

FDS Webinar Q&A Minutes

4 messages

Paul McIntosh <pmcintosh64@yahoo.com>
To: Jacqui Deans <jacqui.deans@tasman.govt.nz>
Cc: Christeen Mackenzie <christeen.mackenzie@tasman.govt.nz>, OurMapua Email <info@ourmapua.org>

Tue, Apr 5, 2022 at 2:17 PM

Jacqui,

I hope you are well and not doubt very busy.

I understand from Christine MacKenzie that some minutes were taken during the Mapua FDS Webinar held 23rd March.

I would like to share the FDS Webinar Q&A with our MDCA members that were not able to participate in that Webinar at our next Public Meeting on Monday 11th April (next week).

If these minutes are available, could you please email me a copy.

Best regards,
Paul McIntosh

MDCA Chair

Māpua & Districts Community Association
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Jacqui Deans <Jacqui.Deans@tasman.govt.nz>
To: Paul McIntosh <pmcintosh64@yahoo.com>
Cc: Christeen Mackenzie <Christeen.Mackenzie@tasman.govt.nz>, OurMapua Email <info@ourmapua.org>

Hi Paul

No there are no minutes available for any webinar I'm sorry. We are running 18 webinars and do not have capacity to note the answers to questions at all of those as you will appreciate. I do have the questions that were asked.

Please make sure you scroll right down the page to see 80 odd questions – there are some large breaks between some of them that I can't format

Thanks

Jacqui

will a recording of this webinar be available online?

How are you providing for public transport options in the future?

Will a recording of this webinar be available online..it was not answered live

Does Mapua have enough employment to qualify for substantial residential growth? If not, where do you expect new residents working?

Some excellent opportunities in terms of possible development of land have been discounted because they are considered too low in terms of climate change flooding and inundation. While this is a fair position, it fails to address the need for more land.

If consultation resulted in significant resistance to or revealed shortcomings of the fds as currently drafted, would it go back to square one with a new round of consultation?

Sorry pressed enter before finished.

Can you please explain what proposed protections against flooding are being taken with regard to the new housing currently being added to the Iwa St area? (The strategy identifies that there is a risk of flooding for lower-lying areas.)

Want to know how we can get land ignored included as a change in a zone change?

How does more than 75pc greenfield development by Tdc reflect community feedback to rely more on intensification?

The whole FDS is predicated on medium-high population growth. Realistically I think this is overly optimistic. The last two years have been very unusual in terms of housing demand. Now with some normality starting to appear, it's a concern.

During a webinar last week all questions in the Q&A were answered with 'discussed during the webinar' which doesn't enable the community to see the Q&A during the webinar and later. Can this change and answers provided be made available?

I'm aware that a request by our community association to extend the feedback period has been rejected with the LTP process as the main reason. With the first internal draft of this LTP only due in 1.5 years this appears to be a long wait.

Is intensification just for residential zoned land, or will it be allowed within Rural Residential zones too?

Areas T-033 and T-042 are (again) included in the proposal
TDC also started plan change processes for these areas
Are you prepared to removed these area if they are rejected by the community?
And if not, what is the point of this process?

The ability to see pop-up boxes with more information when clicking on the proposed area on the webmap have been disabled I just noticed. Any reason and can this functionality be reinstated?

Why is no intensification proposed (in the FDS AND the plan changes) in the existing residential zones in Mapua, specifically those that are yet to be developed as requested last year by some of the community?

Hi all, NelsonTasman2050 is a multi-disciplinary collective of concerned practitioners and professionals who care about the future of our built environment in the Nelson Tasman region. We set up a facebook site that you can find at [NelsonTasman2050](#)

I have noticed large tracks of land that are proposed to be rezoned which land owners don't want. Conversely there are land owners who want their land rezoned which have been put in the too hard basket. Surely this is not the case?

Asking again. Will a recording of this webinar be available online. Didn't see or hear the answer

When you use the word "Greenfield" does this automatically imply Residential Zone (vs Rural Residential)?

I thought this was about Mapua/Coastal Tasman rather than the whole district?

This was meant to be a Mapua focussed webinar?

How can you justify new areas in Mapua and Tasman, not anywhere near areas of employment, schools and most services?
Should not pass the climate change test!!

Can hear you Tim

Wouldn't it be nice if our Māpua is pronounced correctly

Can you elaborate a bit more on what Medium Density Residential means in terms of housing types

Just wondering if the Aporo road development will need access from Stagecoach road? I am really interested in this as an increase in traffic on Stagecoach Road will impact on us in terms of dust and noise

Is it possible to accommodate the medium growth scenario in the existing already residential areas ?

Is there any point in asking questions if they are not answered?

Has any transport modelling been undertaken to assess whether the existing roading network can cope with the extra cars?

The presentation on the plan changes in Mapua is inconsistent with the text. The proposal suggests no mandatory intensification in these areas.

Why is there land that Council know they want to change such as indicative reserve on Seaton Flats left outside? This is a consultative process and surely changes can be made and should be expected. The language suggests otherwise.

If you are going to encourage intensification in Seaton Valley then shouldn't additional greenspace and reserves also be provided for?

If your section is rezoned residential will your rates go up?

The flat area 49 Stafford Drive - is it being considered as a Nature Reserve (rather than a Rec Reserve)?

