

Summary of Submissions
for
Change No. 79 – Deferred Zoning by Submitter Name

Submitter No.	Sub - mission Point No.	Submitter Name ¹	Plan Topic	Plan Topic Number ²	Relief Sought ³
4216	1	Jenny Easton	17.4 Industrial Zone Rules	17.4A Schedule - Subdivision and building on low-lying light industrial land, Lower Queen Street, Richmond	Support Section 32 report, Part 3, Richmond West 1 and 2 - Assessment B, Option A. Retain Schedule 17.4A.
4216	2	Jenny Easton	16.3 Subdivision	16.3 Subdivision	Support for single rather than multiple landowners for land subject to Schedule 17.4A.
174	1	Transpower New Zealand Ltd	Update Zone Map 76-09	Update Zone Map 76-09, RE11	Transpower is neutral on the rezoning - on the basis the operative TMRP provisions relating to subdivision, land use and earthworks within proximity of existing electricity transmission assets (i.e. National Grid) continue to apply to the site.
174	2	Transpower New Zealand Ltd	2.2 Defined Words	"Richmond East Development Area"	Support in part – with amendment. Clearly identify if the rezoned site will continue to be identified as Richmond East Development Area. Should the rezoned land not be identified as Richmond East Development Area following the plan change, appropriate rules will be required to manage subdivision, use and development (including earthworks) within proximity of the National Grid assets.
174	3	Transpower New Zealand Ltd	16.3.8 Subdivision - Rural Residential and Closed Zones Rules	16.3.8.1(j) Controlled Subdivision Rule	Support in part – with amendment. Confirm the operative subdivision Rule 16.3.8.1(j) will continue to apply to the land to be rezoned. Should the land not be identified as Richmond East Development Area following the

¹ Optional

² Full topic ie including lowest levels, eg "16.5.3 (e)(iv)" or "16.3.5 Fig. 16.3C"

³ Use specific tense, e.g. "Retain change" rather than "Support change".

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					plan change, appropriate rules will be required to manage subdivision within proximity of the National Grid assets.
174	3.1	Transpower New Zealand Ltd	16.3.8 Subdivision - Rural Residential and Closed Zone Rules	16.3.8.3 Restricted Discretionary Subdivision Rule	Support in part – with amendment. Confirm the operative subdivision Rule 16.3.8.3 will continue to apply to the land to be rezoned. Should the land not be identified as Richmond East Development Area following the plan change, appropriate rules will be required to manage subdivision within proximity of the National Grid assets.
174	4	Transpower New Zealand Ltd	17.8 Rural Residential Zone Rules	17.8.3.1(g)(vii) Permitted Rural Residential Rule	Support in part – with amendment. Confirm the operative land use Rule 17.8.3.1(g)(vii) will continue to apply to the land to be rezoned. Should the land not be identified as Richmond East Development Area following the plan change, appropriate rules will be required to manage land use within proximity of the National Grid assets.
174	4.1	Transpower New Zealand Ltd	17.8 Rural Residential Zone Rules	17.8.3.2(c) Restricted Discretionary (Building.) Rule	Support in part – with amendment. Confirm the operative land use Rule 17.8.3.2(c) will continue to apply to the land to be rezoned. Should the land not be identified as Richmond East Development Area following the plan change, appropriate rules will be required to manage land use within proximity of the National Grid assets.
174	4.2	Transpower New Zealand Ltd	17.8 Rural Residential Zone Rules	17.8.3.3 Non-Complying (Building..) Rule	Support in part – with amendment. Confirm the operative land use Rule 17.8.3.3 will continue to apply to the land to be rezoned. Should the land not be identified as Richmond East Development Area following the plan change, appropriate rules

