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## MEMORANDUM

**TO:** FDS Subcommittee  
**FROM:** Jacqui Deans (TDC) and Chris Pawson (NCC)  
**DATE:** 30<sup>th</sup> May 2022  
**RE:** Supplementary information

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### 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 addresses the following topics:

1. MCA spreadsheet
2. Intensification uptake by decade
3. Proportion of FDS capacity already serviced and zoned, or to be serviced and zoned in next 6 years
4. Role of the FDS and how far can it provide direction? Involvement of stakeholders (including Kāinga ora) and iwi in its implementation?
5. Graph in Dr Kirdan Lees' report on population growth in Nelson
6. Workforce planning skills shortages
7. Servicing costs of brownfield housing versus greenfield
8. Inclusionary zoning and range of sections sizes in Plan Changes/ Reviews
9. Views of Waka Kotahi on any of the new Tasman sites proposed through submissions
10. Site T-28 (Pigeon Valley Rd) and water supply
11. Site T-206 Hickmott Place and Motueka Community Board's views
12. Māpua sites
13. Site T-163 (42 Keoghan Rd), Tākaka
14. Population growth in Murchison and Tākaka
15. Distinguishing different typologies proposed for greenfield sites
16. Queen St, Richmond and mixed use
17. Whether the FDS has planned for retirement villages and/or vertical living
18. Any update from landowners surrounding newly proposed FDS sites through submissions?
19. Reasons for sites proposed through submissions not being recommended for inclusion in draft FDS

#### 1. MCA Spreadsheet

Please find attached the traffic light scoring of each option and a weighted and ranked summary of all the sites.

#### 2. Intensification uptake by decade

Please see attachment 4 to the officer's report for deliberations "SCP Analysis report" by Barker and Associates. Go to the revised capacity analysis in appendix 2 of that note and see pages 3 and 4 for the sensitivity analysis.

### **3. Proportion of FDS capacity already serviced and zoned or to be serviced and zoned in next 6 years**

Nelson - The intensification budgets in the Nelson LTP are mostly programmed for the second half of the ten year programme. The exception is the Washington area which was completed last financial year to coincide with other renewal work that was needed. All of the renewals work that is planned takes into account the future growth in the intensification areas.

Capacity estimates are not available for the next 6 years. Budgets are set up as lump sums for all intensification areas together, so as to be responsive to development proposals. The bulk of the spend in the meantime will be focussed on making sure infrastructure renewals can accommodate for future intensification.

Tasman –

Brightwater – 95 residential lots in next 6 years

Wakefield – 176 residential lots in next 6 years

Richmond – 1168 residential lots in next 6 years

Māpua – 209 residential lots in next 6 years

Motueka – 285 residential lots in next 6 years

These lots are all zoned or would be in the next 6 years. The above capacity excludes rural residential sites near these towns which are unserviced. Such sites are currently recommended for the draft FDS eg T-198, T-32, T-17.

### **4. Role of the FDS and how far can it provide direction? Involvement of stakeholders (including Kāinga ora) and iwi in its implementation?**

Please see attachment 4 to the officer's report for deliberations "SCP Analysis report" by Barker and Associates. See pages 6 (flow chart), page 31 (section 10.2), page 33 (section 11.0)

### **5. Graph in Dr Kirdan Lees' report on population growth in Nelson**

Please see attachment 4 to the officer's report for deliberations "SCP Analysis report" by Barker and Associates. Go to appendix 1 – "Review of selected submissions" by Sense Partners and see page 11

### **6. Workforce planning skills shortages**

Please see [Nelson-Tasman Regional Skills Leadership Group | Ministry of Business, Innovation & Employment \(mbie.govt.nz\)](#) and scroll down towards the bottom you will see the broad Environmental Scan we developed for the incoming permanent RSLG in July last year which has some data etc that may be of use, plus links to the Local Insights Reports (LIR) – you may find the latest one of most use. Also attached is the draft Regional Workforce Plan and a powerpoint with latest ANZSIC codes.

**7. Servicing costs of brownfield housing versus greenfield**

Please see paragraph 15.4 in the officers' report to the FDS Subcommittee for deliberations.