The planning of new housing needs to consider transport, schools, health facilities, old age accommodation, etc. There seems to be no mention of these issues.

If you only communicate Q&A at the end, no one can consider these

Is there any provision in the FDS for business/commercial development in Mapua and associated infrastructure e.g. roading

Why are you rezoning land in Mapua to build up the population here when we are a distance from where people work?

Would appreciate feedback on any additional residential zoning at Upper Moutere. Thank you

In this climate era when are we endeavouring to reduce carbon emission. This is going to greatly increase emissions with the increased travelling?

What/where is the Māpua Special Development Area?

Just wondering why I cant see the questions that you are reading out?

Reuben mentioned - one proposal wants a certain area in Mapua to have higher density (more than the standard density) - where in Mapua was that area (any particular address?)

If mapua has a shortage of employment what is the logic behind highlighting it as a residential growth area?

Which councillors have been appointed on the FDS hearing committee?

In your vision statement ... It clearly says that you want diversity in the community yet the growth rate figures you presented in Mapua is over 60% coming from over 64 years of age. How are planning decisions connected?

Of course 50% of school children and adults stay in Mapua - they are mainly primary schoolchildren!
A bus needs to run regularly through the village for people to use the transport

There are a numbers of ongoing housing development projects proceeding or being planned within Mapua-Ruby Bay, together with roading and pathways changes envisioned under the Walking and Cycling Strategy, and a

The increase in traffic will provide problems for the safety of primary schoolchildren on the main road. How will the Council deal with this ? As at present the roads are not suitable for the children to walk on the sidewalks- t

How do you envisage the traffic flow to be managed with 700 or more houses in the Mapua area.

Do you think you are using all planning tools possible to incentivising intensification? Or is this strategy more relying on the free market to provide whatever people 'like'?

Will all/some of the proposed developments be interlinked by safe, separate walking + cycling lanes as talked about in Council's Walking and Cycling Strategy?

Any decision on rates remission is totally at the TDC behest, even if the applicant meets the criteria. Thus how can we have any trust in this process?

My last question on walking and cycling has not been answered.

will there be a cycle way down seaton valley road? The walking and cycling strategy seems to mainly focus on Richmond.

Land has been purchased by developers so the decision to rezone has already been made? eg Senior Farm

where do the 'well beings' fit within FDS planning - not only where people live but 'how' they live i.e feeling connected - currently older residents need to leave Mapua to downsize?

Are you planning to widen or improve Seaton Valley Road?

Why has mapua been highlighted as a growth node?

If an indicative walkway is planned to transverse existing private land that is outside the FDS boundaries, how will this be actioned?

Why are tdcs growth projections so much higher than NCCs, given that it is really one urban area?

Mapua / Tasman has a large area of Rural 3 zoned land. TDC thoughts on rezoning some of this area to Rural Residential, especially between Redwoods Valley and Mapua?

How high in tdcs priority list do the nps ud's objectives of reducing impact on climate change and creating well functioning urban environment really is when compared to housing preferences?

Have the questions and answers been recorded. There are some important answers in these that others might like to share.

MDCA-TACA have just launched a Residents Survey which is seeking feedback from our community on many of the same issues being discussed this evening. We will not have compiled results until May. Is it possible to

The much needed commercial land in Mapua which could served by T-125 was stated has having significant culture issues. In reading the technical report page 198, the signifcant issue is related to "potential for commerc

Sorry that did not answer the question! The technical report (page 94, sorry was looking at Committee Report) does not say cultural heritage (Criteria 17), but commercial interest (Criteria 19)

As part of the effort to encourage developers to provide a range of housing types (sizes/density), will they also similarly be encouraged (or preferably required) to preserve existing and add additional trees to help maintain

Are demand projections self perpetuating? Eg, if there was a lot of development happened in Mapua over the last decade, does that automatically trigger the projection of more demand in the future?

currently the percentage of reserves in mapua is very low (2%) and in small sections because that is what each developer needs to donate. Is there a "big" plan to make reserves (and actually other community areas) mor

we are not clear what is T_001, T-003, T-042? on page 45 in terms of the level of inensity?

Intensity

Follow-up to Jacqui's answer on Intensification - you answered from the perspective of undeveloped Rural Residential - more specifically will intensification in the future be allowed within already developed/established Rural Residential?

No disrespect to the calibre of the counsellors selected for the FDS committee but - where are the women representing 50% population in Tasman

Will the FDS or are there other plans to address the problem that we have many dwelling (holiday homes , B&B) that are not available for housing?

Sorry, wrong numbers T011, T033, T042

sorry, can't see pink areas in Mapua on the webmap.

Thank you for your time.

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Tue, Apr 5, 2022 at 3:22 PM

Jacqui,
Thanks for the quick response.

The Webinar Pstn material is useful and we will be sharing this - but I was hoping that the Q&A sessions were also recorded as while we have all the questions there is no "official record" of the answers that were provided.

Best regards,
Paul.

[Quoted text hidden]

Christeen Mackenzie <Christeen.Mackenzie@tasman.govt.nz>
To: MDCA <info@ourmapua.org>

Wed, Apr 6, 2022 at 9:24 AM

Hi Paul
Apologies, I thought they were keeping records of the answers as well. Sorry about the confusion.

Cheers
Christeen

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Subject: RE: FDS Webinar Q&A Minutes

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