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					will be required to manage land use within proximity of the National Grid assets.
174	5	Transpower New Zealand Ltd	18.5 Land Disturbance Area	18.5.2.1(j) Permitted Land Disturbance Rule	Support in part – with amendment. Confirm the operative earthworks Rule 18.5.2.1(j) will continue to apply to the land to be rezoned. Should the land not be identified as Richmond East Development Area following the plan change, appropriate rules will be required to manage earthworks within proximity of the National Grid assets.
174	5.1	Transpower New Zealand Ltd		18.5.2.5 Restricted Discretionary Land Disturbance Rule	Support in part – with amendment. Confirm the operative earthworks Rule 18.5.2.5 will continue to apply to the land to be rezoned. Should the land not be identified as Richmond East Development Area following the plan change, appropriate rules will be required to manage earthworks within proximity of the National Grid assets.
174	6	Transpower New Zealand Ltd	General	General	Amend the provisions within the TRMP to give effect to the NPSET (including any future changes to the NPSET and NESETA). This includes explicit policy recognition to give effect to the NPSET Policies 10 and 11 and revised National Grid Corridor rules.
4217	1	BAG Development Company Ltd	Update Area Map 76-03	Update Area Map 76-03	Amend location of indicative road entering 76 Appleby Highway from notified location (along boundary) to be centred to run up the middle of the property.
4218	1	Brian and Carol Johnson	PC79	PC79	Support PC79. Retain in its entirety.
4200	1	Richmond West Development Company Ltd	Update Area Map 76-03	Update Area Map 76-03	Support in part. Retain the following provisions shown in Map 76-03: <ul style="list-style-type: none"> • No change to zone. • Retain Rural 1 deferred Mixed Business. • Delete current indicative roads. • Add new indicative roads to Area Planning Maps

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4200	2	Richmond West Development Company Ltd	Update Area Map 76-03	Update Area Map 76-03	Support in part. Amend map as follows: Delete the indicative walkway and replace with a 3 metre wide active transport corridor located within a 7 metre wide indicative reserve.
4200	3	Richmond West Development Company Ltd	16.3.3 Subdivision - Residential Zone	16.3.3.1(n)(iii)(a) Controlled Rule - Standard Density Development	Support in part. Amend Rule 16.3.3.1(n)(iii) as follows: <i>"10 7 metre wide indicative reserve separating the Mixed Business Zone from the Residential Zone west of Borck Creek which will vest in the Council as Local Purpose Reserve (walkway) (active transport corridor) without compensation or credit against Reserve Financial Contributions."</i>
4200	4	Richmond West Development Company Ltd	16.3.3 Subdivision - Residential Zone	16.3.3.1(n)(iii)(b) Controlled Rule- Standard Density Development	Support in part. Amend Rule 16.3.3.1(n)(iii)(b) as follows: <i>"Except for the 10 7 metre wide indicative reserve separating the Mixed Business Zone from the Residential Zone west of Borck Creek, indicative reserve areas are to be vested in the Council as Local Purpose Reserve (walkway/recreation) and Local Purpose Reserve (drainage) and the part of the area vested as Local Purpose Reserve (walkway/recreation)."</i>
4200	5	Richmond West Development Company Ltd	16.3.3 Subdivision - Residential Zone	16.3.3.1(t)(ii) Controlled Rule- Standard Density Development	Support in part. Amend Rule 16.3.3.1(t)(ii) as follows: <i>"Adjoining the Indicative Collector Road and indicative walkway active transport corridor that separates the Residential Zone from the Mixed Business Zone, west of Borck Creek, amenity plantings are 2.5 metres wide street trees at appropriate spacings."</i>