**8. Inclusionary zoning and range of sections sizes in Plan Changes/ Reviews**

Please see item 7 of the resolution in the officers' report to the FDS Subcommittee for deliberations

**9. Views of Waka Kotahi on any of the new Tasman sites proposed through submissions**

Waka Kotahi supports provision of residential land within urban boundaries, or directly adjacent to urban boundaries over provision of rural residential land because they are generally less dependent on private vehicle travel. The recently released Emissions Reduction Plan further supports the above, with a focus on reducing Vehicle Kilometres Travelled (VKT)

- Sites T-205 and T-213 (Motueka) - This is quite some distance from the state highway, therefore is not likely to have a traffic / safety impact for Waka Kotahi
- Site T-198 (Brightwater) - is a fair distance from the state highway so unlikely to have much of a traffic / safety impact. Good active mode transport option from the site to Brightwater via the state highway underpass – better than the original T-054 site (Teapot Valley)
- Removal of site T-041 (88 Valley Rd, Wakefield) - Residential zoned land closer to urban amenities (e.g. T-41 and to a lesser extent T-028) is preferable to rural residential land further away from town – intensification is better able to support active mode transport, less VKT etc.
- T-219 (St Arnaud) - Due to the location, Waka Kotahi didn't comment specifically on this site in our submission. However, dwellings here would be relying solely on private vehicle travel to get anywhere (school, shops, jobs) which is not in line with government direction for land transport.

**10. Site T-28 (Pigeon Valley Rd) and water supply**

There are issues currently for servicing site T-28 in Pigeon Valley, Wakefield but funding is allocated in the LTP (within 10 years) to provide trunk main servicing (water and wastewater) to enable development in Wakefield. Growth is limited until this happens. Additional funding would be required to extend water and wastewater mains from Wakefield centre to nearest perimeter of T-28. Will need additional wastewater pumpstation, and additional water reservoir in Pigeon Valley. For stormwater, some detention may be required, but there are stream/river systems nearby to cater for stormwater runoff. Minor upgrades to Pigeon Valley road may also be required, but generally sufficient.

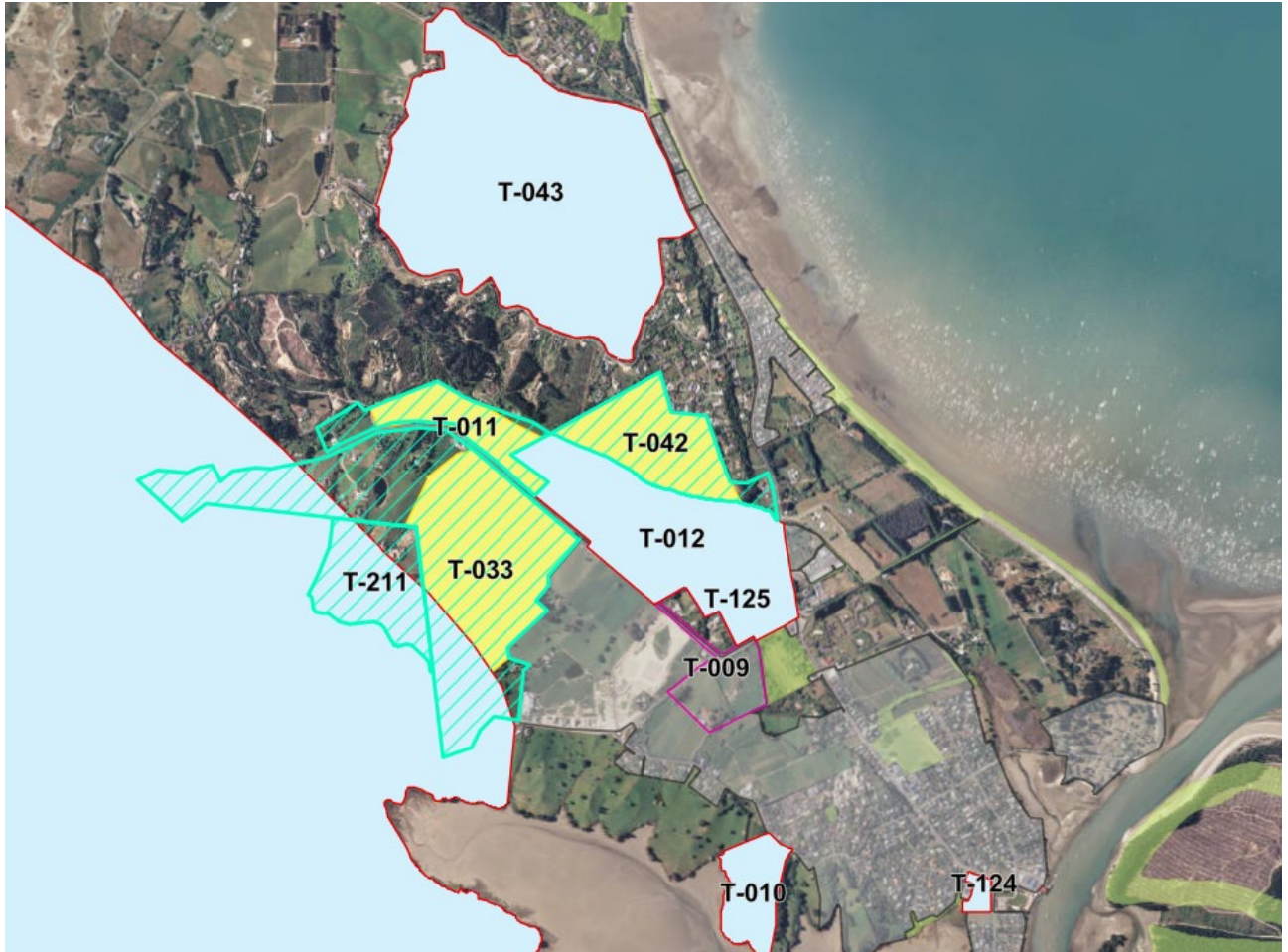
**11. Site T-206 Hickmott Place and Motueka Community Board's views**

