

Tasman Resource Management Plan - Change 73

Notified : Saturday, 19 December 2020

Summary of Decisions Requested In Change 73

In Submitter Name Order

Summary of Decisions Requested In Change 73 Submissions

Anderson, Nathan & Nicola

93A Aranui Road Mapua

■ **C73.4183.1** 17.1 - **Residential Zone Rules**

4183

Remedy: Remove proposed rules in relation to building setbacks and retain existing rules that do not include a 10-metre setback.

■ **C73.4183.2** AM 87 - **Area Maps**

Remedy: Remove the indicative road extending off Jessie St onto Aranui Road and instead change Jessie Street into a cul-de-sac that leads into a walkway exiting onto Aranui Road.

ASJ Property

C/o Jason Inch PO Box 386 MOTUEKA

■ **C73.3757.1** 17.1 - **Residential Zone Rules**

3757

Remedy: Retain the current status of the indicative road on 38 Courtney Street, Motueka and associated existing rules as they are currently.

Batton Developments Ltd

C/o Staig & Smith Ltd PO Box 913 Nelson

■ **C73.4184.1** AM 128 - **Area Maps**

4184

Remedy: Reinstate the indicative road across the indicative reserve on the submitter's land.

Further Submissions : Support FC73.3417.1 Paton Rise Ltd

Beaches & Bays (Kaiteriteri) Ltd

C/o Davis Ogilvie & Partners Ltd Level 1, 42 Oxford St RICHMOND

■ **C73.923.1** Chapter 16 - **General Rules**

923

Remedy: Retain proposed amendments to Chapter 16 relating to indicative roads and reserves.

■ **C73.923.2** Chapter 17 - **Zone Rules**

Remedy: Retain proposed amendments to Chapter 17 relating to indicative roads and reserves.

■ **C73.923.3** AM - **Area Maps**

Remedy: Retain proposed amendments to the Areas maps relating to indicative roads and reserves.

■ **C73.923.4** ZM - **Zone Maps**

Remedy: Retain proposed amendments to the Zone maps relating to the rezoning of reserve land as Open Space or Recreation.

■ **C73.923.5** ZM 83 - **Zone Maps**

Remedy: Amend Plan Change 73.25 to also rezone DP 536838 Lot 51 (vested in Council as Recreation Reserve in 2020) as Open Space.

■ **C73.923.6** 16.3.3.1 - **Controlled Subdivision (Residential Zone - Standard Density Development)**

Remedy: Retain amendments to condition (q) relating to site-specific provisions at Talisman Heights, Little Kaiteriteri, particularly the clarification that the rule applies only to vegetation within the Coastal Environment Area.

■ **C73.923.7** 17.1 - **Residential Zone Rules**

Remedy: Retain amendments to 17.1.2.1(a)(vii) and 17.1.3.1(u)(i).

Black, Pete & Adrienne

93 Aranui Road Mapua

■ **C73.4185.1** 17.1 - **Residential Zone Rules**

4185

Remedy: Remove proposed rules in relation to building setbacks and retain existing rules that do not include a 10-metre setback.

■ **C73.4185.2** AM 87 - **Area Maps**

Remedy: Remove the indicative road extending off Jessie St onto Aranui Road and instead change Jessie Street into a cul-de-sac that leads into a walkway exiting onto Aranui Road.

Bone, Haydn

126 Aranui Road Mapua

■ **C73.4186.1** AM 87 - **Area Maps**

4186

Remedy: Retain the proposed deletion of the indicative reserve over the section of right-of-way of Lot 2 DP 304288 at 126 Aranui Road, Mapua.

Summary of Decisions Requested In Change 73 Submissions

Briggs, Ann & David

97b Aranui Road Mapua

■ **C73.4187.1 C73 GEN - Change 73**

4187

Remedy: IMPLIED: Remove or move indicative roads close to our property at 97b Aranui Road at least until further consultation with the community can be carried out.

NOTE: This submission is otherwise considered "out of scope" due to Council being restricted by the submitter's reference to the Section 32 report rather than the Plan Change itself.