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4200	6	Richmond West Development Company Ltd	16.3.3 Subdivision - Residential Zone	16.3.3.2A(d)(ii) Restricted Discretionary Rule - Standard Density Development	Support in part. Amend Rule 16.3.3.2A(d)(ii) as follows: <i>"Adjoining the Indicative Collector Road and indicative walkway active transport corridor that separates the Residential Zone from the Mixed Business Zone, west of Borck Creek amenity plantings are 2.5 metres wide street trees at appropriate spacings."</i>
4200	7	Richmond West Development Company Ltd	16.3.3 Subdivision - Residential Zone	16.3.3.3(a)(iv)(a) Restricted Discretionary Rule - Compact Density Specific Locations	Support in part. Amend Rule 16.3.3.3(a)(iv)(a) as follows: <i>"10-7 metre wide indicative reserve separating the Mixed Business Zone from the Residential Zone west of Borck Creek which will vest in the Council as Local Purpose Reserve (walkway active transport corridor) without compensation or credit against Reserve Financial Contributions."</i>
4200	8	Richmond West Development Company Ltd	16.3.3 Subdivision - Residential Zone	16.3.3.3(a)(iv)(b) Restricted Discretionary Rule - Compact Density Specific Locations	Support in part. Amend Rule 16.3.3.3(a)(iv)(b) as follows: <i>"Except for the 10 7 metre wide indicative reserve separating the Mixed Business Zone from the Residential Zone west of Borck Creek, indicative reserve areas are to be vested in the Council as Local Purpose Reserve (walkway/recreation) and Local Purpose Reserve (drainage) and the part of the area vested as Local Purpose Reserve (walkway/recreation) will form part of the financial contribution for reserves and community services in accordance with rule 16.5.2.4."</i>
4200	9	Richmond West Development Company Ltd	16.3. Subdivision	16.3B(e) Schedule - Transport Conditions	Support. Retain Schedule 16.3B(e) as notified.

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4200	10	Richmond West Development Company Ltd	17.1 Residential Zone Rules	17.1.3.1(zc)(c) Permitted Activity Rule (Building...) - Standard Density Development	Support in part. Amend Rule 17.1.3.1(zc)(c) as follows: <i>"In the Richmond West Development Area, on the indicative walkway active transport corridor or walkway active transport corridor separating the Mixed Business Zone from the Residential Zone west of Borck Creek any fence fronting onto the walkway active transport corridor reserve (or residential lanes or rights-of-way running parallel to the reserve) does not exceed 1.2 metres in height."</i>
4200	11	Richmond West Development Company Ltd	17.1 Residential Zone Rules	17.1.3.4(40A) Restricted Discretionary Activity Matter (Building...) - Standard Density Development (excluding the Development Areas)	Support in part. Amend Matter 17.1.3.4(40A) as follows: <i>"The extent to which the increased height of fences located along the indicative walkway active transport corridor or walkway active transport corridor separating the Mixed Business Zone from the Residential Zone west of Borck Creek may detract from public safety and visual amenity"</i>
4200	12	Richmond West Development Company Ltd	17.1 Residential Zone Rules	17.1.20 Principal Reasons	Support in part. Amend Principal Reasons 17.1.20 for reduced fence heights as follows: <i>"Reduced fence heights are required along principal or collector roads within the Richmond East Development Area and in the Richmond West Development Area on the indicative walkway active transport corridor or walkway active transport corridor separating the Mixed Zone from the Residential Zone west of Borck Creek for the purposes of promoting public safety and visual amenity."</i>
1445	1	Director-General of Conservation	Update Zone Map 76-04	Update Zone Map 76-04, BW16	Retain proposed rezoning of 72 Waimea Road, Brightwater from Rural 1 deferred Residential to Conservation Zone together with any further relief required to give effect to the change.

