

Tasman Resource Management Plan - Change 22

Notified : Saturday, 26 February 2011

Summary of Decisions Requested In Change 22

In Submitter Name Order

Summary of Decisions Requested In Change 22 Submissions

Adventurer Leisure Properties Ltd

C/o Landmark Lile Ltd P O Box 343 NELSON

342

- **C22.342.1** **2.2 - Defined Words**
Remedy: Insert new definition of “coastal protection structure”.
- **C22.342.2** **6.15.1.8 - Issue - Alignment of Development with Long Term Plan**
Remedy: Amend issue statement so it relates to new urban development zonings rather than urban development generally.
- **C22.342.3** **6.15.3.6 - Policy - Avoiding Buildings on Hazardous Land**
Remedy: Delete reference to “channel entrance” in policy 6.15.3.6.
- **C22.342.4** **6.15.3.15 - Policy - Managing Land Disturbance**
Remedy: Delete reference to “Mapua waterfront park site” in policy 6.15.3.15.
- **C22.342.5** **6.15.20.3 - Method - Works and Services**
Remedy: Delete reference to “ waterfront park” or clarify not Leisure Park.
- **C22.342.6** **13.1.3.2 - Policy - Assessing the Need for Coastal Protection Works**
Remedy: Amend policy 13.1.3.2 so it relates to new development only or delete it and rely on policy 13.1.3.7.
- **C22.342.7** **17.2.4.1 (b)(iii) - Permitted Activities (Building Construction or Alteration)**
Remedy: Retain maximum coverage of 60% for Tourist Services Zone at Mapua.
- **C22.342.8** **17.2.20 - Principal Reasons for Rules**
Remedy: Delete words “high building coverage is inappropriate in this vulnerable environment”.
- **C22.342.9** **18.5.2.1 - Permitted Activities (Land Disturbance)**
Remedy: Amend 18.5.2.1(p)(i) to NOT exclude from permitted activities filling below the 4.6m contour in Tourist Services Zone at Mapua.
- **C22.342.10** **18.5.2.3 - Controlled Activities (Recontouring of Land)**
Remedy: Delete controlled activity condition (b) excluding filling within 200m of the coastal marine area in various zones, including Tourist Services Zone at Mapua/Ruby Bay.
- **C22.342.11** **18.9.2.1 - Permitted Activities (Building Construction or Alteration)**
Remedy: Retain existing permitted activity condition (b).
- **C22.342.12** **18.9.2.1 - Permitted Activities (Building Construction or Alteration)**
Remedy: Retain existing permitted activity condition (c).
- **C22.342.13** **18.9.2.1 (d) - Permitted Activities (Building Construction or Alteration)**
Remedy: Retain existing permitted activity condition (d) or amend to take account of enabled Tourist Service Zone activities.
- **C22.342.14** **18.9.2.2 - Restricted Discretionary Activities (Building Construction or Alteration)**
Remedy: Delete condition (a) requiring “relocatable and not a dwelling (unless there is no other dwelling)”.
- **C22.342.15** **18.9.2.2 - Restricted Discretionary Activities (Building Construction or Alteration)**
Remedy: Amend matter (1) to focus on coastal hazard issues.
- **C22.342.16** **18.9.2.2 - Restricted Discretionary Activities (Building Construction or Alteration)**
Remedy: Amend matter (1B) so directed at natural hazard effects.
- **C22.342.17** **18.9.2.3 - Restricted Discretionary Activities (Other)**
Remedy: Amend provision (b) about activities altering the shape of natural landform so it reads more clearly.
- **C22.342.18** **ZM 54 - Mapua/Ruby Bay Environs**
Remedy: Delete Mapua Tourist Services Zone from Mapua Development Area.
- **C22.342.19** **ZM 87 - Mapua/Ruby Bay**
Remedy: Delete Mapua Tourist Services Zone from Mapua Development Area.
- **C22.342.20** **AM 54 - Mapua/Ruby Bay Environs**
Remedy: Delete indicative reserve/strip from Tourist Services Zone, Mapua.

Further Submissions : <u>Oppose</u> FC22.3151.1 BibbySmith, Fiona and Family

- **C22.342.21** **AM 87 - Mapua/Ruby Bay**

Summary of Decisions Requested In Change 22 Submissions

Adventurer Leisure Properties Ltd

Remedy: Delete indicative reserve/strip from Tourist Services Zone, Mapua.

Further Submissions :	<u>Oppose</u>	FC22.3151.2	BibbySmith, Fiona and Family
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■ **C22.342.22 AM 54 - Mapua/Ruby Bay Environs**

Remedy: Delete Coastal Hazard Area from Tourist Services Zone, Mapua.

Further Submissions :	<u>Oppose</u>	FC22.3151.3	BibbySmith, Fiona and Family
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■ **C22.342.23 AM 87 - Mapua/Ruby Bay**

Remedy: Delete Coastal Hazard Area from Tourist Services Zone, Mapua.

Further Submissions :	<u>Oppose</u>	FC22.3151.4	BibbySmith, Fiona and Family
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Anderson, David

11 Toru Street Mapua

■ **C22.3686.1 ZM 87 - Mapua/Ruby Bay**

3686

Remedy: Retain Residential rather than extend Commercial Zone in Toru Street.

Andrews, Don & Valerie

26 Toru Street Mapua

■ **C22.3687.1 ZM 87 - Mapua/Ruby Bay**

3687

Remedy: Retain Residential rather than extend Commercial Zone in Toru Street.

Aranui Syndicate

PO Box 2054 Stoke

■ **C22.3688.1 ZM 87 - Mapua/Ruby Bay**

3688

Remedy: Extend Special Development Area to include Lot 59 DP 17242 to west.

Atkins, Sue

18 Iwa Street Mapua

■ **C22.3689.1 ZM 87 - Mapua/Ruby Bay**

3689

Remedy: Retain Residential Zone rather than Residential Closed at Tahi St and part of Iwa St.

■ **C22.3689.2 16.3.3.6 - Prohibited Subdivision (Residential Closed Zone)**

Remedy: Allow rather than prohibit subdivision at Tahi and Iwa Streets.

■ **C22.3689.3 17.1.3.2 - Controlled Activities (Building Construction)**

Remedy: Reinstate the right to build a second dwelling as a controlled activity in the Residential Closed Zone at Mapua.

■ **C22.3689.4 18.5.2.1 (p) - Permitted Activities (Land Disturbance)**

Remedy: Allow filling below the 4.6m contour.

Further Submissions :	<u>Support</u>	FC22.3721.1	Nelson Cycle Trail Trust
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■ **C22.3689.5 18.5.2.3 (b) - Controlled Activities (Recontouring of Land)**

Remedy: Allow recontouring of land in condition (b) at Iwa Street.

Baker, Dave & Price, Lynn

166B Seaton Valley Road R D 1 Upper Moutere

■ **C22.3690.1 AM 87 - Mapua/Ruby Bay**

3690

Remedy: Remove playing field indicative reserve on Seaton Valley Rd and find site nearer to Mapua, or use Moutere Hills centre.

Ball, Derek & Gaylyn

81 Pomona Road R D 1 Upper Moutere

■ **C22.3691.1 ZM 87 - Mapua/Ruby Bay**

3691

Remedy: Restrict further subdivision of hills on Senior farm property.

■ **C22.3691.2 16.3.8.1 Fig. 16.3C - Controlled Subdivision (Rural Residential Zone)**

Remedy: Amend minimum lot size for Korepo Rd Rural Residential Zone to 4000m².

■ **C22.3691.3 17.8.3.1 (f) - Permitted Activities (Building Construction or Alteration)**

Summary of Decisions Requested In Change 22 Submissions

Ball, Derek & Gaylyn

Remedy: Limit heights of buildings on high points to single storey.

Bannister, Frederick & Annamarie

16 Iwa Street Mapua

■ **C22.3692.1 ZM 87 - Mapua/Ruby Bay**

Remedy: Retain Residential Zone on Iwa and Tahī Streets.

■ **C22.3692.2 16.3.3.6 - Prohibited Subdivision (Residential Closed Zone)**

Remedy: Remove prohibited subdivision rule for Iwa and Tahī Streets.

■ **C22.3692.3 18.5.2.1 (p) - Permitted Activities (Land Disturbance)**

Remedy: Allow landowners in Iwa and Tahī Streets to do filling as a permitted activity and limit the Council raising the height of the remediated site.

■ **C22.3692.4 17.1.3.4 - Restricted Discretionary Activities (Building Construction or Alteration)**

Remedy: Do not apply restricted discretionary building rule 17.1.3.4 to submitter's land.

■ **C22.3692.5 AM 87 - Mapua/Ruby Bay**

Remedy: Rename Coastal Hazard Area.

3692

Barlow, Kathyn & Martyn

45 Dawson Road R D 1 Upper Moutere

■ **C22.3693.1 AM 54 - Mapua/Ruby Bay Environs**

Remedy: Remove northern indicative walkway/cycleway from Dawson Rd to Seaton Valley Rd.

■ **C22.3693.2 AM 54 - Mapua/Ruby Bay Environs**

Remedy: Complete and maintain existing walkways between Seaton Valley Rd and Dominion Rd.

3693

Beere, Helen J A

107 Aranui Road MAPUA

■ **C22.3000.1 6.15.3.13 - Policy - Enabling a Range of Housing Types**

Remedy: Provide more information about methods for allowing a range of housing types.

■ **C22.3000.2 Part II, App. 2 - Urban Design Guide**

Remedy: Add a directive to have smaller houses with less land and multiple dwellings on sections.

■ **C22.3000.3 Part II, App. 2 - Urban Design Guide**

Remedy: Avoid proliferation of lifestyle blocks on productive land.

■ **C22.3000.4 Part II, App. 2 - Urban Design Guide**

Remedy: Retain open space for local employment and for amenity.

3000

BibbySmith, Fiona and Family

11 Dawson Road Mapua R D 1 UPPER MOUTERE

■ **C22.3151.1 AM 54 - Mapua/Ruby Bay Environs**

Remedy: Retain indicative walkways at lower end of Dawson Rd to Seaton Valley Rd.

■ **C22.3151.2 AM 54 - Mapua/Ruby Bay Environs**

Remedy: Provide for national cycleway in the future development of Mapua.

Further Submissions :	<u>Support</u>	FC22.3721.2	Nelson Cycle Trail Trust
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■ **C22.3151.3 C22 GEN - Change 22**

Remedy: Council to purchase Dominion Road flats.

■ **C22.3151.4 AM 87 - Mapua/Ruby Bay**

Remedy: Retain and create walkway between Pomona Rd and Seaton Valley Rd.

■ **C22.3151.5 AM 87 - Mapua/Ruby Bay**

Remedy: Retain indicative playing field reserve on Seaton Valley Rd site.

■ **C22.3151.6 6.15.3.16 - Policy - Deferring Development Where Services Require Upgrading**

Remedy: Ensure the entrance to Mapua from the coastal highway to Aranui Rd has trees and other greenery.

■ **C22.3151.7 6.15.30 - Principal Reasons and Explanation**

3151

Summary of Decisions Requested In Change 22 Submissions

BibbySmith, Fiona and Family

Remedy: Ensure Mapua seawall is only to reduce erosion and is not altered to stop inundation.

