
Decision Compilation in Topic Order

Plan Topic Reference : C57 GEN

Final 621.1 No Plan amendments.

Plan Topic Reference : 2.2

Final 600.1 Add a definition for 'flood flow path' as follows:
"Flood Flow Path' - means the course or route taken by floodwater in not only a natural channel or watercourse, but also that taken by surface water flow resulting from the exceedance of primary watercourse or pipe network capacity or failure during periods of intense or prolonged rainfall. Such a course or route will be determined by local topography including features on the land such as solid fences, buildings, or raised garden beds; and may be naturally occurring (eg river berm) or be specifically formed for the purpose of avoiding or limiting flood hazard on, or floodwater damage to, adjacent land or development."

Plan Topic Reference : 6.16.1

Final 618.1 No Plan amendments to Issue 6.16.1.

Plan Topic Reference : 6.16.3

Final 600.1 Add a new policy 6.16.3.3A:
"To manage subdivision and development of industrial land in Brightwater to avoid significant risks on the site, or beyond the site."
Final 618.1 Add new policy 6.16.3.3A:
"To manage subdivision and development of industrial land in Brightwater to avoid significant risks on the site or beyond the site."

Plan Topic Reference : 6.16.3.1

Final 600.1 Delete proposed and operative policy 6.16.3.1.
Final 618.1 Delete proposed and operative policy 6.16.3.1.

Plan Topic Reference : 6.16.3.3

Final 600.1 Retain operative policy in its original form:
"To rationalise the provision of industrial land so that the effects of industrial activities are minimised."
Final 618.1 Retain operative policy in its original form:
"To rationalise the provision of industrial land so that the effects of industrial activities are minimised."

Plan Topic Reference : 6.16.3.5

Final 620.1 Amend policy 6.16.3.5 by replacing "Bryants Lane" with "Bryants Road".

Plan Topic Reference : 6.16.3.6

Final 620.2 No Plan amendments to policy 6.16.3.6, as proposed.

Plan Topic Reference : 6.16.20.1

Final 618.1 Amend method (d) by referring to "building coverage", deleting the word "Closed" before "subdivision" and amending "flood hazard risk" so it reads:
"Rules relating to subdivision and building coverage in industrial zones that are subject to flood hazards."

Plan Topic Reference : 6.16.20.3

Final 620.2 No Plan amendments to method 6.16.20.3(a), as proposed.

Plan Topic Reference : 6.16.30

Final 618.1 Amend the third paragraph of Principal Reasons and Explanation to:
"Some existing scattered industrial activities have the potential to create effects that are incompatible with residential neighbours. While existing use rights protect existing activities, it is intended to consolidate industrial activities south of State Highway 6 on an area of land adjoining River Terrace Road that has been identified as flood free. Flood hazard risk in the industrial zones is recognised by controlling the location and extent of development and subdivision in specified sites in the zones most at risk.
Some business zoned land in Charlotte Lane that has been developed for housing has been rezoned to recognise its current use."
Final 620.2 No Plan amendments to Reasons 6.16.30, as proposed.

Plan Topic Reference : 16.3.4

Final 618.1 Add a new rule:
"16.3.4.3A Restricted Discretionary Subdivision (Industrial Zones – Specified sites at Brightwater)□
Subdivision in the Rural Industrial and Light Industrial zones in specified sites in Brightwater (as shown on the planning maps) is a restricted discretionary activity, where the subdivision complies with controlled activity conditions 16.3.4.1(b), (c),(d), (l), (o), (p), (zc), (zd) and (ze)."

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A resource consent is required. Consent may be refused or conditions imposed, only in respect of controlled activity conditions 16.3.4.1 (b), (c), (d), (l), (o), (p), (zc), (zd) and (ze) and the following matters:

- (1) (a) Protection for flood flow paths during a 1 percent Annual Exceedance Probability flood event.
- (b) The effects of a 1 percent Annual Exceedance Probability flood event are mitigated so that any identified building location is not subject to inundation.
- (c) The effects any proposed development has on the flood hazard within the site and beyond the site boundaries."

Plan Topic Reference : 16.3.4.1

- Final 618.1 Amend second proposed condition 16.3.4.1(aa) to:
"The subject land is not in the Light Industrial Zone or Rural Industrial Zone at Brightwater specified sites (as shown on the planning maps)."

Plan Topic Reference : 16.3.4.4A

- Final 618.1 Delete proposed Discretionary Subdivision rule 16.3.4.4A.