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4219	1	Michael Toll	Operative Planning Map 87	Planning Map 87	Oppose exclusion of change to Planning Map 87 in respect of zoning of Submitters land. Amend Operative Planning Map 87 to remove 'Rural Residential deferred Residential' zoning from 109 and 119 Aranui Road land and add 'Residential' zoning.
4220	1	Stephen Orrah	Operative Planning Map 87	Planning Map 87	Support PC79 in its entirety. Retain PC79 as notified,
4221	1	Oregon Land Ltd	Update Zone Map 76-10	Update Zone Map 76-10, RS15A and RS15B	Support. Retain map as notified.
4221	2	Oregon Land Ltd		Update Area Map 76-02, RS14	Oppose. Retain indicative road as shown in Operative TRMP Map 133 Richmond South.
1063		Ministry of Education Te Tāhuhu o Te Mātauranga	6.3 Urban Infrastructure Services	6.3.2.3 Objective	Support in part. Amend Objective 6.3.2.3 as follows: <i>"Objective 6.3.2.3 - Development within deferred zones is appropriately sequenced so that it provides:</i> <i>(a) a safe, well-connected and legible transport network that integrates with the surrounding transport network and local facilities, and enables active and public modes of transport and a shift to renewable energy sources; and</i> <i>(b) necessary servicing infrastructure (water, wastewater stormwater, power and internet) that is delivered so that it integrates with adjoining land and surrounding networks and minimises adverse effects on the natural and built environment; and</i> <u>and</u>

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					<i>(c) where relevant, appropriate consideration of additional infrastructure where there is an operational need.”</i>
4223	1	Jeff and Katrina Thompsett	6.5 Land for Industrial Activities	6.5.3.10C Policy	Oppose in part. Amend Policy 6.5.3.10C to require the relocation of industrial activities and buildings in the Light Industrial zone subject to 17.4A after all mitigating solutions have been explored and implemented.
4224	1	Nelson Tasman Climate Forum	2.2 Defined Words	Schedule 17.4A sea level rise trigger	Support Schedule 17.4A sea level rise trigger definition in part. Amend trigger to take account of risk of severe flooding due to capacity of storm-water systems to drain in extreme weather in combination with known impacts of rising water tables.
4224	2	Nelson Tasman Climate Forum	6.5 Land for Industrial Activities	6.5.3.10 Policy	Support in part. Amend policy 6.5.3.10 to reduce risks of seepage and long-term contamination from toxic materials stored on sites, include provisions to specify types of business that can use this land and provide more specificity about the time for relocation and management of residues and wastes.
4224	3	Nelson Tasman Climate Forum	6.8 Richmond	6.8.3.11 Policy	Support. Retain Policy 6.8.3.11 as notified.
4224	4	Nelson Tasman Climate Forum	13.1 Natural Hazards	13.1.3.7A Policy	Support. Retain Policy 13.1.3.7A as notified.
4224	5	Nelson Tasman Climate Forum	16.3 Subdivision	16.3 Subdivision	Support limitation or prevention of subdivision on properties at risk of inundation such as land in Lower Queen Street Richmond.

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4224	6	Nelson Tasman Climate Forum	17.4 Industrial Zone Rules	17.4A. Schedule - Subdivision and building on low-lying light industrial land, Lower Queen Street, Richmond (Industrial Zone)	Support Section 32, Part 3, Richmond West 1 and 2 - Assessment B, Option A. Retain Schedule 17.4A.
4224	7	Nelson Tasman Climate Forum	General	General	Amend plan to include contingency planning for flooding caused by extreme weather events affecting the Lower Queen and Patons Rocks areas before the trigger is activated by sea level rise.
4225	1	Stephen and Abbie Field	Update Zone Map 76-10	Update Zone Map 76-10, RS14, RS15 and RS15A-C	Support in part. Retain upzoning of RS15 and RS15A-C but amend map to upzone all of RS14, including Submitter's land.
4225	2	Stephen and Abbie Field	Update Discharges Map 76-17	Update Discharges Map 76-17, RS14, RS15 and RS15 -C	Oppose. Amend map as follows: Delete Deferred Fire Ban Area and replace with Fire Ban.
4225	3	Stephen and Abbie Field	Update Area Map 76-2	Update Area Map 76-2, RS14, RS15 and RS15A - C	Oppose. Retain Indicative Roads shown on the Submitters land, and on Operative map 133 Richmond South.
4226	1	Kathryn Hanna and 187 Hanna Trustee Ltd	Update Zone Map 76-10	Update Zone Map 76-10, RS15C	Support. Retain upzoning of Submitters land shown as RS15C.
4226	2	Kathryn Hanna and 187 Hanna Trustee Ltd	Update Area Map 76-2	Update Area Map 76-2, RS14, RS15 and RS15A - C	Oppose. Retain all Indicative Road positions under the Operative TRMP Map 133, Richmond South, including the two Indicative Roads adjacent to the Submitters land and the Indicative Road positions out onto Hill St.

