

567 **Change 22: Infrastructure**■ **DECISIONS AND REASONS****Final Decision 567.1**

C22.1056.1	NZ Fire Service Commission	Allow
C22.1056.2	NZ Fire Service Commission	Allow

Plan Amendments

Plan Topic C22 GEN

No Plan amendments.

Reasons

The Tasman District Council's Engineering Standards require full compliance with the NZ Standard 4509:2008 NZ Fire Service Firefighting Code of Practice in fully pressured urban zones.

Final Decision 567.2

C22.3733.1	Simpson, Barbara	Allow
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Plan Amendments

Plan Topic ZM 87

No Plan amendments.

Reasons

1. The submitter is concerned that water shortages and restrictions are not perpetuated on land that has been rezoned for future urban development.
2. The Council has used deferred zonings to signal that additional land zoned for development at Mapua will not be available until water, wastewater and stormwater servicing is provided or can be provided to Council's satisfaction.

Final Decision 567.3

C22.3720.2	Mt Hope Holdings Ltd	Disallow
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Plan Amendments

Plan Topic 16.3.3.1

No Plan amendments to add conditions for Mapua.

Plan Topic ZM 87

No Plan amendments to rezone Lot 2 DP 8474 to Residential.

Other Action

Investigate the scope of locally-sourced groundwater for urban supply.

Reasons

1. The Mt Hope Holdings property at Mapua Drive is retained as Rural 1 Deferred Residential.
2. Service upgrading is progressing but is not yet completed at Mapua.
3. Uplifting of the deferral on the residential zoning is premature.
4. It is preferable to have a consistent approach to the uplifting of deferrals across the urban zones of the district.
5. Council is receptive to considering the potential for developers to provide all services for the medium term within the terms of the deferred zone rules.

Final Decision 567.4

C22.3720.4	Mt Hope Holdings Ltd	Allow In Part
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Plan Amendments

Plan Topic AM 87

Delete indicative road on from Brown site and relocate to existing driveway on submitter's property (Lot 2 DP 8474).

Reasons

1. Rather than have no indicative roads shown on the submitter's property the Council would like the planning map to show how the property will be connected to Mapua Drive and neighbouring properties.
2. A roading pattern assists the sustainable development of land, including adjoining land.

Final Decision 567.5

567 Change 22: Infrastructure**DECISIONS AND REASONS**

C22.911.5 Freilich, D & A Allow In Part

Plan Amendments*Plan Topic AM 87*

Relocate indicative road on submitter's land at least 20 metres further south on Seaton Valley Road.

Reasons

1. Rather than have no indicative roads shown on the submitter's property the Council would like the planning map to show how the property will be connected to Seaton Valley Road and neighbouring properties.
2. A well designed roading pattern assists the sustainable development of land, including adjoining land.
3. A new location for the road is acceptable provided there is adequate sightline at its intersection with Seaton Valley Road.

Final Decision 567.6C22.3721.6 Nelson Cycle Trail Trust Allow
Allow FC22.3151.116**Plan Amendments***Plan Topic 6.15.3.10*

No Plan amendments to policy 6.15.3.10.

Reasons

The submitter supports the policy for a connected road network.

Final Decision 567.7

C22.2799.1 Tasman District Council Allow

Plan Amendments*Plan Topic 16.3.3.1*

Add to 16.3.3.1(j) after "Richmond East" reference to the Mapua Development Area and after "development areas": "(excluding Residential Coastal Zone)".

Plan Topic Sch. 16.3C

Add to schedule after the words "Richmond East Development Area" each time they occur, reference to the Mapua Development Area and after "development areas": "(excluding Residential Coastal Zone)".

Reasons

The addition of the Mapua Development Area to Schedule 16.3C and 16.3.3.1 corrects an omission from the Plan Change.

Final Decision 567.8

C22.342.2 Adventurer Leisure Properties Ltd Disallow

Plan Amendments*Plan Topic 6.15.1.8*

No Plan amendments.

Reasons

The issue statement recognises that all urban development has to be aligned with the servicing provisions in the Long Term Plan.