
Re: FDS-Growth Plan Change Consultation Period - MDCA Request for Extension

7 messages

Paul McIntosh <pmcintosh64@yahoo.com>
To: Future Development Strategy <futuredevelopmentstrategy@tasman.govt.nz>
Cc: OurMapua Email <info@ourmapua.org>

Mon, Mar 21, 2022 at 12:28 PM

Jacqui,

OK - thanks for the clarification.

I have attached a pdf with the zoning maps and labels - can you please confirm that the zones are correct as on the online maps colors such as yellow/green/pale pink can be hard to tell apart when overlaid on topo/terrain.

Also, can you please clarify whether the proposed Residential rezoning is "standard Residential" or would allow "additional intensification such as multiple dwelling / multi-storey apartments / relaxed setbacks and light /sun angle provisions.

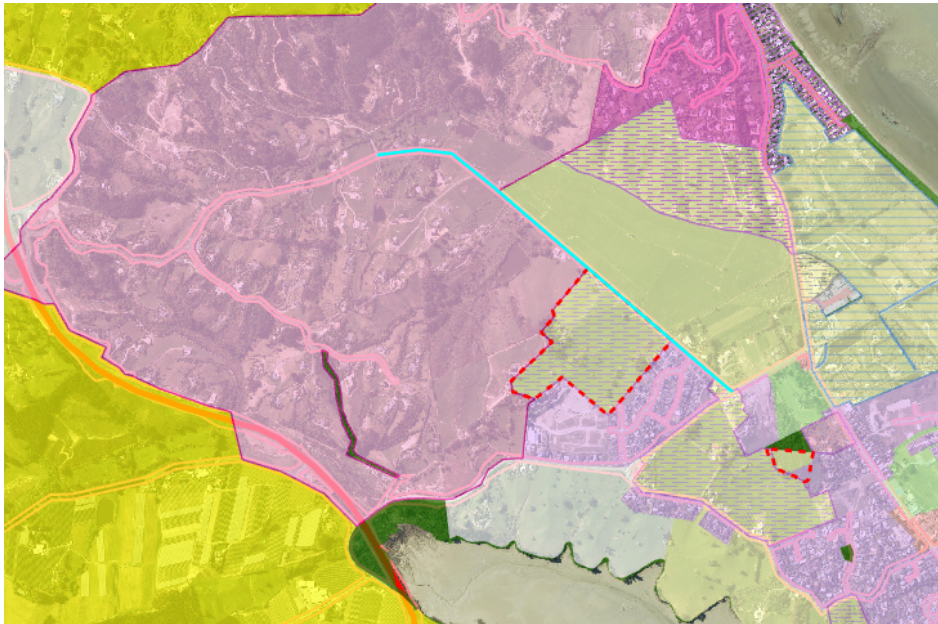
Thanks.

Best regards,
Paul.

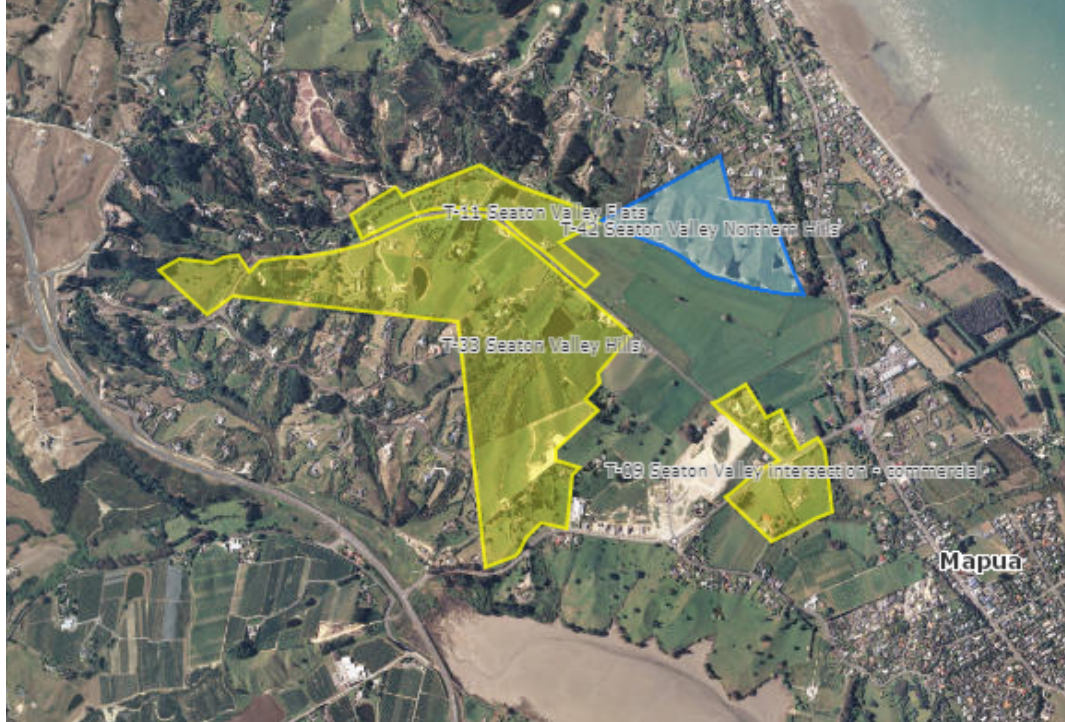
On Monday, 21 March 2022, 09:11:07 am NZDT, Future Development Strategy <futuredevelopmentstrategy@tasman.govt.nz> wrote:

Thanks for your reply Paul.

Sorry I don't understand what you mean by the part highlighted below in your e mail, could you explain please? I provide some info below which may be useful to you. The 2019 FDS did propose the rural residential areas in Seaton Valley to become residential areas. Below is the current zoning in the Tasman Resource Management Plan in Seaton Valley, the light pink is rural residential and the pink dashed is rural 1 deferred residential:



Here are the 2019 FDS areas in Seaton Valley, you can see that these all lie on rural residential zonings with the exception of T-09 which was proposed in the 2019 FDS for commercial:



Here are the 2022 draft FDS areas, similar to the 2019FDS but T-033 is truncated after further evaluation:



Page 18 of the 2019 adopted FDS says “In Mapua, a future expansion area has been identified around Seaton Valley, involving more intensive use of land that is currently zoned for rural residential development. The area forms a suitable area for a medium density expansion of the settlement, being integrated with the surrounding development areas.”

No doubt we can try and answer this query more at our webinar, but I’m not quite following it currently, so would be grateful for further clarification

Regards

Jacqui

From: Paul McIntosh <pmcintosh64@yahoo.com>
Sent: Wednesday, 16 March 2022 3:26 pm
To: Christeen Mackenzie <Christeen.Mackenzie@tasman.govt.nz>; Anne Turley <Anne.Turley@tasman.govt.nz>; David Ogilvie <David.Ogilvie@tasman.govt.nz>; Anna McKenzie <anna.mckenzie@tasman.govt.nz>; Myaan Bengosi <Myaan.Bengosi@tasman.govt.nz>; Tim O'Connell <Tim.O'Connell@tasman.govt.nz>; Susan Edwards <Susan.Edwards@tasman.govt.nz>; Barry Johnson <Barry.Johnson@tasman.govt.nz>; Future Development Strategy <futuredevelopmentstrategy@tasman.govt.nz>
Cc: OurMapua Email <info@ourmapua.org>
Subject: Re: FDS-Growth Plan Change Consultation Period - MDCA Request for Extension

Jacqui,

Thanks for your quick response to MDCA's request for an extension.

We are disappointed with the decision not to extend the public consultation period.

Regardless, we will actively engage with the process via the 23rd March Webinar and will encourage our residents to make submissions and speak to them so that TDC are left in no doubt as to the Community's feeling on this critical issue.

I would note that while you are correct in stating that the 2019 FDS did identify areas within our region as potential sites for "future residential intensification", rezoning of large areas (e.g. the entire lower Seaton Valley) from Rural or Rural Residential **all to Residential** was not explicitly proposed. The Current Growth Plan therefore is a **very significant change** given the density of homes allowed in Residential vs Rural-Residential zone, and if enacted will fundamentally change both current landowner owner costs (rates) as well as the look and feel of our community.

We look forward to engaging with the FDS team at the upcoming Webinar.