So far officers have received one comment *"I would be reluctant to include this area into the FDS this time around until Council completes its car parking strategy for Motueka, to sort out car parking that will possibly be lost due to the cycling and walking strategy. This is a big item for a rural town."* Officers note, that the car parking strategy covers Motueka town

centre. The Walking and Cycling Strategy does not cover the town centre. The area around the high School adjacent to the centre is included in the Walking and Cycling Strategy.

## 12. Māpua sites

In Māpua, the following sites have been assessed:



Sites T-011, T-042, T-033 shown above – see yellow areas only - are recommended for inclusion in the draft FDS. These sites were all assessed for the 2019 FDS as well. Since they have performed well against other comparable options, they are now being proposed for rezoning. Site T-33 is reduced in size from the 2019 FDS boundary due to water servicing (topography) constraints and landowner intentions.

The other sites are not recommended to be included within the draft FDS for the following reasons:

- T-043 – Pomona Rd - Infrastructure servicing constraints. Some low-density development already enabled via existing Rural Residential Zone provisions. There is potential for reconsideration of this site as part of Tasman Village (secondary part of the proposal) should this be taken forward.
- T-012 – Seaton Valley Rd - site previously assessed for 2019 FDS and discounted due to iwi raising strong concerns over cultural heritage significance in this location. Also flood prone low lying land, serious constraint. Land is below mean high sea level

- T-125 – Seaton Valley Rd/Stafford Drive/Māpua Drive - 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-009 – Māpua Drive - site previously assessed in 2019 FDS for a new commercial node. Most of land is zoned deferred residential and has since been proposed by developers for housing
- T-211 – Dawson Rd - Landowner proposed standard residential rather than rural residential as it is currently zoned - Insufficient water supply available. Topography of land is a problem – too high for the reservoir to service. It performs poorly in the MCA compared with comparable sites.
- T-010 – Higgs Rd - The site features a number of QEII covenants limiting development potential. Low-yield and not required to meet housing capacity requirements.
- T-124 – Aranui Road - 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

### 13. Site T-163 (42 Keoghan Rd), Tākaka

The wetland ecologist will speak at deliberations

### 14. Population growth in Murchison and Tākaka

Council's Housing and Business Assessment 2021 shows the medium population projections for each town. Murchison is projected to grow by approx. 80 people between 2021 and 2051 and Tākaka is projected to grow by approx. 70 people. Both towns are projected to see small population declines between 2041 and 2051.

Demand for new dwellings in each town is estimated at : Murchison – 60 dwellings over 2021-2051 and Tākaka – 80 dwellings over same period.

The FDS provides for a high growth scenario in addition to the medium growth scenario in order to provide sufficient capacity as required by the NPS UD. In this context it is worth noting that recent Stats NZ population estimates for the region, for the year ending June 2021, found Golden Bay has experienced relatively high population growth, increasing by 230 people.

### 15. Distinguishing different typologies proposed for greenfield sites

To assist with understanding of the housing typologies and how they relate to the number of storeys, it is proposed that the final FDS differentiates the greenfield typologies with different colours and legend details in the plans showing the growth area.

### 16. Queen St, Richmond and mixed use

In the CBZ zone and commercial zone in Tasman you can already provide residential above a commercial ground floor under the TRMP. There is a permitted height limit of 10m but an applicant could propose a taller building, the activity status would be higher (eg restricted discretionary). The draft FDS maps showed infill for Richmond CBD when it

should have been mixed use. This error has been corrected on the maps and an increased capacity allowed for (270 dwellings versus 150).