■ **C73.4187.2 Chapter 17 - Zone Rules**

Remedy: Retain amendments to rules insofar as they allow for changes in position of the existing indicative roads, reserves and walkways where these are incorrect or outdated due to changes in development patterns and requirements.

D T King & Co. Ltd

PO Box 18 Tuatapere

■ **C73.4188.1 ZM 121 - Zone Maps**

4188

Remedy: Decline proposed deletion of indicative road onto Lower Queen Street at about 551 Lower Queen St. (Refer proposed subdivision and new indicative roading layout of the submission).

Further Submissions : Support FC73.4192.1 McLean, Allan

House Movers Section of NZ Heavy Haulage Assn

House Movers PO Box 1296 Shortland St Auckland

■ **C73.4189.1 16.8.3.1 - Controlled Activities (Relocation of Dwellings)**

4189

Remedy: Retain rule 16.8.3.1 which provides for relocated buildings as a permitted activity.

■ **C73.4189.2 16.8.3.1 - Controlled Activities (Relocation of Dwellings)**

Remedy: Replace the proposed performance standards (b) to (d) with:
"For a building which is, or is intended to be, used as a dwelling:
(b) A relocated building intended for use as a dwelling must have previously been designed, built and used as a dwelling.
(c) A report shall accompany the application for a building consent for the destination site that identifies all reinstatement works that are to be completed to the exterior of the building.
(d) The building shall be located on permanent foundations approved by building consent, no later than two months when the building is moved to the site.
€ All other reinstatement work required by the report referred to in © and the building consent to reinstate the exterior of any relocated dwelling shall be completed within 12 months of the building being delivered to the site. Without limiting (f), reinstatement work is to include connections to all infrastructure services and closing in and ventilation of the foundations.
(f) The owner of the land on which the building is to be located must certify to the Council, before the building is relocated, that the reinstatement work will be completed within the 12-month period."

■ **C73.4189.3 16.8.3.1 - Controlled Activities (Relocation of Dwellings)**

Remedy: In addition to relocation (onto another site), provide for the removal (off a site) and re-siting (within the same site) as permitted activities, subject to the same zone standards as "in situ" dwellings.

■ **C73.4189.4 2.2 - Defined Words**

Remedy: Define "removal" and "re-siting" in the interpretation chapter of the Plan, in addition to "relocated dwelling":
"Removal" - means the shifting of a building off a site and excludes demolition of a building.
'Re-siting' - means shifting a building within a site."
[Note: The Plan Change defines "relocated building" rather than "relocated dwelling".]

Johnston, Alexander D

28 Collins Road RICHMOND

■ **C73.1046.1 AM 128 - Area Maps**

1046

Remedy: Amend the proposed indicative road that runs through the submitter's property at 28 Collins Road by:
(a) deleting the approximately 220 metres of indicative road currently running along the southwest boundary and, instead, extend the indicative road currently at the end of Collins Road to head towards Whites Road; and
(b) deleting the short proposed indicative road (in blue) and, instead, extend the indicative road currently off Paton Road to run alongside the proposed drain and towards Whites Road from the southwest corner of the submitter's property;
to be in line with criterion (42) of Schedule 16.3A.
(Refer map with the submission).

Further Submissions : Oppose FC73.4184.1 Batton Developments FC73.3417.2 Paton Rise Ltd Ltd

Summary of Decisions Requested In Change 73 Submissions

Mapua & Districts Community Assn

C/o Mapua Hall 72 Aranui Road MAPUA

■ **C73.2886.1** AM 87 - Area Maps

2886

Remedy: Retain indicative reserve alongside Mapua Drive.

■ **C73.2886.2** AM 87 - Area Maps

Remedy: If the three parcels of indicative reserve are to be removed on the southern side of Higgs Road and if or when these areas are opened up for residential development that:
(a) smaller local reserve spaces are included within the residential land development
(b) off-road walking/cycleway links are made, not only between new and existing road networks, but also in several locations to and from the reserve areas around the coastal margins. (Refer Appendix A of the submission)

■ **C73.2886.3** AM 87 - Area Maps

Remedy: Remove the existing indicative road exiting onto Aranui Road and change the road to become a walkway instead.