- **C22.3151.8 AM 87 - Mapua/Ruby Bay**

Remedy: Retain ecological corridors along Seaton Valley Stream and estuary and allow walkways.

- **C22.3151.9 AM 87 - Mapua/Ruby Bay**

Remedy: Complete walkway from Mapua Causeway along Seaton Valley Stream as soon as possible.

Blair, Malcolm & Natalie

2 Frederick St Wellington

- **C22.3694.1 ZM 87 - Mapua/Ruby Bay**

3694

Remedy: Remove Residential Closed Zone.

- **C22.3694.2 C22 GEN - Change 22**

Remedy: Rescind Environment Court decision.

- **C22.3694.3 C22 GEN - Change 22**

Remedy: Retain submitters' property rights and compensate for any loss of value from Council decisions.

- **C22.3694.4 6.15.30 - Principal Reasons and Explanation**

Remedy: Provide figures for sea level rise at Ruby Bay.

- **C22.3694.5 C22 GEN - Change 22**

Remedy: Complete 600m of seawall to protect remaining properties on Stafford Drive that have little protection from the sea.

Brown, Jim & Panes, Julie

18 Stafford Drive Ruby Bay Mapua

- **C22.3695.1 16.3.4.1 (p) - Controlled Subdivision (Business and Industrial Zones)**

3695

Remedy: Provide amenity planting at least 2.5 metres wide in the proposed 5 metres wide Seaton Valley stream reserve rather than within the setback.

OR

Reduce reserve to 2 metres and increase planting to 3 metres.

Brown, Penny

7 Toru Street Mapua

- **C22.3696.1 ZM 87 - Mapua/Ruby Bay**

3696

Remedy: Retain 7, 7A and 8 Toru St in Residential Zone.

- **C22.3696.2 C22 GEN - Change 22**

Remedy: Explain Harcourts resource consent in Toru St Residential Zone.

Cassin, Fred

8A Toru St Mapua

- **C22.3697.1 ZM 87 - Mapua/Ruby Bay**

3697

Remedy: Retain 7, 7A and 9 Toru St in Residential Zone.

Dawson Road Residents Group

C/o 59 Dawson Road R D 1 Upper Moutere

- **C22.3698.1 AM 54 - Mapua/Ruby Bay Environs**

3698

Remedy: Remove northern indicative walkway/cycleway from Dawson Rd to Seaton Valley Rd.

Further Submissions : <u>Oppose</u>	FC22.3151.20	BibbySmith, Fiona and Family	FC22.3105.1	Fon, Anglea, Ari, Analese & Marco
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- **C22.3698.2 AM 54 - Mapua/Ruby Bay Environs**

Remedy: Complete and maintain existing walkways between Seaton Valley Rd and Dominion Rd.

Further Submissions : <u>Oppose</u>	FC22.3151.21	BibbySmith, Fiona and Family
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Director-General of Conservation

C/o Nelson/Marlborough Conservancy Department of Conservation Private Bag 5 NELSON

- **C22.1445.1 AM 87 - Mapua/Ruby Bay**

1445

Remedy: Retain addition to Coastal Hazard Area.

Summary of Decisions Requested In Change 22 Submissions

Director-General of Conservation

Further Submissions :	<u>Support</u>	FC22.3151.5	BibbySmith, Fiona and Family
<p>■ C22.1445.2 AM 54 - Mapua/Ruby Bay Environs <u>Remedy:</u> Retain addition to Coastal Hazard Area.</p>			
Further Submissions :	<u>Support</u>	FC22.3151.6	BibbySmith, Fiona and Family
<p>■ C22.1445.3 AM 87 - Mapua/Ruby Bay <u>Remedy:</u> Amend the Coastal Environment Area to include the whole of the Coastal Hazard Area.</p>			
Further Submissions :	<u>Support</u>	FC22.3151.7	BibbySmith, Fiona and Family
<p>■ C22.1445.4 AM 54 - Mapua/Ruby Bay Environs <u>Remedy:</u> Amend the Coastal Environment Area to include the whole of the Coastal Hazard Area.</p>			
Further Submissions :	<u>Support</u>	FC22.3151.8	BibbySmith, Fiona and Family
<p>■ C22.1445.5 AM 87 - Mapua/Ruby Bay <u>Remedy:</u> Add Residential Closed Zone at Iwa Street and Grossi Point to Coastal Hazard Area.</p>			
Further Submissions :	<u>Support</u>	FC22.3151.9	BibbySmith, Fiona and Family
<p>■ C22.1445.6 6.15.1.1 - Issue - Sustainable Management of Major Coastal Hazards <u>Remedy:</u> Retain issue statement 6.15.1.1.</p>			
Further Submissions :	<u>Support</u>	FC22.3151.10	BibbySmith, Fiona and Family
<p>■ C22.1445.7 6.15.3.7 - Policy - Identifying Coastal Hazard Area to Limit Development <u>Remedy:</u> Retain issue statement 6.15.3.7.</p>			
Further Submissions :	<u>Support</u>	FC22.3151.11	BibbySmith, Fiona and Family
<p>■ C22.1445.8 6.15.3.9 - Policy - Retaining a Natural Buffer <u>Remedy:</u> Amend policy by adding a statement to enhance and restore vegetation by regulatory and non-regulatory means, including reserves acquisition.</p>			
Further Submissions :	<u>Support</u>	FC22.3151.12	BibbySmith, Fiona and Family
<p>■ C22.1445.9 6.15.3.0 - Principal Reasons and Explanation <u>Remedy:</u> Retain reasons including background on past and future erosion and hazards.</p>			
Further Submissions :	<u>Support</u>	FC22.3151.13	BibbySmith, Fiona and Family
<p>■ C22.1445.10 13.1.30 - Principal Reasons and Explanation <u>Remedy:</u> Retain reasons in 13.1.30.</p>			
Further Submissions :	<u>Support</u>	FC22.3151.14	BibbySmith, Fiona and Family
<p>■ C22.1445.11 6.15.3.8 - Policy - Creating a Connected Network of Open Spaces and Accessways <u>Remedy:</u> Retain policy 6.15.3.8.</p>			
Further Submissions :	<u>Support</u>	FC22.3151.15	BibbySmith, Fiona and Family
<p>■ C22.1445.12 6.15.3.14 - Policy - Developing and Maintaining Quality Public Spaces <u>Remedy:</u> Retain policy 6.15.3.14.</p>			
Further Submissions :	<u>Support</u>	FC22.3151.16	BibbySmith, Fiona and Family
<p>■ C22.1445.13 AM 87 - Mapua/Ruby Bay <u>Remedy:</u> Retain indicative reserve/strips, but include reference to esplanade provision of at least 20 metres width within the Mapua Development Area.</p>			
Further Submissions :	<u>Support</u>	FC22.3151.17	BibbySmith, Fiona and Family
<p>■ C22.1445.14 AM 54 - Mapua/Ruby Bay Environs <u>Remedy:</u> Retain indicative reserve/strips, but include reference to esplanade provision of at least 20 metres width within the Mapua Development Area.</p>			

Summary of Decisions Requested In Change 22 Submissions

Director-General of Conservation

Further Submissions : Support FC22.3151.18 BibbySmith, Fiona and Family

■ **C22.1445.15 AM 87 - Mapua/Ruby Bay**

Remedy: Include an indicative reserve at least 5 metres wide on both sides of Seaton Valley Stream.

Further Submissions : Support FC22.3151.19 BibbySmith, Fiona and Family

Dixon-Didier, David & Chilcott, Anne

3 Wilkinson Street Motueka

■ **C22.3699.1 AM 54 - Mapua/Ruby Bay Environs**

3699

Remedy: Remove northern indicative walkway/cycleway from Dawson Rd to Seaton Valley Rd.

Drewery, Graeme

67 Mapua Drive R D 1 Upper Moutere

■ **C22.3701.1 C22 GEN - Change 22**

3701

Remedy: Retain Plan Change 22.

■ **C22.3701.2 16.3.8.1 Fig. 16.3C - Controlled Subdivision (Rural Residential Zone)**

Remedy: Reduce the minimum lot size for Mapua Rural Residential Zone from 2 ha to 5000m2.

D'Rose, David C & Jennifer

53 Dawson Road R D 1 Upper Moutere

■ **C22.3700.1 AM 54 - Mapua/Ruby Bay Environs**

3700

Remedy: Remove northern indicative walkway/cycleway from Dawson Rd to Seaton Valley Rd.

■ **C22.3700.2 AM 54 - Mapua/Ruby Bay Environs**

Remedy: Complete and maintain existing walkways between Seaton Valley Road and Dominion Road.

Freilich, Aidan & Adam

C/o Staig & Smith Ltd PO Box 913 Nelson

■ **C22.3174.1 AM 87 - Mapua/Ruby Bay**

3174

Remedy: Delete indicative walkway northwest of Adam Freilich's property.

■ **C22.3174.2 AM 87 - Mapua/Ruby Bay**

Remedy: Delete indicative walkway that passes close to D&A Freilich's dwelling and packhouse.

Freilich, D & A

C/o Staig & Smith Ltd P O Box 913 NELSON

■ **C22.911.1 ZM 87 - Mapua/Ruby Bay**

911

Remedy: Delete Deferred Residential notation on Freilich property and add controlled activity condition on servicing .

■ **C22.911.2 ZM 87 - Mapua/Ruby Bay**

Remedy: Rezone Lot 1 DP 17670 from Deferred Residential 2031 to Residential.

■ **C22.911.3 ZM 87 - Mapua/Ruby Bay**

Remedy: Delete Commercial zoning in Seaton Valley Road site.

Further Submissions : Support FC22.3243.1 Johns, Richard FC22.3731.1 Schroder, Ben

■ **C22.911.4 17.1.3.1 - Permitted Activities (Building Construction or Alteration)**

Remedy: Add exemption in Residential Zone condition (v) to 25 metre setback where adjoining land is Rural Deferred Residential.

■ **C22.911.5 AM 87 - Mapua/Ruby Bay**

Remedy: Delete all indicative roads on Freilich land other than two connections to Mapua Drive and one connection to Seaton Valley Rd.
OR
Retain the indicative road network on Freilich land but move indicative road to Seaton Valley Rd, 20 metres towards Mapua Drive.

■ **C22.911.6 AM 87 - Mapua/Ruby Bay**

Remedy: Delete the indicative walkway that passes the submitter's house and then joins up with the indicative road out to Mapua Drive.

Summary of Decisions Requested In Change 22 Submissions

Freilich, D & A

Further Submissions :	<u>Oppose</u>	FC22.3151.22	BibbySmith, Fiona and Family
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■ **C22.911.7 AM 87 - Mapua/Ruby Bay**

Remedy: Relocate the position of the indicative walkway that comes from an indicative reserve on the Wells property so that when it enters the submitter's land that it is kept to the southern boundary of Lot 1 DP 17669.

Further Submissions :	<u>Oppose</u>	FC22.3151.23	BibbySmith, Fiona and Family
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■ **C22.911.8 AM 87 - Mapua/Ruby Bay**

Remedy: Delete the indicative walkway that comes out to Mapua Drive in proximity of the submitter's son's dwelling.