Best regards,

Paul McIntosh

MDCA Chair

Māpua & Districts Community Association
Māpua Hall
72 Aranui Road, Māpua 7005
info@ourmapua.org
www.ourmapua.org

On Wednesday, 16 March 2022, 01:50:50 pm NZDT, Future Development Strategy <futuredevelopmentstrategy@tasman.govt.nz> wrote:

Dear Paul

Thank you for contacting us with your concerns about the FDS consultation and Growth Plan Change engagement.

As you know we have a webinar planned with Mapua residents on 23rd March, the purpose of which is to explain the material more to enable people to better make a submission, so hopefully this will assist you all and answer your queries. We have plenty of time for Q&As. The team is also available on the phone and email if people have questions or would like clarification on anything.

For Mapua village and surroundings, the proposals have not changed since the adopted 2019 FDS, so a lot of this material has been discussed with MDCA, during the previous consultation on the 2019 FDS. This is also one of the reasons why the Mapua sites are being progressed to the Plan Change stage. The plan change area is identified as a location for future residential intensification in the 2019 FDS and again in the draft 2022 FDS. The Plan change is intended to implement the FDS by changing the rules to enable higher density housing than the current rules provide for. It is early days for the Plan Change. This round of community engagement is not formal

consultation, that will come later. We are seeking feedback on the initial proposals and doing this before the formal submission process gives us a lot more flexibility to change and adapt the proposals outside the constraints of the legal process. The formal notification period (when the plan change is "notified" and open for submissions and a subsequent hearing), is likely to occur mid year once the team has worked through the feedback from this round.

The FDS 2022-2052 is at the formal consultation stage and the community has until 14th April 5.00pm to make a submission on the FDS. That will be followed by a formal hearing when people can present in person, or most likely virtually! Unfortunately the consultation period cannot be further extended beyond the 32 days. This is because the programme is very tight to enable the FDS to be adopted by both Councils at the end of July. Central Government national policy requires our Councils to have an FDS in place that informs the Long Term Plan 2024-2034 and work on that Plan commences straight after July 2022, so unfortunately there is very little flexibility in the timeframe.

We look forward to meeting with you on the 23rd

Regards

Jacqui

From: Paul McIntosh <pmcintosh64@yahoo.com>
Sent: Wednesday, 16 March 2022 10:42 am
To: Christeen Mackenzie <Christeen.Mackenzie@tasman.govt.nz>; Anne Turley <Anne.Turley@tasman.govt.nz>; David Ogilvie <David.Ogilvie@tasman.govt.nz>
Cc: Future Development Strategy <futredevelopmentstrategy@tasman.govt.nz>; OurMapua Email <info@ourmapua.org>
Subject: FDS-Growth Plan Change Consultation Period - MDCA Request for Extension

Dear Councillors and FDS team,

At MDCA's Public Meeting on Monday evening, our members expressed significant concerns regarding both the process and potential outcomes of the FDS and Growth Plan Changes currently out for public consultation. There was noticeable anxiety amongst many members attending about the council's objectives and what this will mean for our community.

A significant driver of these concerns is the sheer volume of information our members and the community in general are being expected to absorb over this coming month, which is potentially overwhelming. Additionally, there is a lot of confusion about the two processes (FDS and Growth Plan Changes) being progressed in parallel and as part of the same public consultation period .

In order for our members and the wider community to have the time to consider these proposals and provide meaningful feedback, ***MDCA is requesting on behalf of its members that the Public Consultation period be extended, preferably by 2 months (ending 14th June 2022).***

MDCA understand that TDC has a timetable and other stakeholders to consider, but we feel that this topic is just too important and potentially impactful for our community for consultation to be compressed into the minimum allowable one month period (ending 14th April 2022)

We look forward to your consideration of this request.

Best regards,

Paul McIntosh

MDCA Chair

Māpua & Districts Community Association
Māpua Hall
72 Aranui Road, Māpua 7005



Growth Plan Zoning Maps for Mapua Mar22.pdf
416K

Future Development Strategy <futuredevelopmentstrategy@tasman.govt.nz> Tue, Mar 22, 2022 at 12:20 PM
To: Paul McIntosh <pmcintosh64@yahoo.com>, Future Development Strategy <futuredevelopmentstrategy@tasman.govt.nz>
Cc: OurMapua Email <info@ourmapua.org>, Anna McKenzie <anna.mckenzie@tasman.govt.nz>, Reuben Peterson <reuben.peterson@wsp.com>

Hi Paul

The map you have prepared looks correct with one exception – “the Rural 1 deferred residential block” (Senior land on the gentle hill slopes) is currently zoned Rural 1 deferred rural residential.