■ **C73.2886.4** AM 87 - Area Maps

Remedy: Remove the small indicative reserve to the west of the Catherine Road indicative road extension (orange-coloured on Appendix B of the submission) and add a larger indicative reserve to the east next to Seaton Valley Road (green-coloured on Appendix B of the submission).

■ **C73.2886.5** AM 87 - Area Maps

Remedy: Remove the rest of the indicative road to the east of the Catherine Road indicative road extension (pink-coloured on Appendix B of the submission).

Matenga West Ltd

c/o Joan Butts (Director) 517 Abel Tasman Drive Takaka

■ **C73.4190.1** AM 77 - Area Maps

4190

Remedy: Amend the realigned indicative road of the Plan Change so that it is relocated 10-12 metres south located at the northern end of the property at 51 Falconer Road in order to avoid the washed out edge and dump site of the old Golden Bay Cement Works and the edge of the large tomo. (Refer Attachment 3 of the submission)

Further Submissions : Support FC73.3353.1 Port Tarakohe Ltd

■ **C73.4190.2** AM 77 - Area Maps

Remedy: Adjust the portions of the realigned indicative road located in the 45 and 49 Falconer land titles so that they are entirely in the Lot 7 road title. (Refer Attachment 4 of the submission)

Further Submissions : Support FC73.3353.2 Port Tarakohe Ltd

McCliskie, Neil & Sue

Staig & Smith Ltd PO Box 913 Nelson

■ **C73.4191.1** 16.3.5 - Rural 1 Zone

4191

Remedy: In relation to the property at 272 Golden Hills Road (Lot 1 DP446909):
EITHER:
(i) Delete the site-specific rules noted in Plan Change 73.28 and delete the closed status of the Rural 1 zone around the enclave and have the land revert to Rural 1 zoning;
AND:
(II) Provide a commitment to rezoning the land to a Rural Residential zone as part of the review of the TRMP.
OR:
(iii) Delete the site-specific rules in Plan Change 73.28 and rezone this location of Golden Hills Road to Rural Residential.

Further Submissions : Support FC73.4204.1 Marr, Jeff and Sophie

McKay, Jason & Jo-Anna

64 Haile Lane Pohara Takaka

■ **C73.4203.1** AM 77 - Area Maps

4203

Remedy: Retain the proposed removal of the indicative road that runs through the submitter's property.

McLean, Allan

4 Ardilea Ave Stoke Nelson

■ **C73.4192.1** AM 121 - Area Maps

4192

Remedy: Retain indicative road onto Lower Queen Street at about 551/563 Lower Queen St
OR if not agreed to:
1. Allow for private accesses (ROWS)/private roads off Queen Street and record as such in the TRMP.
2. Relocate the lateral side roads that crossed the indicative public road to the rear boundary of numbers 563 and 551 and other adjoining lands that front Lower Queen Street.

Summary of Decisions Requested In Change 73 Submissions

McLean, Allan

Neighland Nominees

C/o Rout Milner & Fitchett P O Box 580 NELSON

- **C73.872.1** **Sch. 16.3A - Assessment Criteria for Subdivision** **872**
Remedy: Delete the proposed amendments to item (42) of the schedule relating to indicative roads and reserves.
- **C73.872.2** **Sch. 16.3B - Transport Conditions**
Remedy: Delete the proposed amendments to condition (e) of the schedule relating to indicative roads and reserves.
- **C73.872.3** **Chapter 17 - Zone Rules**
Remedy: Delete the proposed amendments to Chapter 17 relating to indicative roads and reserves.
- **C73.872.4** **AM 77 - Area Maps**
Remedy: Extend the western indicative road running through the old cement works site south towards 65 and to the east of 71 Pohara Valley Road to connect with same.