Further Submissions :	<u>Oppose</u>	FC22.3151.24	BibbySmith, Fiona and Family
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■ **C22.911.9 AM 87 - Mapua/Ruby Bay**

Remedy: Delete from the planning maps the indicative reserve but include within the rules for subdivision for Mapua that there be an indicative neighbourhood reserve provided for on the submitters' land, and that it be located in a mutually agreed position with Council, taking into account urban design protocols for the location of neighbourhood reserves.

Friends of Mapua Wetland Inc.

C/o David Mitchell 107 Aranui Road Mapua

■ **C22.3702.1 AM 87 - Mapua/Ruby Bay**

3702

Remedy: Retain indicative coastal reserves, particularly south of Higgs Road in gullies and on headland west of gullies.

Further Submissions :	<u>Support</u>	FC22.3151.25	BibbySmith, Fiona and Family
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■ **C22.3702.2 ZM 87 - Mapua/Ruby Bay**

Remedy: Retain zoning of waterfront park and the indicative reserve opposite it on the western side of properties in Tahi Street.

Further Submissions :	<u>Support</u>	FC22.3151.26	BibbySmith, Fiona and Family
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■ **C22.3702.3 AM 87 - Mapua/Ruby Bay**

Remedy: Retain indicative reserve strip near end of Langford Drive around estuary to Higgs Reserve.

Further Submissions :	<u>Support</u>	FC22.3151.27	BibbySmith, Fiona and Family
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■ **C22.3702.4 AM 87 - Mapua/Ruby Bay**

Remedy: Retain indicative playing field reserve and cycleway/walkway routes to it.

Further Submissions :	<u>Support</u>	FC22.3151.28	BibbySmith, Fiona and Family
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■ **C22.3702.5 ZM 87 - Mapua/Ruby Bay**

Remedy: Retain Open Space Zone on Mapua wetland.

Further Submissions :	<u>Support</u>	FC22.3151.29	BibbySmith, Fiona and Family
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■ **C22.3702.6 16.3.3.1 (rr) - Controlled Subdivision (Residential Zone)**

Remedy: Retain amenity planting measures at Mapua Drive including at State Highway 60 intersection.

Further Submissions :	<u>Support</u>	FC22.3151.30	BibbySmith, Fiona and Family
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■ **C22.3702.7 C22 GEN - Change 22**

Remedy: Keep surplus land at Dominion Stream flats from development, and plant and link to Higgs Reserve.

Further Submissions :	<u>Support</u>	FC22.3151.31	BibbySmith, Fiona and Family	FC22.3721.3	Nelson Cycle Trail Trust
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■ **C22.3702.8 6.15.1 - Issues**

Remedy: Reinstate issue 6.15.1.6, including need for access.

Further Submissions :	<u>Support</u>	FC22.3151.32	BibbySmith, Fiona and Family
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■ **C22.3702.9 6.15.3.8 - Policy - Creating a Connected Network of Open Spaces and Accessways**

Remedy: Retain policy on highly connected open spaces and accessways.

Summary of Decisions Requested In Change 22 Submissions

Friends of Mapua Wetland Inc.

Further Submissions :	<u>Support</u>	FC22.3151.33	BibbySmith, Fiona and Family	FC22.3721.4	Nelson Cycle Trail Trust
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■ **C22.3702.10 6.15.3 - Policies**

Remedy: Add a new policy to develop an attractive Mapua section of the regional cycle trail (wording supplied).

Further Submissions :	<u>Support</u>	FC22.3151.34	BibbySmith, Fiona and Family	FC22.3721.5	Nelson Cycle Trail Trust
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■ **C22.3702.11 6.15.3.14 - Policy - Developing and Maintaining Quality Public Spaces**

Remedy: Retain policy 6.15.3.14 on developing and maintaining enduring public spaces at Mapua.

Further Submissions :	<u>Support</u>	FC22.3151.35	BibbySmith, Fiona and Family		
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■ **C22.3702.12 6.15.3.17 - Policy - Ensuring High Quality Visual Environment on Mapua Drive Route**

Remedy: Support policy on gateway to Mapua but change "Ruby Bay Bypass" to "Te Mamaku Drive".

Further Submissions :	<u>Support</u>	FC22.3151.36	BibbySmith, Fiona and Family		
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■ **C22.3702.13 ZM 87 - Mapua/Ruby Bay**

Remedy: Delete Deferred Residential Zone on low-lying land south of Mapua wetland.

Further Submissions :	<u>Support</u>	FC22.3151.37	BibbySmith, Fiona and Family		
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■ **C22.3702.14 18.5.2.1 - Permitted Activities (Land Disturbance)**

Remedy: Extend the land filling condition (p) to apply in the Aranui Basin.

Further Submissions :	<u>Support</u>	FC22.3151.38	BibbySmith, Fiona and Family		
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Gallagher, Devin & Charmaine

C/o Duncan Cotterill Lawyers P O Box 827 NELSON

■ **C22.3034.1 AM 87 - Mapua/Ruby Bay**

3034

Remedy: Retain old limit of Coastal Hazard Area.
OR
Introduce a graduated/banded zone of hazard.

Further Submissions :	<u>Oppose</u>	FC22.3151.39	BibbySmith, Fiona and Family		
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■ **C22.3034.2 AM 87 - Mapua/Ruby Bay**

Remedy: Alter zoning of Ruby Bay from Residential Closed to Residential or to Residential Infill with structure plan (copy supplied).

Further Submissions :	<u>Oppose</u>	FC22.3151.40	BibbySmith, Fiona and Family		
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■ **C22.3034.3 AM 87 - Mapua/Ruby Bay**

Remedy: Alter zoning of Gallagher property (Lot 7 DP 16467) to Residential or Residential Infill.

Further Submissions :	<u>Oppose</u>	FC22.3151.41	BibbySmith, Fiona and Family		
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■ **C22.3034.4 2.2 - Defined Words**

Remedy: Retain definition of "building".

Further Submissions :	<u>Support</u>	FC22.3151.42	BibbySmith, Fiona and Family		
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■ **C22.3034.5 13.1.30 - Principal Reasons and Explanation**

Remedy: Amend to recognise Council's long term commitment to protect Ruby Bay from coastal hazards.

Further Submissions :	<u>Oppose</u>	FC22.3151.43	BibbySmith, Fiona and Family		
Further Submissions :	<u>Support</u>	FC22.342.3	Adventurer Leisure Properties Ltd	FC22.3736.3	Talley, P; Ryder, J; Fitchett, J

■ **C22.3034.6 6.15.1.1 - Issue - Sustainable Management of Major Coastal Hazards**

Remedy: Add to hazard issue that Council will take account of building and engineering techniques.

Further Submissions :	<u>Oppose</u>	FC22.3151.44	BibbySmith, Fiona and Family		
Further Submissions :	<u>Support</u>	FC22.342.2	Adventurer Leisure Properties Ltd	FC22.3736.2	Talley, P; Ryder, J; Fitchett, J

Summary of Decisions Requested In Change 22 Submissions

Gallagher, Devin & Charmaine

- **C22.3034.7** **6.15.1.9** - **Issue - Integrated Management of Stormwater and Flood Prone Land**
Remedy: Clarify that submitter's land is not "low-lying flood prone land for ponding" and the extent of such land generally.

Further Submissions :	<u>Oppose</u>	FC22.3151.45	BibbySmith, Fiona and Family
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- **C22.3034.8** **6.15.3.2** - **Policy - Retaining a Transition between Urban and Rural Landscapes**
Remedy: Delete policy 6.15.3.2 about accommodating growth on the hillslopes above the Bay.

Further Submissions :	<u>Oppose</u>	FC22.3151.46	BibbySmith, Fiona and Family
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- **C22.3034.9** **6.15.3.3** - **Policy - Managing Cross-Boundary Effects of Buildings and Structures**
Remedy: Retain policy 6.15.3.3 but add new method of implementation such as rezoning submitters' land.

Further Submissions :	<u>Oppose</u>	FC22.3151.47	BibbySmith, Fiona and Family
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- **C22.3034.10** **6.15.3.6** - **Policy - Avoiding Buildings on Hazardous Land**
Remedy: Retain policy 6.15.3.6 but apply it only to the extent of former Coastal Hazard Area.

Further Submissions :	<u>Oppose</u>	FC22.3151.48	BibbySmith, Fiona and Family
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- **C22.3034.11** **6.15.3.7** - **Policy - Identifying Coastal Hazard Area to Limit Development**
Remedy: Provide a more differentiated coastal hazard area with rules reflecting different hazard levels.

Further Submissions :	<u>Oppose</u>	FC22.3151.49	BibbySmith, Fiona and Family
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- **C22.3034.12** **6.15.3.12** - **Policy - Minimising Stormwater Run-off**
Remedy: Amend to acknowledge that low-impact design is not appropriate in some parts of Ruby Bay.

Further Submissions :	<u>Oppose</u>	FC22.3151.50	BibbySmith, Fiona and Family
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- **C22.3034.13** **6.15.20.1** - **Method - Regulatory**
Remedy: Retain former wording of method 6.15.20.1(b).

Further Submissions :	<u>Oppose</u>	FC22.3151.51	BibbySmith, Fiona and Family
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- **C22.3034.14** **6.15.20** - **Methods of Implementation**
Remedy: Add a new method that recognises hazard zoning with three bands of risk.

Further Submissions :	<u>Oppose</u>	FC22.3151.52	BibbySmith, Fiona and Family
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- **C22.3034.15** **6.15.30** - **Principal Reasons and Explanation**
Remedy: Delete paragraph about historic erosion and add quote from Tonkin and Taylor report 2002 (wording supplied).

Further Submissions :	<u>Oppose</u>	FC22.3151.53	BibbySmith, Fiona and Family
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- **C22.3034.16** **13.1.3.2** - **Policy - Assessing the Need for Coastal Protection Works**
Remedy: Amend to acknowledge that development is appropriate where coastal protection works already exist.

Further Submissions :	<u>Oppose</u>	FC22.3151.54	BibbySmith, Fiona and Family
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- **C22.3034.17** **13.1.3.4A** - **Policy - Avoiding New Habitable Buildings in the Residential Closed Zone**
Remedy: Delete Policy 13.1.3.4A.

Further Submissions :	<u>Oppose</u>	FC22.3151.55	BibbySmith, Fiona and Family
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- **C22.3034.18** **13.1.3.4B** - **Policy - Limiting the Reconstruction or Replacement of Existing Habitable Buildings**
Remedy: Delete Policy 13.1.3.4B.

Further Submissions :	<u>Oppose</u>	FC22.3151.56	BibbySmith, Fiona and Family
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- **C22.3034.19** **13.1.3.4C** - **Policy - Limiting Further Subdivision and Habitable Buildings**
Remedy: Delete Policy 13.1.3.4C.

Further Submissions :	<u>Oppose</u>	FC22.3151.57	BibbySmith, Fiona and Family
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Summary of Decisions Requested In Change 22 Submissions

Gallagher, Devin & Charmaine

3034

■ **C22.3034.20 13.1.30 - Principal Reasons and Explanation**

Remedy: Delete explanation after paragraph 5 about new policy for buildings at Ruby Bay.

