7 pm in Māpua Hall to discover and discuss issues, concerns, projects that have an impact on the lives of residents of Māpua and Districts (Māpua, Ruby Bay, Mahana, Bronte).

Māpua and Districts are experiencing exciting rapid growth and development. The best way to stay current, or get involved, is to join the MDCA. Membership dues are a huge \$10

per year. (!) Please join us as we help shape the community we live in and love.

Here's how to join:

MDCA Membership  
\$10 per year per person per year (1 July to 30 June)  
You can now pay by Internet banking  
NBS 03 – 1354 – 0356471 – 00  
Mention the following in your online payment:  
Membership / Last Name / your Street name

Then notify us that you've paid by emailing (type "Assn membership" in subject line) your name, address, email address and phone number to: [info@ourmapua.org](mailto:info@ourmapua.org)

Or bring your membership fee in cash to our next meeting; the second Monday of every month, except January.



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