Plan Topic Reference : 16.3.4.7

- Final 618.1 Delete proposed Prohibited activity rule 16.3.4.7.

Plan Topic Reference : 17.4.1

- Final 618.1 Amend Scope of Section 17.4.1 by deleting the words "(including the Light Industrial Closed Zone)" so as to retain the Operative version.

Plan Topic Reference : 17.4.3

- Final 618.1 Insert new rule as follows:
"17.4.3.3A Restricted Discretionary Activities (Building Construction or Alteration - Specified Sites)
Construction or alteration of a building that either:
(a) creates a new footprint or extends the footprint of a building in the Light Industrial zone in specified sites in Brightwater (as shown on the planning maps), that complies with permitted activity conditions 17.4.3.1(c)(iii), (d), (f) to (u), or
(b) does not comply with Controlled Activity condition 17.4.3.2 (b),
is a restricted discretionary activity.
A resource consent is required. Consent may be refused or conditions imposed, only in respect of the following matter to which the Council has restricted its discretion:
(1) (a) Protection for flood flow paths during a 1 percent Annual Exceedance Probability flood event;
(b) the effects of a 1 percent Annual Exceedance Probability flood event are mitigated so the building is not subject to inundation; and
(c) the effects any proposed development has on the flood hazard within the site and beyond the site boundaries."

Plan Topic Reference : 17.4.3.1

- Final 618.1 Amend condition (a) of Permitted activity rule 17.4.3.1 to:
"The building is not on any of the Specified Sites in the Light Industrial Zone at Brightwater (as shown on the planning maps)."
Final 618.1 Amend proposed building coverage condition 17.4.3.1(c)(iii) by:
(a) changing 60 percent to 75 percent;
(b) deleting "and the building is not in a flood flow path".

Plan Topic Reference : 17.4.3.2

- Final 618.1 Amend first part of rule 17.4.3.2 to:
"Controlled Activities (Building Construction or Alteration - Light Industrial Zone at Brightwater: Specified Sites)
For the area of the Light Industrial zone in Brightwater contained within Part Section 2, Waimea South District being the land contained in Certificate of Title 65/68 or on those parts of Lots 4 and 5 DP 18856, Waimea South District, any construction or alteration of a building is a controlled activity, if it complies with the following conditions:
(a) The maximum height of a building is 8 metres.
(b) The building coverage is not extended on the site."
Final 618.1 No Plan amendments to matter (2) of rule 17.4.3.2 from that proposed.

Plan Topic Reference : 17.4.3.3

- Final 618.1 Amend the introductory paragraph of Restricted Discretionary activity rule 17.4.3.3 by inserting "(a) or 17.4.3.3A" so it reads:
"Construction or alteration of a building that does not comply with the conditions of rules 17.4.3.1, 17.4.3.2(a) or 17.4.3.3A is a restricted discretionary activity."
Final 618.1 Amend matter (3) of rule 17.4.3.3 to:
"The necessity for the increased building coverage in order to undertake the proposed activities on the site. Any increased flood hazard or flood hazard risk will be a consideration at Brightwater, including:
(a) protection for flood flow paths during a 1 percent Annual Exceedance Probability flood event;
(b) the effects of a 1 percent Annual Exceedance Probability flood event are mitigated so the building is not subject to inundation; and

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(c) the effects any proposed development has on the flood hazard within the site and beyond the site boundaries."

Plan Topic Reference : 17.4.20

Final 618.1 Amend the second paragraph of the 'Building Coverage' section in Principal Reasons for Rules 17.4.20 to:
"In Brightwater, a flexible approach to building coverage has been introduced in 2017 to enable site-by-site design for avoidance or mitigation of flood hazards from a 1 percent Annual Exceedance Probability flood event. The sites are located on the floodplain of the Wairoa River at Brightwater and have been subject to periodic flooding. A site at the northern end of Spencer Place, Brightwater, is also bisected by the main trunk wastewater line."

Plan Topic Reference : 17.12.1

Final 618.1 Amend the first sentence of Scope of Section 17.12.1 to:
"This section deals with land uses in the Rural Industrial Zone including specified sites in this zone at Brightwater."