Further Submissions :	<u>Oppose</u>	FC22.3151.58	BibbySmith, Fiona and Family
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■ **C22.3034.21 16.3.3.3 - Discretionary Subdivision (Residential Zone)**

Remedy: Provide criteria in condition (c) to enable development in Residential zones in Mapua that are not within the Mapua Development Area or Special Development Area.

Further Submissions :	<u>Oppose</u>	FC22.3151.59	BibbySmith, Fiona and Family
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■ **C22.3034.22 16.3.3.5 - Non-Complying Subdivision (Residential Zone)**

Remedy: Replace non-complying status for subdivision in Mapua Development and Special Development Area with discretionary status.

Further Submissions :	<u>Oppose</u>	FC22.3151.60	BibbySmith, Fiona and Family
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■ **C22.3034.23 16.3.3.6 - Prohibited Subdivision (Residential Closed Zone)**

Remedy: Delete reference to Ruby Bay and Tahī and Iwa Streets in prohibited subdivision rule.

Further Submissions :	<u>Oppose</u>	FC22.3151.61	BibbySmith, Fiona and Family
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■ **C22.3034.24 16.3.5.1 - Controlled Subdivision (Rural 1 Zone)**

Remedy: Replace the 3.5 ha minimum lot size trigger with smaller different values for three coastal hazard subzones.

Further Submissions :	<u>Oppose</u>	FC22.3151.62	BibbySmith, Fiona and Family
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■ **C22.3034.25 16.3.5.1 - Controlled Subdivision (Rural 1 Zone)**

Remedy: Retain condition (m) limiting filling, but replace 4.6m contour with 4.25m or other justifiable contour.

Further Submissions :	<u>Oppose</u>	FC22.3151.63	BibbySmith, Fiona and Family
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■ **C22.3034.26 17.1.3.1 - Permitted Activities (Building Construction or Alteration)**

Remedy: Increase height limit in condition (q)(i) to 7.5m in Mapua Special Development Area.

Further Submissions :	<u>Oppose</u>	FC22.3151.64	BibbySmith, Fiona and Family
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■ **C22.3034.27 16.3.5.3 - Discretionary Subdivision (Rural 1 Closed Zone and Rural 1 Coastal Zone)**

Remedy: Remove Rural 1 Coastal Zone subdivision from rule 16.3.5.3 to rule 16.3.5.2 so subdivision below 3.5 ha is discretionary.

Further Submissions :	<u>Oppose</u>	FC22.3151.65	BibbySmith, Fiona and Family
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■ **C22.3034.28 16.3.5.4 - Prohibited Subdivision (Rural 1 Closed Zone)**

Remedy: Delete Rural 1 Coastal Zone from prohibited activity rule 16.3.5.4.

Further Submissions :	<u>Oppose</u>	FC22.3151.66	BibbySmith, Fiona and Family
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■ **C22.3034.29 17.1.3.4 - Restricted Discretionary Activities (Building Construction or Alteration)**

Remedy: Provide for building construction or alteration as a restricted discretionary activity at Ruby Bay Residential or Residential Closed Zone.

Further Submissions :	<u>Oppose</u>	FC22.3151.67	BibbySmith, Fiona and Family
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■ **C22.3034.30 17.1.20 - Principal Reasons for Rules**

Remedy: Delete reason for not permitting second dwellings at Ruby Bay and parts of Tahī and Iwa Streets.

Further Submissions :	<u>Oppose</u>	FC22.3151.68	BibbySmith, Fiona and Family
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■ **C22.3034.31 18.5.2.1 - Permitted Activities (Land Disturbance)**

Remedy: Delete provisions (p)(i) and (ii) so filling is a permitted activity in specified zones at Mapua and Ruby Bay.

Further Submissions :	<u>Oppose</u>	FC22.3151.69	BibbySmith, Fiona and Family
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■ **C22.3034.32 18.5.2.3 - Controlled Activities (Recontouring of Land)**

Remedy: Allow recontouring in condition (b) to provide building platforms as a controlled activity in Residential Closed Zones at Ruby Bay and Iwa Street and in Rural 1 Coastal Zone.

Summary of Decisions Requested In Change 22 Submissions

Gallagher, Devin & Charmaine

Further Submissions :	<u>Oppose</u>	FC22.3151.70	BibbySmith, Fiona and Family
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■ **C22.3034.33 18.9.2.1 - Permitted Activities (Building Construction or Alteration)**

Remedy: Alter rule 18.9.2.1 so relocatable structures, whether habitable or not, are a permitted activity.

Further Submissions :	<u>Oppose</u>	FC22.3151.71	BibbySmith, Fiona and Family
Further Submissions :	<u>Support</u>	FC22.342.4	Adventurer Leisure Properties Ltd FC22.3736.4 Talley, P; Ryder, J; Fitchett, J

■ **C22.3034.34 18.9.2.2 - Restricted Discretionary Activities (Building Construction or Alteration)**

Remedy: Allow relocatable dwellings as a permitted activity.

Further Submissions :	<u>Oppose</u>	FC22.3151.72	BibbySmith, Fiona and Family
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■ **C22.3034.35 18.9.2.2 - Restricted Discretionary Activities (Building Construction or Alteration)**

Remedy: Retain existing matter (1): "The risk of coastal erosion and flooding" and renumber new matter (1) as (1A).

Further Submissions :	<u>Oppose</u>	FC22.3151.73	BibbySmith, Fiona and Family
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■ **C22.3034.36 18.9.2.4 - Non-Complying Activities**

Remedy: Delete rule 18.9.2.4 and allow building alterations as a controlled activity.

Further Submissions :	<u>Oppose</u>	FC22.3151.74	BibbySmith, Fiona and Family
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■ **C22.3034.37 C22 GEN - Change 22**

Remedy: Reassess section 32 options based on commitment to seawall, existing infrastructure, residences and businesses in Ruby Bay area.

Further Submissions :	<u>Oppose</u>	FC22.3151.75	BibbySmith, Fiona and Family
Further Submissions :	<u>Support</u>	FC22.342.1	Adventurer Leisure Properties Ltd FC22.3736.1 Talley, P; Ryder, J; Fitchett, J

Garnett, Colin J & Hulse, Carol

Redwoods Valley R D 1 RICHMOND

■ **C22.1223.1 ZM 87 - Mapua/Ruby Bay**

1223

Remedy: Change Residential Closed Zone on Tahī and Iwa Streets to Residential, including 20 Iwa Street.

■ **C22.1223.2 6.15.30 - Principal Reasons and Explanation**

Remedy: Delete reference to Iwa Street.
OR
Use a building restriction on all areas subject to seawater inundation.

■ **C22.1223.3 16.3.3.6 - Prohibited Subdivision (Residential Closed Zone)**

Remedy: Delete reference to Iwa Street in prohibited activity subdivision rule.

■ **C22.1223.4 17.1.20 - Principal Reasons for Rules**

Remedy: Delete reference to Iwa Street not allowing second dwellings.

■ **C22.1223.5 17.1.20 - Principal Reasons for Rules**

Remedy: Be consistent how Iwa Street is described in respect to coastal hazard.

■ **C22.1223.6 6.15.30 - Principal Reasons and Explanation**

Remedy: Remove all limitations to areas claimed to be subject to inundation.

■ **C22.1223.7 18.5.2.1 - Permitted Activities (Land Disturbance)**

Remedy: Delete permitted activity reference in condition (p) to no filling activity in part of Iwa Street.

■ **C22.1223.8 18.5.2.3 - Controlled Activities (Recontouring of Land)**

Remedy: Delete controlled activity reference in condition (b) to no recontouring in Iwa Street Residential Closed Zone.

Gilkison, Bruce J

20 Korepo road R D 1 UPPER MOUTERE

Summary of Decisions Requested In Change 22 Submissions

Gilkison, Bruce J

- **C22.2870.1 AM 54 - Mapua/Ruby Bay Environs** 2870
Remedy: Retain indicative cycleways/walkways in the Mapua area.

Further Submissions :	<u>Support</u>	FC22.3721.6	Nelson Cycle Trail Trust
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- **C22.2870.2 AM 87 - Mapua/Ruby Bay**
Remedy: Retain indicative cycleways/walkways in the Mapua area.

Further Submissions :	<u>Support</u>	FC22.3721.7	Nelson Cycle Trail Trust
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- **C22.2870.3 AM 87 - Mapua/Ruby Bay**
Remedy: Retain proposed reserves, parks and playing fields.

Further Submissions :	<u>Support</u>	FC22.3721.8	Nelson Cycle Trail Trust
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- **C22.2870.4 AM 87 - Mapua/Ruby Bay**
Remedy: Improve access to Mapua and along Mapua beach.

Further Submissions :	<u>Support</u>	FC22.3721.9	Nelson Cycle Trail Trust
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- **C22.2870.5 6.15.3.14 - Policy - Developing and Maintaining Quality Public Spaces**
Remedy: Retain policy 6.15.3.14 on developing and maintaining high quality, enduring public spaces.

Further Submissions :	<u>Support</u>	FC22.3721.10	Nelson Cycle Trail Trust
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- **C22.2870.6 AM 87 - Mapua/Ruby Bay**
Remedy: Retain Coastal Hazard Zone but make all subdivision prohibited.
- **C22.2870.7 16.3.5.1 - Controlled Subdivision (Rural 1 Zone)**
Remedy: Delete the provision in condition (b) that reduces the minimum lot size to 3.5 ha in a hazard zone.

Gina Jessen Family Trust

PO Box 27580 Marion Square Wellington

- **C22.3703.1 ZM 87 - Mapua/Ruby Bay** 3703
Remedy: Delete Residential Closed Zone at 154 Stafford Drive and maintain right to develop, extend or add to submitter's property.
- **C22.3703.2 C22 GEN - Change 22**
Remedy: Withdraw Environment Court Decision NZEnvC 47.
- **C22.3703.3 C22 GEN - Change 22**
Remedy: Consult more and provide more explanation on Plan Change 22.
- **C22.3703.4 C22 GEN - Change 22**
Remedy: Consider rates reduction and compensation for loss of property rights if Plan Change 22 proceeds.

Further Submissions :	<u>Oppose</u>	FC22.3151.76	BibbySmith, Fiona and Family
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Hall, William

25 Tahī Street Mapua

- **C22.3704.1 ZM 87 - Mapua/Ruby Bay** 3704
Remedy: Delete Residential Closed Zone at 25 Tahī Street or have a transition period after which there can be no further subdivision.

Heath, Ron & Gooding, Aileen

C/o Aileen Gooding 9 Giblin Street Richmond

- **C22.3705.1 ZM 87 - Mapua/Ruby Bay** 3705
Remedy: Delete extension of Commercial Zone in Toru Street.

Heatherbell, Diana

9 Toru Street MAPUA

- **C22.3285.1 ZM 87 - Mapua/Ruby Bay** 3285
Remedy: Retain Residential rather than Commercial Zone on 7A and 9 Toru St.

Herbert, Robert & Jacqueline

Summary of Decisions Requested In Change 22 Submissions

Herbert, Robert & Jacqueline

16 Broadsea Ave Ruby Bay Mapua

■ **C22.3706.1 AM 87 - Mapua/Ruby Bay**

3706

Remedy: Remove Coastal Hazard Area from property at 16 Broadsea Avenue or provide compensation.