At the webinar tomorrow night you will receive more information about the Growth Plan Change process (running alongside the FDS) and the proposals for rezoning the sites. Reuben will provide this

Thanks

[Quoted text hidden]



Growth Plan Zoning Maps for Mapua Mar22.pdf
416K

Paul McIntosh <pmcintosh64@yahoo.com> Tue, Mar 22, 2022 at 2:19 PM
To: Future Development Strategy <futuredevelopmentstrategy@tasman.govt.nz>
Cc: OurMapua Email <info@ourmapua.org>, Anna McKenzie <anna.mckenzie@tasman.govt.nz>, Reuben Peterson <reuben.peterson@wsp.com>

Jacqui,

Thanks for checking the map for accuracy - I will make that edit.

Best regards,
Paul McIntosh.

[Quoted text hidden]

Paul McIntosh <pmcintosh64@yahoo.com> Tue, Mar 22, 2022 at 2:37 PM
To: Future Development Strategy <futuredevelopmentstrategy@tasman.govt.nz>
Cc: OurMapua Email <info@ourmapua.org>

Jacqui,

MDCA are not affiliated with **Nelson-Tasman 2050** and had no knowledge of this post.

It is possible that one of our Members who was lobbying us to request an extension made this post but it is not in any way an official MDCA posting.

I will address this at our next Public Meeting to avoid the potential for this to happen again.

Best regards,
Paul McIntosh

MDCA Chair

Māpua & Districts Community Association
Māpua Hall
72 Aranui Road, Māpua 7005
info@ourmapua.org
www.ourmapua.org

Hi Paul

Could I ask whether you are writing updates on the Nelson Tasman 2050 facebook page? Whoever is posted an item this morning saying that TDC had not replied to the request to extend the consultation period. As you know this is incorrect, I replied on the same day as receiving your e mail

[Quoted text hidden]

Paul McIntosh <pmcintosh64@yahoo.com>
To: Jan Heijs <jheijnsnz@gmail.com>
Cc: Bruno Lemke <bruno.lemke@xtra.co.nz>, OurMapua Email <info@ourmapua.org>

Tue, Mar 22, 2022 at 2:47 PM

Jan,

FYI TDC responded promptly last week that our request for an extension was declined.

Councillor David Ogilvie also made a separate request to extend the period by 5 days until after Easter but this was not accepted either.

The full correspondence from TDC will be posted online ahead of our next Public meeting in a few weeks.

Best regards,
Paul

On Wednesday, 16 March 2022, 10:43:02 am NZDT, Paul McIntosh <pmcintosh64@yahoo.com> wrote:

FYI - lets see if they are willing to consider our request.

Cheers,
Paul.

[Quoted text hidden]

Jan Heijs <jheijnsnz@gmail.com>
To: Paul McIntosh <pmcintosh64@yahoo.com>
Cc: Bruno Lemke <bruno.lemke@xtra.co.nz>, OurMapua Email <info@ourmapua.org>

Tue, Mar 22, 2022 at 3:02 PM

Thanks for letting me know Paul. Did they provide any justification?

[Quoted text hidden]

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Jan Heijs

14 Lionel Place, Mapua 7005

Mob: [++64 21 354 782](tel:+6421354782)

I stand for a joyful, just, sustainable world

Paul McIntosh <pmcintosh64@yahoo.com>
To: Jan Heijs <jheijnsnz@gmail.com>
Cc: Bruno Lemke <bruno.lemke@xtra.co.nz>, OurMapua Email <info@ourmapua.org>

Tue, Mar 22, 2022 at 4:04 PM

Jan,

Primary reason is that timing is very tight to enable the FDS to be adopted by both Councils by end of July and allow work to start immediately on the Long Term Plan 2024-2034 in August 2022 per Central Government national policy requirements.

The full email correspondence from TDC will be posted to the website the week before our next Public Meeting on 11th April.

Regard,
Paul.

[Quoted text hidden]