Further Submissions : Oppose FC73.3353.3 Port Tarakohe Ltd

Port Tarakohe Ltd

C/o Joan Butts 517 Abel Tasman Drive R D 1 TAKAKA

- **C73.3353.1** **AM 77 - Area Maps** **3353**
Remedy: Reposition the indicative road in the Tarakohe gully (refer Attachment 2 – green portion - of the submission).
- **C73.3353.2** **AM 77 - Area Maps**
Remedy: Remove a portion of indicative road at the northern end (refer Attachment 2 – yellow portion - of the submission).
- Further Submissions : Support FC73.3353.4 Port Tarakohe Ltd
- **C73.3353.3** **AM 77 - Area Maps**
Remedy: Remove the indicative road through the current back quarry (on west side of the site) (refer Attachment 2 – pink portion - and Attachments 3 and 4 of the submission).
- **C73.3353.4** **AM 77 - Area Maps**
Remedy: Remove the indicative walkway (refer Attachments 5A to 5(a) to 5(c) and 6 of the submission).
- **C73.3353.5** **17.4.3.1 (ka) - Permitted Activities (Building Construction or Alteration)**
Remedy: In the introductory paragraph of condition (ka), replace the second reference to “10 metres” to read “5 metres” so that the condition reads as follows:
“The building is not located ..., except for the Light Industrial Zone where buildings are set back at least 5 metres from indicative roads and indicative reserves ...”

Rabbits, Rachele

80 Haile Lane Pohara

- **C73.4193.1** **AM 77 - Area Maps** **4193**
Remedy: Remove the indicative road extending from the end of Haile Lane, Pohara.
- NOTE: This submission is otherwise considered “out of scope” due to there being no change to the indicative road that existed prior to the Plan Change.

Talleys Limited

C/o Solutions Law Office PO Box 1329 Nelson

- **C73.4195.1** **AM 77 - Area Maps** **4195**
Remedy: Amend map 77 (in addition to the added, removed and realigned roads already proposed) by realigning the portion of indicative road that runs through the land in RTs NL 13A/277 and 65/269 to pass to the east of RT NL 13A/276 so that it follows the alignment of the existing private road (refer bold black line on photo-map 3 and highlighted blue on photo-map 4).
- NOTE: This submission is otherwise considered “out of scope” due to there being no change to the indicative road that existed prior to the Plan Change.
- Further Submissions : Oppose FC73.3353.5 Port Tarakohe Ltd
- **C73.4195.2** **Chapter 17 - Zone Rules**
Remedy: Delete all proposed amendments to sections 17.1 – 17.13 relating to building location restrictions within 10 metres of an indicative road.

Summary of Decisions Requested In Change 73 Submissions

Te Ngahere Koura Ltd, DRB Trust, Kelso Building Ltd

C/o David Bott PO Box 296 Takaka

- **C73.4196.1** **17.1.3.1 - Permitted Activities (Building Construction or Alteration - Std Density Development)** **4196**

Remedy: Delete proposed amendments to 17.1.3.1 relating to indicative roads.

- **C73.4196.2** **AM 77 - Area Maps**

Remedy: Remove the indicative road located on 93 Richmond Road, Pohara.

NOTE: This submission is otherwise considered "out of scope" due to there being no change to the indicative road that existed prior to the Plan Change.

Walker, Colin

9 Langford Drive Mapua

- **C73.4197.1** **C73 GEN - Change 73** **4197**

Remedy: Decline the Plan Change in its entirety, and amend and renotify after reasonable consultation.

Westbrooke, Joanne

"Six Acres" 120 Wensley Road RICHMOND

- **C73.3428.1** **AM 128 - Area Maps** **3428**

Remedy: Remove both indicative roads over the submitter's property.

Windle, Philip & Rose

23 Rameka Creek Road R D 1 TAKAKA

- **C73.783.1** **ZM 112 - Zone Maps** **783**

Remedy: Ensure that the verge of Motupipi River is not planted with any sort of vegetation, e.g. trees or shrubs, but leave open to enable flood waters from Bridgers Hollow and the town to escape faster.