Jackson, Evellen

142 Stafford Drive Ruby Bay Mapua

■ **C22.3707.1 ZM 87 - Mapua/Ruby Bay**

3707

Remedy: Delete the Residential Closed, Rural 1 Coastal, and Tourist Services zones at Mapua/Ruby Bay.

■ **C22.3707.2 C22 GEN - Change 22**

Remedy: Reverse the Environment Court decision.

■ **C22.3707.3 C22 GEN - Change 22**

Remedy: Undertake independent scientific study.

■ **C22.3707.4 ZM 87 - Mapua/Ruby Bay**

Remedy: Allow property owners to maintain and protect their properties.

Further Submissions : <u>Oppose</u> FC22.3151.77 BibbySmith, Fiona and Family

■ **C22.3707.5 C22 GEN - Change 22**

Remedy: Consult more and provide more explanation on Plan Change 22.

■ **C22.3707.6 C22 GEN - Change 22**

Remedy: Consider rates reduction and compensation for loss of property rights if Plan Change 22 proceeds.

Jackson, John

142 Stafford Drive Ruby Bay Mapua

■ **C22.3708.1 ZM 87 - Mapua/Ruby Bay**

3708

Remedy: Delete Residential Closed, Rural 1 Coastal, and Tourist Services zones at Mapua/Ruby Bay.

■ **C22.3708.2 ZM 87 - Mapua/Ruby Bay**

Remedy: Reverse Environment Court decision NZEnvC 47.

■ **C22.3708.3 C22 GEN - Change 22**

Remedy: Revise Plan Change after considering alternative hazard mitigation and new easy-to-follow format for change.

■ **C22.3708.4 C22 GEN - Change 22**

Remedy: Consider rates reduction and compensation for loss of property rights if Plan Change 22 proceeds.

Jansen-Hendriks-Benge, Eric

8 Toru St Mapua

■ **C22.3709.1 ZM 87 - Mapua/Ruby Bay**

3709

Remedy: Delete extension of Commercial Zone in Toru Street.

Jarvis, Martin D

1A Grove Road Addington Christchurch

■ **C22.3710.1 AM 87 - Mapua/Ruby Bay**

3710

Remedy: Delete extension to Coastal Hazard Area (and specifically on 44 Stafford Drive).

■ **C22.3710.2 6.15.3.7 - Policy - Identifying Coastal Hazard Area to Limit Development**

Remedy: Delete policy 6.15.3.7 about identifying coastal hazard area.

■ **C22.3710.3 6.15.30 - Principal Reasons and Explanation**

Remedy: Remove reference to enlarged Coastal Hazard Area in 6.15.30.

■ **C22.3710.4 ZM 87 - Mapua/Ruby Bay**

Remedy: Delete Rural 1 Coastal Zone (and specifically on 44 Stafford Drive).

■ **C22.3710.5 17.5.1 - Scope of Section**

Remedy: Delete reference to Rural 1 Coastal Zone in rule 17.5.1.

■ **C22.3710.6 16.3.5.3 - Discretionary Subdivision (Rural 1 Closed Zone and Rural 1 Coastal Zone)**

Summary of Decisions Requested In Change 22 Submissions

Jarvis, Martin D

Remedy: Delete reference to Rural 1 Coastal Zone in rule 16.3.5.3.

- **C22.3710.7** **16.3.5.4 - Prohibited Subdivision (Rural 1 Closed Zone)**

Remedy: Delete reference to Rural 1 Coastal Zone in prohibited activity rule 16.3.5.4.

- **C22.3710.8** **13.1.30 - Principal Reasons and Explanation**

Remedy: Remove reference to prohibition on redeveloping dwellings further seaward.

- **C22.3710.9** **18.5.2.1 - Permitted Activities (Land Disturbance)**

Remedy: Delete provision in condition (p) that recontouring at 44 Stafford Drive is not a permitted activity.

Jemmett, Tony & Gill

14 Toru Street Mapua

- **C22.3711.1** **ZM 87 - Mapua/Ruby Bay**

3711

Remedy: Delete extension of Commercial Zone in Toru Street.

Johns, Richard

2 Desford Close Shelley R D 1 Perth AUSTRALIA

- **C22.3243.1** **ZM 87 - Mapua/Ruby Bay**

3243

Remedy: Retain the Seaton Valley floor as Rural 1 Zone.

OR

Remove land above 3.5m (particularly the submitter's land) from the Rural 1 Closed Zone.

OR

Allow landowner to fill their Rural 1 Closed land and allow subdivision.

Kelly, Tim & Lyn

38 Broadsea Ave Ruby Bay Mapua

- **C22.3712.1** **ZM 87 - Mapua/Ruby Bay**

3712

Remedy: Remove Rural 1 Coastal provisions on submitters' property and adjacent land.

- **C22.3712.2** **AM 87 - Mapua/Ruby Bay**

Remedy: Delete extension to Coastal Hazard Area (especially on 38 Broadsea Avenue and adjacent land).

- **C22.3712.3** **C22 GEN - Change 22**

Remedy: Provide more analysis of hazard, risks and consequences before adding constraints to development in Mapua/Ruby Bay area.

Lane, M A & A M

59 Dawson Road R D 1 Upper Moutere

- **C22.3713.1** **AM 54 - Mapua/Ruby Bay Environs**

3713

Remedy: Remove northern indicative walkway/cycleway from Dawson Rd to Seaton Valley Rd.

- **C22.3713.2** **AM 54 - Mapua/Ruby Bay Environs**

Remedy: Complete and maintain existing walkways between Seaton Valley Rd and Dominion Rd.

Lavery, Simon B & Deborah L

55 Dawson Road R D 1 Upper Moutere

- **C22.3714.1** **AM 54 - Mapua/Ruby Bay Environs**

3714

Remedy: Remove northern indicative walkway/cycleway from Dawson Rd to Seaton Valley Rd.

Le Petit, Gary and 95 others

15 Broadsea Ave Ruby Bay Mapua

- **C22.3715.1** **6.15.1.1 - Issue - Sustainable Management of Major Coastal Hazards**

3715

Remedy: Change coastal hazard reference in issue 6.15.1.1 to "Coastal Protected Area".

Further Submissions : <u>Oppose</u> FC22.3151.78 BibbySmith, Fiona and Family

- **C22.3715.2** **6.15.3.7 - Policy - Identifying Coastal Hazard Area to Limit Development**

Remedy: Change coastal hazard area reference in Policy 6.15.3.7 to "Coastal Protected Area".

Further Submissions : <u>Oppose</u> FC22.3151.79 BibbySmith, Fiona and Family

- **C22.3715.3** **6.15.30 - Principal Reasons and Explanation**

Remedy: Focus on achieving a more consistently engineered approach to protect the coastline and property.

Summary of Decisions Requested In Change 22 Submissions

Le Petit, Gary and 95 others

Further Submissions : Oppose FC22.3151.80 BibbySmith, Fiona and Family

- **C22.3715.4 13.1.3.4A - Policy - Avoiding New Habitable Buildings in the Residential Closed Zone**
Remedy: Allow residents in the Residential Closed Zone at Ruby Bay to renovate, develop and subdivide their land.

Further Submissions : Oppose FC22.3151.81 BibbySmith, Fiona and Family

- **C22.3715.5 13.1.3.4B - Policy - Limiting the Reconstruction or Replacement of Existing Habitable Buildings**
Remedy: Allow residents in the Residential Closed Zone at Ruby Bay to renovate, develop and subdivide their land.

Further Submissions : Oppose FC22.3151.82 BibbySmith, Fiona and Family

- **C22.3715.6 13.1.3.4C - Policy - Limiting Further Subdivision and Habitable Buildings**
Remedy: Allow residents in the Residential Closed Zone at Ruby Bay to renovate, develop and subdivide their land.

Further Submissions : Oppose FC22.3151.83 BibbySmith, Fiona and Family

- **C22.3715.7 ZM 87 - Mapua/Ruby Bay**
Remedy: Review Residential Closed Zone and consider renaming it "Residential Protected".

Further Submissions : Oppose FC22.3151.84 BibbySmith, Fiona and Family

Lewis, R G & B L

19 Crusader Drive Ruby Bay Mapua

- **C22.3716.1 AM 87 - Mapua/Ruby Bay** **3716**
Remedy: Exclude Pomona Estate subdivision (RM 980153) from Coastal Hazard Area so boundary is Stafford Drive.

Lyn, Murray & Rosemary

57 Dawson Road R D 1 Upper Moutere

- **C22.3717.1 AM 54 - Mapua/Ruby Bay Environs** **3717**
Remedy: Remove northern indicative walkway/cycleway from Dawson Rd to Seaton Valley Rd.
- **C22.3717.2 AM 54 - Mapua/Ruby Bay Environs**
Remedy: Complete and maintain existing walkways between Seaton Valley Rd and Dominion Rd.

Lynch, W J & E L

C/o Staig & Smith Ltd P O Box 913 NELSON

- **C22.1649.1 AM 87 - Mapua/Ruby Bay** **1649**
Remedy: Retain indicative walkway adjoining Lynch's land in Lot 1 DP 6858 and Lots 1 & 2 DP 19273.
- **C22.1649.2 AM 54 - Mapua/Ruby Bay Environs**
Remedy: Retain indicative walkway adjoining Lynch's land in Lot 1 DP 6858 and Lots 1 & 2 DP 19273.
- **C22.1649.3 AM 87 - Mapua/Ruby Bay**
Remedy: Reconsider need for easternmost indicative walkway in Seaton Valley Road and give preference to north-western walkway link to Dawson Road.

Mapua and District Cycle-Walkways Group

107 Aranui Road Mapua

- **C22.3718.1 AM 87 - Mapua/Ruby Bay** **3718**
Remedy: Retain indicative coastal reserves, particularly south of Higgs Road in gullies and on headland west of gullies.

Further Submissions : Support FC22.3151.85 BibbySmith, Fiona and Family

- **C22.3718.2 AM 87 - Mapua/Ruby Bay**
Remedy: Retain zoning of waterfront park and the indicative reserve opposite it on the western side of properties in Tahi Street.

Further Submissions : Support FC22.3151.86 BibbySmith, Fiona and Family

Summary of Decisions Requested In Change 22 Submissions

Mapua and District Cycle-Walkways Group

3718

■ **C22.3718.3 AM 87 - Mapua/Ruby Bay**

Remedy: Retain indicative reserve strip near end of Langford Drive around estuary to Higgs Reserve.

Further Submissions :	<u>Support</u>	FC22.3151.87	BibbySmith, Fiona and Family
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■ **C22.3718.4 AM 87 - Mapua/Ruby Bay**

Remedy: Retain indicative playing field reserve and cycleway/walkway routes to it.

Further Submissions :	<u>Support</u>	FC22.3151.88	BibbySmith, Fiona and Family
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■ **C22.3718.5 ZM 87 - Mapua/Ruby Bay**

Remedy: Retain Open Space Zone on Mapua wetland.

Further Submissions :	<u>Support</u>	FC22.3151.89	BibbySmith, Fiona and Family
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■ **C22.3718.6 16.3.3.1 (rr) - Controlled Subdivision (Residential Zone)**

Remedy: Retain amenity planting measures at Mapua Drive, including at State Highway 60 intersection.