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4227	1	Appleby 88 Ltd	Update Area Map 76-03	Update Area Map 76-03, RW5	Oppose in part. Rezone Submitters property, Record of Title 856882, to Mixed Business from Rural 1 deferred Mixed Business.									
4227	2	Appleby 88 Ltd	17.14 Deferred Zone Rules	17.14A (staff edit) Schedule – Deferred Zone Locations	Oppose in part. Amend the listing of “McShane Road / RW5” in Schedule 17.4A to enable Appleby 88’s Property to be upzoned as follows: <table border="1" data-bbox="1108 540 1778 784"> <thead> <tr> <th>A</th> <th>B</th> <th>C</th> </tr> </thead> <tbody> <tr> <td>Site location</td> <td>Site location number</td> <td>Plan provisions that apply before services are provided</td> </tr> <tr> <td>McShane Road, excluding RT 856882</td> <td>RW5</td> <td>Chapters 7, 16.3.2.1 - 16.2.5 16.3.5 and 17.5</td> </tr> </tbody> </table>	A	B	C	Site location	Site location number	Plan provisions that apply before services are provided	McShane Road, excluding RT 856882	RW5	Chapters 7, 16.3.2.1 - 16.2.5 16.3.5 and 17.5
A	B	C												
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McShane Road, excluding RT 856882	RW5	Chapters 7, 16.3.2.1 - 16.2.5 16.3.5 and 17.5												
4227	3	Appleby 88 Ltd	6.3. Urban Infrastructure Services	6.3.3.4D Policy	Oppose in part. Amend Policy 6.3.3.4D as follows: <p>“6.3.3.4D The urban development anticipated by a deferred zoning is avoided unless:</p> <p>a) any necessary intersections, connections and upgrades of roads (as identified in Schedule 17.14A) to an appropriate standard have been delivered, or the site otherwise has road access approved by NZTA / Waka Kotahi; and</p> <p>b) the necessary servicing infrastructure (including wastewater, water supply and stormwater) to an appropriate standard has been delivered; and</p> <p>c) where relevant, development is sequenced with Council strategic planning, infrastructure delivery and land release programmes.”</p>									

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4227	4	Appleby 88 Ltd	6.3 Urban Infrastructure Services	6.3.20.1(aa) Method of Implementation	Support. Retain the amendments to Method 6.3.20.1 (aa) as notified.
4227	5	Appleby 88 Ltd	6.3 Urban Infrastructure Services	6.3.30 Principal Reasons and Explanation	Support in part. Provided Appleby 88's requests in relation to Section 17.14.1, Rule 17.14.2.2 and Schedule 17.4A in this submission are accepted, then retain the notified amendments to Principal Reasons 6.3.30, as between <i>"Deferred zoned lands may be programmed [...] existing uses on the land will be able to continue."</i>
4227	6	Appleby 88 Ltd	16.3 Subdivision	16.3.2.5 Subdivision in any Zone subject to Deferred Zone Rules, or where Deferred Zoning has been Removed	Support. Retain the amendments to 16.3.2.5 and retain the Operative TRMP text that (a) and (b) are "OR" options, as notified.
4227	7	Appleby 88 Ltd	17.4 Industrial Zone Rules	17.4.2.1(a) Land Use - Permitted Activity Rule	Support. Retain Rule 17.4.2.1(a) and (aa) as notified.
4227	8	Appleby 88 Ltd	17.14 Deferred Zone Rules	17.14.1 Scope of Section	Oppose in part. Amend the notified Scope of Section 17.14.1as follows: <i>"... Deferred zones are used to enable the efficient and streamlined transition of undeveloped land with insufficient servicing to developable land. Deferred zones are used when the infrastructure requirements are able to be clearly defined and planned to be delivered within 10 years, or 15 years in respect of transportation requirements for RW5."</i>
4227	9	Appleby 88 Ltd	17.14 Deferred Zone Rules	17.14.2.2 Rule - Deferred Land Listed in Schedule17.14A	Oppose in part. Amend the notified Rule 17.14.2.2 as follows: <i>"(c) In the event that 10 years elapses from the operative date of the plan change that originally established the deferred zone to</i>