Plan Topic Reference : 17.12.2

Final 618.1 Insert new rule as follows:
"17.12.2.3A Restricted Discretionary Activities (Building Construction or Alteration - Specified Sites at Brightwater)
Construction or alteration of a building that does not comply with permitted activity condition 17.12.2.1(na) is a restricted discretionary activity where the building construction or alteration complies with 17.12.2.1(e) to (i), (n), (o), (p) and (u).
A resource consent is required. Consent may be refused or conditions imposed, only in respect of the following matter to which the Council has restricted its discretion:
(1) (a) Protection for flood flow paths during a 1 percent Annual Exceedance Probability flood event;
(b) the effects of a 1 percent Annual Exceedance Probability flood event are mitigated so the building is not subject to inundation; and
(c) The effects any proposed development has on the flood hazard within the site and beyond the site boundaries."

Plan Topic Reference : 17.12.2.1

Final 618.1 Insert an exception in introductory paragraph of rule 17.12.2.1 so it reads:
"Any land use is a permitted activity, except where specified in rule 17.12.2.3A, that may be undertaken without resource consent if it complies with the following conditions:"
Final 618.1 Retain proposed amendments to condition 17.12.2.1(f).
Final 618.1 Retain operative condition 17.12.2.1(n) as:
"The maximum building coverage is 75 percent."
Final 618.1 Add a new condition:
"(na) The building to be constructed or altered does not create a new building or extend the footprint of an existing building on Specified Sites in Brightwater (as shown on the planning maps)."

Plan Topic Reference : 17.12.2.4

Final 618.1 Amend the introductory paragraph of Discretionary activity rule 17.12.2.4 by inserting "17.12.2.3A" so it reads:
"Any land use that does not comply with the conditions of rule 17.12.2.1, 17.12.2.2, 17.12.2.3 or 17.12.2.3A is a discretionary activity."

Plan Topic Reference : 17.12.20

Final 618.1 Amend proposed final paragraph of Principal Reasons for Rules 17.12.20 to:
"Stockpiles of loose material and extensive building construction have the potential to exacerbate the impacts of flooding, such as in parts of Brightwater."

Plan Topic Reference : Sch. 17.14A

Final 619.1 Retain Schedule 17.14A as proposed but delete both references to stormwater.
Final 620.1 Retain Schedule 17.14A as proposed but delete both references to stormwater.

Plan Topic Reference : AM 90

Final 620.1 Amend Area Map 90 (Brightwater) to show:
(a) amended locations for indicative road entrance at Lord Rutherford Road;
(b) new indicative walkway from Lord Rutherford Memorial to the indicative road within the Lord Rutherford Road/Wanderers Ave deferred residential zone, and associated extension of the proposed reserve area.
Final 620.1 Remove indicative road shown to connect the land proposed for Residential rezoning south east of Snowden's Bush to Snowden's Bush reserve.
Final 620.2 Amend Area Map 90 (Brightwater) to show deletion of proposed walkway from Katania Heights.
Final 620.2 Correct the planning map tabled at the hearing to show the Snowden's bush indicative walkway, as contained in the proposed planning map.

Plan Topic Reference : ZM 90

Final 618.1 Amend Zone Maps 90 (Brightwater) to show:
• Rural 1 Deferred Light Industrial Zone on 49 & 55 River Terrace Road and on 61 Factory Road
• Rural 1 Zone at the southern end of the Rural Industrial Zone

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- Add site specific notations for those properties no longer shown as 'Light or Rural Industrial Closed zones' relating to rules 16.3.4.4A (subdivision), 17.4.3.3 and 17.12.2.1 (see attached map).
- Extend the Specified Sites in Spencer Place to include Lot 5 DP 18856.
- Rezone front portion (being the front shop and upstairs accommodation) of 96A Ellis Street from Residential zone to Commercial zone.

Final 619.1 Rezone the small portion of land adjacent to Factory Road from Light Industrial Zone to Rural 1.

Final 620.1 Amend Zone Map 90 (Brightwater) to show:

- (a) amended locations for indicative road entrance at Lord Rutherford Road;
- (b) new indicative walkway from Lord Rutherford Memorial to the indicative road within the Lord Rutherford Road/Wanderers Ave deferred residential zone, and associated extension of the proposed reserve area.

Final 620.1 Remove indicative road shown to connect the land proposed for Residential rezoning south east of Snowden's Bush to Snowden's Bush reserve.

Final 620.2 Amend Zone Map 90 (Brightwater) to show deletion of proposed walkway from Katania Heights.

Final 620.2 Correct the planning map tabled at the hearing to show the Snowden's Bush indicative walkway, as contained in the proposed planning map.