Further Submissions :	<u>Support</u>	FC22.3151.90	BibbySmith, Fiona and Family
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■ **C22.3718.7 C22 GEN - Change 22**

Remedy: Keep surplus land at Dominion Stream flats for enhancement and cycle trail.

Further Submissions :	<u>Support</u>	FC22.3151.91	BibbySmith, Fiona and Family	FC22.3721.11	Nelson Cycle Trail Trust
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■ **C22.3718.8 AM 54 - Mapua/Ruby Bay Environs**

Remedy: Retain cycleway/walkway links that use SH 60 underpasses.

Further Submissions :	<u>Support</u>	FC22.3151.92	BibbySmith, Fiona and Family	FC22.3721.12	Nelson Cycle Trail Trust
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■ **C22.3718.9 AM 87 - Mapua/Ruby Bay**

Remedy: Improve public access to the esplanade strips between Old Mill Walkway and channel near Leisure Park and add policy (wording supplied).

Further Submissions :	<u>Support</u>	FC22.3151.93	BibbySmith, Fiona and Family
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■ **C22.3718.10 6.15.1 - Issues**

Remedy: Reinstate issue 6.15.1.6, including need for access.

Further Submissions :	<u>Support</u>	FC22.3151.94	BibbySmith, Fiona and Family
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■ **C22.3718.11 6.15.1.1 - Issue - Sustainable Management of Major Coastal Hazards**

Remedy: Rewrite 6.15.1.1 to give greater recognition to National Coastal Policy priorities and expand coastal hazard area to all Tasman District coastline as appropriate.

Further Submissions :	<u>Oppose</u>	FC22.3736.5	Talley, P; Ryder, J; Fitchett, J
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Further Submissions :	<u>Support</u>	FC22.3151.95	BibbySmith, Fiona and Family
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■ **C22.3718.12 6.15.3.7 - Policy - Identifying Coastal Hazard Area to Limit Development**

Remedy: Change policy 6.15.3.7 so subdivision is prohibited and delete the reference to "development".

Further Submissions :	<u>Support</u>	FC22.3151.96	BibbySmith, Fiona and Family
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■ **C22.3718.13 6.15.3.8 - Policy - Creating a Connected Network of Open Spaces and Accessways**

Remedy: Retain policy on highly connected open spaces and accessways.

Further Submissions :	<u>Support</u>	FC22.3151.97	BibbySmith, Fiona and Family	FC22.3721.13	Nelson Cycle Trail Trust
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■ **C22.3718.14 6.15.3 - Policies**

Remedy: Add a new policy to develop an attractive Mapua section of the regional cycle trail (wording supplied).

Further Submissions :	<u>Support</u>	FC22.3151.98	BibbySmith, Fiona and Family	FC22.3721.14	Nelson Cycle Trail Trust
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■ **C22.3718.15 AM 87 - Mapua/Ruby Bay**

Remedy: Avoid shared driveways where the number of properties means a public road would benefit the

Summary of Decisions Requested In Change 22 Submissions

Mapua and District Cycle-Walkways Group

community.

Further Submissions :	<u>Support</u>	FC22.3151.99	BibbySmith, Fiona and Family
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■ **C22.3718.16 6.15.3.14 - Policy - Developing and Maintaining Quality Public Spaces**

Remedy: Retain policy 6.15.3.14 on developing and maintaining enduring public spaces at Mapua.

Further Submissions :	<u>Support</u>	FC22.3151.100	BibbySmith, Fiona and Family
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■ **C22.3718.17 6.15.3.17 - Policy - Ensuring High Quality Visual Environment on Mapua Drive Route**

Remedy: Support policy on gateway to Mapua but change "Ruby Bay Bypass" to "Te Mamaku Drive".

Further Submissions :	<u>Support</u>	FC22.3151.101	BibbySmith, Fiona and Family
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■ **C22.3718.18 6.15.30 - Principal Reasons and Explanation**

Remedy: Retain simplified statement about parking being provided in association with new walkways.

Further Submissions :	<u>Support</u>	FC22.3151.102	BibbySmith, Fiona and Family
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■ **C22.3718.19 13.1.3.2 - Policy - Assessing the Need for Coastal Protection Works**

Remedy: Strengthen policy 13.1.3.2 so it does not refer to the need for further assessment (wording supplied).

Further Submissions :	<u>Support</u>	FC22.3151.103	BibbySmith, Fiona and Family
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■ **C22.3718.20 13.1.3.4C - Policy - Limiting Further Subdivision and Habitable Buildings**

Remedy: Retain policy 13.1.3.4C subject to changing "limit" to "prohibit" further subdivision.

Further Submissions :	<u>Support</u>	FC22.3151.104	BibbySmith, Fiona and Family
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■ **C22.3718.21 13.1.20.1 - Regulatory**

Remedy: Clarify that rules prevent certain specified activities.

Further Submissions :	<u>Support</u>	FC22.3151.105	BibbySmith, Fiona and Family
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■ **C22.3718.22 16.3.5.1 - Controlled Subdivision (Rural 1 Zone)**

Remedy: Retain 12 ha as minimum lot size.

Further Submissions :	<u>Support</u>	FC22.3151.106	BibbySmith, Fiona and Family
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■ **C22.3718.23 16.3.5.3 - Discretionary Subdivision (Rural 1 Closed Zone and Rural 1 Coastal Zone)**

Remedy: Delete rule 16.3.5.3 for discretionary subdivision in Rural 1 Coastal Zone if it means non-notified applications.

Further Submissions :	<u>Support</u>	FC22.3151.107	BibbySmith, Fiona and Family
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■ **C22.3718.24 18.5.2.1 (p) - Permitted Activities (Land Disturbance)**

Remedy: Prohibit further land filling below 4.6m contour in Rural 1 Closed Zone, Rural 1 Coastal Zone and Tourist Services Zone in Mapua and make applications in hazard zone notifiable.

Further Submissions :	<u>Oppose</u>	FC22.3721.15	Nelson Cycle Trail Trust
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Further Submissions :	<u>Support</u>	FC22.3151.108	BibbySmith, Fiona and Family
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■ **C22.3718.25 18.9.2.3 - Restricted Discretionary Activities (Other)**

Remedy: Have a more stringent rule than restricted discretionary for coastal protection structures.

Further Submissions :	<u>Support</u>	FC22.3151.109	BibbySmith, Fiona and Family
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■ **C22.3718.26 18.9.2.3 - Restricted Discretionary Activities (Other)**

Remedy: Add more matters to be considered in resource consents for coastal protection structures (list supplied).

Further Submissions :	<u>Support</u>	FC22.3151.110	BibbySmith, Fiona and Family
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Mapua Community Assn/Waimea Estuary Sub-Committee

C/o Elspeth Collier Matahua Upper Moutere

■ **C22.3672.1 6.15.3.14 - Policy - Developing and Maintaining Quality Public Spaces**

Remedy: Add a clause for a buffer zone for minimising bird disturbance, allowing for restoration planting and

3672

Summary of Decisions Requested In Change 22 Submissions

Mitchell, David & Judy

Remedy: Delete Deferred Residential Zone on low-lying land south of Mapua wetland.

- **C22.2874.16** **13.1.3.2 - Policy - Assessing the Need for Coastal Protection Works**

Remedy: Strengthen policy 13.1.3.2 so it does not refer to the need for further assessment (wording supplied).

- **C22.2874.17** **13.1.3.4C - Policy - Limiting Further Subdivision and Habitable Buildings**

Remedy: Retain policy 13.1.3.4C subject to changing "limit" to "prohibit" regarding further subdivision.

- **C22.2874.18** **13.1.20.1 - Regulatory**

Remedy: Clarify that rules prevent certain specified activities.

- **C22.2874.19** **16.3.5.1 - Controlled Subdivision (Rural 1 Zone)**

Remedy: Retain 12 ha as minimum lot size.

- **C22.2874.20** **16.3.5.3 - Discretionary Subdivision (Rural 1 Closed Zone and Rural 1 Coastal Zone)**

Remedy: Delete rule 16.3.5.3 for discretionary subdivision in Rural 1 Coastal Zone if it means non-notified applications.

- **C22.2874.21** **18.5.2.1 - Permitted Activities (Land Disturbance)**

Remedy: Extend the land filling condition (p) to apply to low-lying land in Aranui Basin.

Mt Hope Holdings Ltd

C/o Staig & Smith Ltd PO Box 913 Nelson

- **C22.3720.1** **ZM 87 - Mapua/Ruby Bay**

Remedy: Rezone Lot 2 DP 8474 as Residential.

3720

- **C22.3720.2** **ZM 87 - Mapua/Ruby Bay**

Remedy: Add a new condition under rule 16.3.3.1 setting out services for Mapua.

- **C22.3720.3** **16.3 - Subdivision**

Remedy: Delete all references to Urban Design Guide applying at Mapua Development Area.

- **C22.3720.4** **AM 87 - Mapua/Ruby Bay**

Remedy: Delete all indicative roads
OR
Relocate the indicative road shown on Lot 2 DP 8474 to position shown on draft Plan change.

- **C22.3720.5** **AM 87 - Mapua/Ruby Bay**

Remedy: Retain indicative walkway along south boundary of Lot 2 DP 8474.

- **C22.3720.6** **AM 87 - Mapua/Ruby Bay**

Remedy: Delete indicative walkway on north east part of Lot 2 DP 8474.

Nelson Cycle Trail Trust

C/o Stuart Hughes PO Box 370 Nelson

- **C22.3721.1** **6.15.20.3 - Method - Works and Services**

Remedy: Add new methods including purchasing land at Dominion Stream flats and creating links to SH 60 underpasses.

3721

Further Submissions : <u>Support</u> FC22.3151.111 BibbySmith, Fiona and Family

- **C22.3721.2** **6.1.3.1 - Policy - Encouraging Development to incorporate Sustainable Urban Design**

Remedy: Amend policy 6.1.3.1 (j) to refer to "cycling" and "regional connections".

Further Submissions : <u>Support</u> FC22.3151.112 BibbySmith, Fiona and Family

- **C22.3721.3** **6.15.1.4 - Issue - Provision of Ample Well-Connected Open Space**

Remedy: Amend issue 6.15.1.4 to refer to "cycle and walking connections".

Further Submissions : <u>Support</u> FC22.3151.113 BibbySmith, Fiona and Family

- **C22.3721.4** **6.15.3.4 - Policy - Maintaining Mapua Wharf and Historic Wharf Buildings**

Remedy: Amend policy 6.15.3.4 to: "... enhances public access to and along the foreshore".

Further Submissions : <u>Support</u> FC22.3151.114 BibbySmith, Fiona and Family

- **C22.3721.5** **6.15.3.8 - Policy - Creating a Connected Network of Open Spaces and Accessways**

Summary of Decisions Requested In Change 22 Submissions

Nelson Cycle Trail Trust

Remedy: Amend policy 6.15.3.8 to: "...local and regional accessways".

Further Submissions :	<u>Support</u>	FC22.3151.115	BibbySmith, Fiona and Family
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■ **C22.3721.6 6.15.3.10 - Policy - Ensuring streets are Well-Connected**

Remedy: Retain policy 6.15.3.10.