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					<i>the delivery of the necessary infrastructure, or 15 years in respect of transportation requirements for RW5, then provision 17.14.2.2.(b) must not be applied and the provisions in Column C of Schedule 17.14A will continue to apply thereafter.”</i>												
4227	10	Appleby 88 Ltd	17.14 Deferred Zone Rules	17.14A (staff edit) Schedule – Deferred Zone Locations	<p>Oppose in part.</p> <p>Amend Schedule 17.14A in respect of RW5 in a way that resolves Appleby 88’s request to enable development to proceed on sites where services are available without undue delay. For example:</p> <table border="1" data-bbox="1108 656 1709 971"> <thead> <tr> <th data-bbox="1108 656 1213 695">A</th> <th data-bbox="1213 656 1297 695">B</th> <th data-bbox="1297 656 1360 695">...</th> <th data-bbox="1360 656 1709 695">D</th> </tr> </thead> <tbody> <tr> <td data-bbox="1108 695 1213 792">Site location</td> <td data-bbox="1213 695 1297 792">Site location number</td> <td data-bbox="1297 695 1360 792">...</td> <td data-bbox="1360 695 1709 792">Infrastructure or servicing that is required to be delivered</td> </tr> <tr> <td data-bbox="1108 792 1213 971">McShane Road</td> <td data-bbox="1213 792 1297 971">RW5</td> <td data-bbox="1297 792 1360 971">...</td> <td data-bbox="1360 792 1709 971"> Wastewater: Provision for a new trunk pressure main along indicative road layout through development area; provision for new pressure trunk main connection to existing 525mm gravity main along decommissioned rail corridor to the </td> </tr> </tbody> </table>	A	B	...	D	Site location	Site location number	...	Infrastructure or servicing that is required to be delivered	McShane Road	RW5	...	Wastewater: Provision for a new trunk pressure main along indicative road layout through development area; provision for new pressure trunk main connection to existing 525mm gravity main along decommissioned rail corridor to the
A	B	...	D														
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					<p>south of RW5 (now NZTA and Great Taste Trail corridor). See AMP ID 96118 in LTP 2024.</p> <p>Water Supply: Provision of a new trunk watermain through the mixed business area along the indicative road layout, including connection to existing 200mm watermain under Borck Creek at southern end of Summersfield Boulevard. See AMP ID 86204 in LTP 2024.</p> <p>Transportation: Provision for <u>either</u>:</p> <p><u>a) a single mid-block intersection with SH60 to be approved by NZTA as part of the central access roadway through mixed business area as per indicative road layout on planning maps. To be provided by developer, plus some Council funding available. See AMP ID 46094 in LTP 2024. <u>or</u></u></p> <p><u>a)b) individual sites have:</u></p> <p><u>i designs that anticipate the indicative road layout on the planning maps; and</u></p> <p><u>+ii NZTA-approved accessways to Appleby Highway (SH6), to be rescinded upon the mid-block intersection and relevant parts of the indicative road in (a) being delivered.</u></p>
3720	1	Mt Hope Holdings Ltd	Operative Planning Map 87	Planning Map 87	Oppose exclusion of Operative Planning Map 87 from maps to be changed under PC79.