**17. Whether the FDS has planned for retirement villages and/or vertical living**

The Resource Management Plans will treat retirement villages the same as multi-unit residential development, given that it is a form of housing. So all of the residential and commercial zones will provide for retirement villages, in all its forms – within the building envelope allowed by the zone. If the zone allows for up to six storeys for example, then vertical retirement villages would be enabled.

**18. Any update from landowners surrounding newly proposed FDS sites through submissions?**

T-198 (Higgins Rd, Brightwater) – we had heard back from seven of the eight surrounding landowners (five were supportive, two were against and one was still considering). The one that was still considering has now responded and is not opposed to the proposal providing it does not create any complications for us around our horticultural land use. So in total, 6 landowners are supportive and two are against. Concern over flood risk has been mentioned by a number of landowners.

T-195 (Massey St, St Arnaud) – there are three surrounding landowners and we had heard back from one that was supportive of development here. One other landowner has been in contact and he would be concerned about the loss of the conservation zone but wishes to check with other family members. Officers note that this site includes land returned to Ngāti Apa ki te Rā Tō through the Treaty settlement process as a cultural redress property.

**19. Reasons for sites proposed through submissions not being recommended for inclusion in draft FDS**

Site proposed through submissions	Recommendation on site
T-196 880 Waiwhero Road, Motueka Valley	Proposed for inclusion
T-197 96 A, B, C Ellis St and 1A and 1B Schwass Lane, Brightwater (commercial)	Not needed for capacity and there are other options proposed for Brightwater already. Site is already in light industrial use, rezoning required to be considered by Tasman Environment Plan
T-198 Higgins Rd, Falcon Ridge winery, Brightwater	Proposed for inclusion
T-199 4 Teapot Valley Road, Brightwater	Highly productive land – no-go constraint
T-200 405 & 433 Pigeon Valley Road	Proposed for inclusion
T-201 Chisholm land Tasman View Road	Highly productive land – no-go constraint
T-202 Hayden-Payne Tasman View Road	Site performed poorly in the MCA and does not accord with the

	preferred spatial scenario and is very expensive to service
T-203 Moana orchard land Tasman View Road	Highly productive land – no-go constraint
T-204 St Arnaud 39 Beechnest Drive	Site performed poorly in the MCA and servicing costs would be very expensive
T-205 14 Waiwhero Road	Proposed for inclusion
T-206 8 Hickmott Place (Mixed use)	Proposed for inclusion
T-207 9 Greenwood St (Mixed use)	Designated reserve, exclude
T-208 Takaka Glenview Rd (light industrial)	Highly productive land – no-go constraint
T-209 Marchwood Park Road, Motueka (light industrial)	Highly productive land – no-go constraint
T-210 394, 410, 416 Main Road Hope	Highly productive land – no-go constraint
T-211 Dawson Rd, Mapua	Landowner proposed standard residential rather than rural residential as it is currently zoned - Insufficient water supply available. Topography of land is a problem – too high for the reservoir to service. It performs poorly in the MCA compared with comparable sites.
T-212 Dodson Road, Takaka	It performs poorly in the MCA compared with comparable sites (eg site T-144)
T-213 319 Motueka Valley Highway	Proposed for inclusion
T-214 272 Golden Hills Rd	Highly productive land – no-go constraint
T-215 326 Golden Hills Rd	Highly productive land – no-go constraint
T-216 379-391 Appleby Highway and 5-11 Blackbyre Road (light industrial)	Does not accord with preferred spatial growth pattern and scores more poorly than the other Richmond business sites (T35 and T-122). Significant cultural heritage concerns from iwi
T-217 79 Main Rd Tapawera	Proposed for inclusion

T-218 1 Main Rd Tapawera	Highly productive land – no-go constraint
T-219 3177 Korere Tophouse Road	Proposed for inclusion
T-220 262 Takaka-Collingwood Highway	Site does not score as well as adjacent proposed site T-163. Reverse sensitivities are an issue - it is in the outer noise control boundary for the airstrip.
T-221 Ligar Bay headland East (light industrial)	Significant cultural heritage concerns from iwi – no-go constraint
T-222 Ligar Bay west (light industrial)	Significant cultural heritage concerns from iwi – no-go constraint
N-114 Port Nelson	Is a strategic asset with value to the region and beyond. Any residential development at the site would be expected to limit the port activity. The Port has previously signaled significant concerns with residential development close to the Port
N-113 123 Halifax St	Significant cultural heritage concerns from iwi – no-go constraint
N-115 Saxton Extension	Site performs well against MCA and represents an extension to a previously recommended site
N-116 Orphanage West Extension	Site performs well against MCA an extension to a previously recommended site