Further Submissions :	<u>Support</u>	FC22.3151.116	BibbySmith, Fiona and Family
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■ **C22.3721.7 16.3.20 - Principal Reasons for Rules**

Remedy: In section headed 'Mapua Development Area' refer to "Rural 3 community and the wider region".

Further Submissions :	<u>Support</u>	FC22.3151.117	BibbySmith, Fiona and Family
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■ **C22.3721.8 16.3.20 - Principal Reasons for Rules**

Remedy: Retain new paragraph in 'Pedestrian and Cycle Linkages' section.

Further Submissions :	<u>Support</u>	FC22.3151.118	BibbySmith, Fiona and Family
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■ **C22.3721.9 18.5.2.1 (p) - Permitted Activities (Land Disturbance)**

Remedy: Allow filling below the 4.5m contour for cycleways and walkways as an exception.

Further Submissions :	<u>Support</u>	FC22.3151.119	BibbySmith, Fiona and Family
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■ **C22.3721.10 6.15.3 - Policies**

Remedy: Add a new policy to develop an attractive Mapua section of the regional cycle trail (wording supplied).

Further Submissions :	<u>Support</u>	FC22.3151.120	BibbySmith, Fiona and Family
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■ **C22.3721.11 AM 87 - Mapua/Ruby Bay**

Remedy: Add cycleway connection from Aranui Park to Higgs Road.

Further Submissions :	<u>Support</u>	FC22.3151.121	BibbySmith, Fiona and Family
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■ **C22.3721.12 ZM 54 - Mapua/Ruby Bay Environs**

Remedy: Add cycleway connection from Chaytor Road to Higgs Road eastern boundary.

Further Submissions :	<u>Support</u>	FC22.3151.123	BibbySmith, Fiona and Family
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Ngaruroro Farm Ltd

C/o Sarah Glazebrook 40 Stafford Drive Ruby Bay Mapua

■ **C22.3722.1 6.15.3.2 - Policy - Retaining a Transition between Urban and Rural Landscapes**

3722

Remedy: Strictly control future development so there is no excess runoff onto lower lying land.

■ **C22.3722.2 13.1.3 - Policies**

Remedy: Use replenishment option to manage coastal hazards.

■ **C22.3722.3 16.3.5.1 (m) - Controlled Subdivision (Rural 1 Zone)**

Remedy: Allow land in the Coastal Hazard Area at Mapua Ruby Bay to be filled for a building platform.

■ **C22.3722.4 18.5.2.3 - Controlled Activities (Recontouring of Land)**

Remedy: Allow recontouring as a permitted activity in Rural 1 Coastal Zone.

■ **C22.3722.5 18.9.2.1 - Permitted Activities (Building Construction or Alteration)**

Remedy: Allow all relocatable structures whether habitable or not.

■ **C22.3722.6 18.9.2.2 - Restricted Discretionary Activities (Building Construction or Alteration)**

Remedy: Allow a relocatable dwelling as a permitted activity.

■ **C22.3722.7 18.9.2.4 - Non-Complying Activities**

Remedy: Delete rule 18.9.2.4 and allow building activity as a controlled activity.

NZ Fire Service Commission

C/o Beca Carter Hollings & Ferner P O Box 3942 WELLINGTON

■ **C22.1056.1 C22 GEN - Change 22**

1056

Remedy: Provide assurance that upgraded and new reticulated water supply services meet SNZ 4509:2008.

Summary of Decisions Requested In Change 22 Submissions

NZ Fire Service Commission

- C22.1056.2 C22 GEN - Change 22

1056

Remedy: Provide assurance that developments without reticulated water supply services still meet SNZ 4509:2008.

NZ Historic Places Trust

C/o The Heritage Adviser, Planning P O Box 2629 WELLINGTON

- C22.849.1 6.15.1.2 - Issue - Management of the Extent of Urban Development

849

Remedy: Retain issue 6.15.1.2 regarding heritage values.

- C22.849.2 6.15.3.2 - Policy - Retaining a Transition between Urban and Rural Landscapes

Remedy: Retain policy which aims to avoid loss of archaeological sites.

- C22.849.3 6.15.3.4 - Policy - Maintaining Mapua Wharf and Historic Wharf Buildings

Remedy: Retain rewording of policy to maintain Mapua wharf and historic wharf buildings.

- C22.849.4 6.15.20.1 - Method - Regulatory

Remedy: Retain method (f) with qualification that Council consent is not always required.

- C22.849.5 6.15.30 - Principal Reasons and Explanation

Remedy: Retain the reasons and explanation for Mapua policies.

- C22.849.6 Sch. 16.13A - Heritage Buildings and Structures

Remedy: Retain Wells Packing Shed.

- C22.849.7 Sch. 16.13A - Heritage Buildings and Structures

Remedy: Consider listing apple store building on Mapua wharf.

Ralfe, J & Pritchard, D

45 Tahi Street Mapua

- C22.3723.1 ZM 87 - Mapua/Ruby Bay

3723

Remedy: Retain Tahi St as Residential Zone.

- C22.3723.2 17.1.3.2 - Controlled Activities (Building Construction)

Remedy: Retain restrictions on second dwellings to mitigate sea level concerns.

Rayward, Mark & van den Berg, Wendy

170B Seaton Valley Road Mapua

- C22.3724.1 AM 54 - Mapua/Ruby Bay Environs

3724

Remedy: Relocate indicative walkway route from 170b Seaton Valley Rd to the firebreak on the forest block on the adjoining property to the east.

Renshaw, G B & H L

198 Seaton Valley Road R D 1 Upper Moutere

- C22.3725.1 AM 87 - Mapua/Ruby Bay

3725

Remedy: Delete indicative playing field reserve in Seaton Valley and upgrade and extend Mapua Domain or use Stafford Drive north site.

Rhodes, Charles R

370 Coastal Highway 60 R D 1 Richmond

- C22.3726.1 ZM 87 - Mapua/Ruby Bay

3726

Remedy: Remove Tahi Street from the Residential Closed Zone.

- C22.3726.2 6.15.30 - Principal Reasons and Explanation

Remedy: Delete reference to Tahi St as susceptible to sea level rise effects.

- C22.3726.3 16.3.3.6 - Prohibited Subdivision (Residential Closed Zone)

Remedy: Delete reference to Tahi St as prohibited subdivision (Residential Closed Zone).

Robinson, Tim & Catherine

65 Dawson Road R D 1 Upper Moutere

- C22.3727.1 AM 54 - Mapua/Ruby Bay Environs

3727

Remedy: Remove northern indicative walkway/cycleway from Dawson Rd to Seaton Valley Rd.

Summary of Decisions Requested In Change 22 Submissions

Robinson, Tim & Catherine

- C22.3727.2 AM 54 - Mapua/Ruby Bay Environs

3727

Remedy: Complete and maintain existing walkways between Seaton Valley Rd and Chaytor Rd.

Further Submissions : Support FC22.3721.19 Nelson Cycle Trail Trust

Robinson, Tim & Jill

PO Box 3297 Richmond

- C22.3728.1 ZM 87 - Mapua/Ruby Bay

3728

Remedy: Retain Iwa St and Tahi St in Residential.

- C22.3728.2 16.3.3.6 - Prohibited Subdivision (Residential Closed Zone)

Remedy: Delete prohibited subdivision rule 16.3.3.6.

- C22.3728.3 17.1.3.2 (d) - Controlled Activities (Building Construction)

Remedy: Allow second dwelling as a controlled activity.

- C22.3728.4 18.5.2.1 (p) - Permitted Activities (Land Disturbance)

Remedy: Allow filling below the 4.6m contour as a permitted activity.

Further Submissions : Support FC22.3721.20 Nelson Cycle Trail Trust

- C22.3728.5 18.5.2.3 (b) - Controlled Activities (Recontouring of Land)

Remedy: Allow filling below the 4.6m contour in condition (b) as a permitted activity.

Sampson, Russell & Pam

8 Iwa Street Mapua

- C22.3729.1 ZM 87 - Mapua/Ruby Bay

3729

Remedy: Retain Residential Closed Zone on 6 and 8 Iwa Street.

- C22.3729.2 C22 GEN - Change 22

Remedy: Make policies apply to a larger section of coast.

Schroder, Ben

6 Seaton Valley Road R D 1 Upper Moutere

- C22.3731.1 ZM 87 - Mapua/Ruby Bay

3731

Remedy: Delete Rural 1 Closed Zone from 6 Seaton Valley Rd.

Further Submissions : Support FC22.3243.2 Johns, Richard

- C22.3731.2 18.5.2.1 (p) - Permitted Activities (Land Disturbance)

Remedy: Allow filling below the 4.6m in Rural 1 Closed Zone as a permitted activity.

Further Submissions : Support FC22.3243.3 Johns, Richard FC22.3721.21 Nelson Cycle Trail Trust

Schweizer, W & J

61 Dawson Road R D 1 Upper Moutere

- C22.3730.1 AM 54 - Mapua/Ruby Bay Environs

3730

Remedy: Remove northern indicative walkway/cycleway from Dawson Rd to Seaton Valley Rd.

- C22.3730.2 AM 54 - Mapua/Ruby Bay Environs

Remedy: Complete and maintain existing walkways between Seaton Valley Rd and Chaytor Rd.

Further Submissions : Support FC22.3721.22 Nelson Cycle Trail Trust

Shirer, Mike & McLeod, Sarah

113 Seaton Valley Road R D 1 Upper Moutere

- C22.3732.1 AM 87 - Mapua/Ruby Bay

3732

Remedy: Ensure indicative playing field has adequate lighting, traffic and screen planting provisions.

Simpson, Barbara

101 Aranui Road Mapua

- C22.3733.1 ZM 87 - Mapua/Ruby Bay

3733

Remedy: Ensure services (especially water) are adequate before allowing more urban development.

Summary of Decisions Requested In Change 22 Submissions

Simpson, Barbara

Smillie, Pete & Jill

C/o Planscapes (NZ) Ltd PO Box 99 Nelson

■ **C22.3734.1 AM 54 - Mapua/Ruby Bay Environs**

3734

Remedy: Remove northern indicative walkway/cycleway from Dawson Rd to Seaton Valley Rd.

Stephens, Mark

208 Seaton Valley Road R D 1 Upper Moutere

■ **C22.3735.1 ZM 54 - Mapua/Ruby Bay Environs**

3735

Remedy: Remove indicative walkway/cycleway from Pomona Rd to Seaton Valley Rd.

Further Submissions : Oppose FC22.3151.124 BibbySmith, Fiona and Family

■ **C22.3735.2 ZM 54 - Mapua/Ruby Bay Environs**

Remedy: Remove indicative walkway/cycleway from Dawson Rd to Seaton Valley Rd and upgrade existing Seaton Valley Rd walkway/cycleway.

Further Submissions : Oppose FC22.3151.125 BibbySmith, Fiona and Family

Talley, P; Ryder, J; Fitchett, J

C/o Landmark Lile Ltd PO Box 343 Nelson

■ **C22.3736.1 2.2 - Defined Words**

3736

Remedy: Insert new definition of "coastal protection structure".

Further Submissions : Oppose FC22.3151.126 BibbySmith, Fiona and Family

■ **C22.3736.2 6.15.3.6 - Policy - Avoiding Buildings on Hazardous Land**

Remedy: Delete policy 6.15.3.6 on new buildings in areas of risk.

Further Submissions : Oppose FC22.3151.127 BibbySmith, Fiona and Family

■ **C22.3736.3 6.15.3.7 - Policy - Identifying Coastal Hazard Area to Limit Development**

Remedy: Delete policy 6.15.3.7 on identifying a coastal hazard area where subdivision and development is limited.

Further Submissions : Oppose FC22.3151.128 BibbySmith, Fiona and Family

■ **C22.3736.4 13.1.3.4C - Policy - Limiting Further Subdivision and Habitable Buildings**

Remedy: Delete policy 13.1.3.4C on limiting subdivision and buildings on the Mapua Ruby Bay coastal plain.

Further Submissions : Oppose FC22.3151.129 BibbySmith, Fiona and Family

■ **C22.3736.5 16.3.5.1 - Controlled Subdivision (Rural 1 Zone)**

Remedy: Delete reference to Rural 1 Coastal Zone.

Further Submissions : Oppose FC22.3151.130 BibbySmith, Fiona and Family

■ **C22.3736.6 16.3.5.1 - Controlled Subdivision (Rural 1 Zone)**

Remedy: Delete new 3.5ha provision in condition (b) for Rural 1 Coastal Zone subdivision.

Further Submissions : Oppose FC22.3151.131 BibbySmith, Fiona and Family

■ **C22.3736.7 16.3.5.1 (m) - Controlled Subdivision (Rural 1 Zone)**

Remedy: Delete new condition limiting filling in the Rural 1 Coastal Zone.

Further Submissions : Oppose FC22.3151.132 BibbySmith, Fiona and Family

■ **C22.3736.8 16.3.5.3 - Discretionary Subdivision (Rural 1 Closed Zone and Rural 1 Coastal Zone)**

Remedy: Delete the discretionary subdivision rule for boundary adjustments in the Rural 1 Coastal Zone.

Further Submissions : Oppose FC22.3151.133 BibbySmith, Fiona and Family

■ **C22.3736.9 16.3.5.4 - Prohibited Subdivision (Rural 1 Closed Zone)**

Remedy: Delete the prohibited subdivision rule in the Rural 1 Closed and Rural 1 Coastal Zone.

Further Submissions : Oppose FC22.3151.134 BibbySmith, Fiona and Family

Summary of Decisions Requested In Change 22 Submissions

Talley, P; Ryder, J; Fitchett, J

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| ■ | C22.3736.10 18.9.2.1 (b) - Permitted Activities (Building Construction or Alteration) | 3736 |
| | <i>Remedy:</i> Retain former provision that buildings are set back a minimum of 25 metres inland of former Coastal Hazard Area. | |
| | Further Submissions : <u>Oppose</u> FC22.3151.135 BibbySmith, Fiona and Family | |
| ■ | C22.3736.11 18.9.2.1 (c) - Permitted Activities (Building Construction or Alteration) | |
| | <i>Remedy:</i> Retain former provision that no additions are made to existing buildings between mean high water springs and 25 metres inland of the Coastal Hazard Area. | |
| | Further Submissions : <u>Oppose</u> FC22.3151.136 BibbySmith, Fiona and Family | |
| ■ | C22.3736.12 18.9.2.1 (d) - Permitted Activities (Building Construction or Alteration) | |
| | <i>Remedy:</i> Delete permitted activity condition that a building is relocatable and not habitable. | |
| | Further Submissions : <u>Oppose</u> FC22.3151.137 BibbySmith, Fiona and Family | |
| ■ | C22.3736.13 18.9.2.2 (a) - Restricted Discretionary Activities (Building Construction or Alteration) | |
| | <i>Remedy:</i> Delete the discretionary activity condition (a). | |
| | Further Submissions : <u>Oppose</u> FC22.3151.138 BibbySmith, Fiona and Family | |
| ■ | C22.3736.14 18.9.2.2 - Restricted Discretionary Activities (Building Construction or Alteration) | |
| | <i>Remedy:</i> Amend matter (1) to focus on coastal hazard issues. | |
| | Further Submissions : <u>Oppose</u> FC22.3151.139 BibbySmith, Fiona and Family | |
| ■ | C22.3736.15 18.9.2.2 - Restricted Discretionary Activities (Building Construction or Alteration) | |
| | <i>Remedy:</i> Amend matter (1B) so directed at natural hazard effects. | |
| | Further Submissions : <u>Oppose</u> FC22.3151.140 BibbySmith, Fiona and Family | |
| ■ | C22.3736.16 18.9.2.3 - Restricted Discretionary Activities (Other) | |
| | <i>Remedy:</i> Amend provision (b) about activities altering the shape of natural landform so it reads more clearly. | |
| | Further Submissions : <u>Oppose</u> FC22.3151.141 BibbySmith, Fiona and Family | |
| ■ | C22.3736.17 AM 87 - Mapua/Ruby Bay | |
| | <i>Remedy:</i> Delete indicative reserve/strip from 154 Aranui Rd. | |
| | Further Submissions : <u>Oppose</u> FC22.3151.142 BibbySmith, Fiona and Family | |
| ■ | C22.3736.18 AM 87 - Mapua/Ruby Bay | |
| | <i>Remedy:</i> Delete extension of Coastal Hazard Area on 154 Aranui Rd. | |
| | Further Submissions : <u>Oppose</u> FC22.3151.143 BibbySmith, Fiona and Family | |

Tansley, Mrs Wilma

198 Stafford Drive RUBY BAY

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|---|------------------------------------------------------------------------------------------------------------------|-------------|
| ■ | C22.2875.1 18.9.2.1 - Permitted Activities (Building Construction or Alteration) | 2875 |
| | <i>Remedy:</i> Allow extra building on unbuilt sections at Ruby Bay. | |
| ■ | C22.2875.2 18.9.2 - Building Construction of Alteration | |
| | <i>Remedy:</i> Apply equitable building rules to all, including Leisure Park and Warren Place industrial estate. | |
| ■ | C22.2875.3 AM 87 - Mapua/Ruby Bay | |
| | <i>Remedy:</i> Retain low-tide access provisions. | |
| | 63 Cashmere Ave Khandallah Wellington | |
| ■ | C22.2875.1 18.9.2.1 - Permitted Activities (Building Construction or Alteration) | 2875 |
| | <i>Remedy:</i> Allow extra building on unbuilt sections at Ruby Bay. | |
| ■ | C22.2875.2 18.9.2 - Building Construction of Alteration | |
| | <i>Remedy:</i> Apply equitable building rules to all, including Leisure Park and Warren Place industrial estate. | |
| ■ | C22.2875.3 AM 87 - Mapua/Ruby Bay | |
| | <i>Remedy:</i> Retain low-tide access provisions. | |

Summary of Decisions Requested In Change 22 Submissions

Tansley, Mrs Wilma

Tasman District Council

Private Bag 4 RICHMOND

- **C22.2799.1** *Sch. 16.3C - Services Required on Subdivision in Certain Zones* **2799**
Remedy: Add "Mapua Development Area" after the words "Richmond East Development Area" wherever they occur.
- **C22.2799.2** *AM 54 - Mapua/Ruby Bay Environs*
Remedy: Delete Heritage Building H25 to allow relocation of indicative road from Brown property.
- **C22.2799.3** *AM 87 - Mapua/Ruby Bay*
Remedy: Delete Heritage Building H25 to allow relocation of indicative road from Brown property.
- **C22.2799.4** *Sch. 16.13A - Heritage Buildings and Structures*
Remedy: Remove heritage building H25.

Tiakina te Taiao Ltd

P O Box 1666 Nelson

- **C22.3684.1** *6.15.3.9 - Policy - Retaining a Natural Buffer* **3684**
Remedy: Maintain water quality in estuary and kaimoana beds with adequate buffers to prevent sedimentation.
- **C22.3684.2** *6.15.20.1 (f) - Method - Regulatory*
Remedy: Protect traditional occupation areas and wahi tapu from the adverse effects of land use.
- **C22.3684.3** *6.15.3.14 - Policy - Developing and Maintaining Quality Public Spaces*
Remedy: Promote enhancement and restoration of habitats as part of urban development.
- **C22.3684.4** *C22 GEN - Change 22*
Remedy: Recognition of the concept of tangata whenua rangitiratanga (chieftainship) and kaitiakitanga in Council decision making.
- **C22.3684.5** *6.15.20.3 - Method - Works and Services*
Remedy: Develop a management plan for the west side of the ex chemical hazard area.
- **C22.3684.6** *C22 GEN - Change 22*
Remedy: Restore habitat so tangata whenua customs and practices can occur.
- **C22.3684.7** *C22 GEN - Change 22*
Remedy: Develop working relationships with the submitter and allow monitoring of significant sites.

Toru Street Residents Group

C/o Fred Cassin Toru Street Mapua

- **C22.3737.1** *17.1.2.6 - Discretionary Activities (Land Use)* **3737**
Remedy: Amend Residential Zone rule so that commercial use exemptions become non complying rather than discretionary activities.
OR
Delete Residential Zone rule.
- **C22.3737.2** *17.1.2.6 - Discretionary Activities (Land Use)*
Remedy: Notify affected residents of all discretionary activity applications in the Residential Zone.

van Laanen, Henry & Anneke

31 Korepo Road Ruby Bay R D 1 Upper Moutere

- **C22.3193.1** *ZM 87 - Mapua/Ruby Bay* **3193**
Remedy: Extend Rural Residential Serviced Zone to west side of Korepo Road.

Watson, Garth

6 Broadsea Ave Ruby Bay Mapua

- **C22.3738.1** *ZM 87 - Mapua/Ruby Bay* **3738**
Remedy: Delete Residential Closed Zone in Ruby Bay and Mapua.
- **C22.3738.2** *AM 87 - Mapua/Ruby Bay*
Remedy: Delete Coastal Hazard Area extension at Ruby Bay.

Waugh, J and Armstrong, A

Summary of Decisions Requested In Change 22 Submissions

Waugh, J and Armstrong, A

C/o Landmark Lile Ltd PO Box 343 Nelson

3739

- **C22.3739.1** **6.15.3.6** - **Policy - Avoiding Buildings on Hazardous Land**
Remedy: Delete policy 6.15.3.6 on avoiding buildings on parts of the coast most at risk from erosion, slips and inundation.

- **C22.3739.2** **13.1.3.4C** - **Policy - Limiting Further Subdivision and Habitable Buildings**
Remedy: Delete policy 13.1.3.4C on limiting subdivision and habitable buildings on the coastal plain from Ruby Bay to Mapua.

- **C22.3739.3** **16.3.3.6** - **Prohibited Subdivision (Residential Closed Zone)**
Remedy: Delete the prohibited subdivision Residential Closed Zone rule 16.3.3.6 from Tahi Street and Iwa Street.

- **C22.3739.4** **AM 54** - **Mapua/Ruby Bay Environs**
Remedy: Delete indicative walkway from 6 Iwa Street.

Further Submissions : <u>Oppose</u> FC22.3151.144 BibbySmith, Fiona and Family

- **C22.3739.5** **AM 87** - **Mapua/Ruby Bay**
Remedy: Delete indicative walkway from 6 Iwa Street.

Further Submissions : <u>Oppose</u> FC22.3151.145 BibbySmith, Fiona and Family