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					<p>Amend Planning Map 87 to remove remaining 'Rural 1 deferred Residential' zoning from Submitter's land and add 'Residential' zoning.</p> <p>Alternatively:</p> <p>Oppose exclusion of deferred part of the Mt Hope land from Schedule 17.14A: Deferred Zone Locations - detailing works required to activate trigger rule.</p> <p>Amend Schedule 17.14A to include text in:</p> <ul style="list-style-type: none"> I. Column A identifying the deferred part of Mt Hope Holdings Ltd land located at 166 Māpua Drive'; II. Column C reading 'Chapters 7, 16.3.2.1-16.2.5 16.3.5 and 17.5'; III. Columns I and J Column D reading 'Stormwater: connection to reticulated stormwater network within Māpua Drive', and; IV. Column G reading 'Chapters 5, 6, 16.3.2.1-16.2.5, 16.3.3 and 17.1'.
4222	1	AB and SL Family Trust	Update Zone Map 76-12	Update Zone Map 76 -12, RW1	<p>Support rezoning of RW1 area as Light Industrial.</p> <p>Retain rezoning provisions as notified.</p>
4222	2	AB and SL Family Trust	Update Zone Map 76-12	Update Zone Map 76 -12, RW1	<p>Oppose extent of area identified as 'Subject to Schedule 17.4A' as notified.</p> <p>Amend extent to reflect cadastral boundaries, with only land parcels that are entirely below 5.1m (NZVD 2016) included within the Schedule area;</p> <p>and</p> <p>Clarify data/information used to establish the Schedule 17.4A boundary.</p>
4222	3	AB and SL Family Trust	6.5	6.5.3.10A Policy	Support in part.

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			Land for Industrial Activities		<p>Amend Policy 6.5.3.10A to enable exemption pathway, as follows:</p> <p><i>"In the Light Industrial Zone location that is subject to Schedule 17.4A:</i></p> <p><i>(a) to enable industrial activities and buildings that are temporary, relocatable or readily removable in the short to medium term.</i></p> <p><i>(b) to avoid industrial buildings that are not temporary, relocatable or readily removable, <u>unless otherwise remedied or mitigated in accordance with Policy 6.5.3.10AA;</u></i></p> <p><i>(c) To ensure that industrial activities and buildings are <u>able to be removed from the land that is subject to Schedule 17.4A (as identified on the planning maps) when inundation risks and coastal hazards are unacceptable not otherwise remedied or mitigated.</u></i></p> <p><i>(d) to only grant resource consent for industrial activities and buildings where the applicant has a plan that satisfactorily addresses how the activities and structures are able, both physically and financially, to be removed from the site.</i></p> <p><i>For the purpose of this policy, "readily removable", means that the building is designed to be deconstructed with minimal destructive demolition. For example, it is made with panels which are bolted together and can be unbolted."</i></p>
4222	4	AB and SL Family Trust	6.5 Land for Industrial Activities	6.5.3.10AA New Policy	<p>Insert new Policy 6.5.3.10AA as follows:</p> <p><u>'In the Light Industrial Zone location that is subject to Schedule 17.4A, to avoid industrial buildings that are not relocatable or readily removable, unless risk of inundation, coastal hazards and sea level rise are demonstrated to be appropriate through expert assessment.'</u></p>
4222	5	AB and SL Family Trust	6.5	6.5.3.10B Policy	Support in part.

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			Land for Industrial Activities		<p>Amend Policy 6.5.3.10B to enable exemption pathway, as follows:</p> <p><i>"In the Light Industrial Zone location that is subject to Schedule 17.4A, to recognise that different land uses, <u>and different sites within the Schedule area</u>, have different vulnerabilities to inundation and coastal hazards due to sea level rise, and to assess proposed activities on a case-by-case basis."</i></p>
4222	6	AB and SL Family Trust	6.5 Land for Industrial Activities	6.5.3.10C Policy	<p>Support in part.</p> <p>Amend Policy 6.5.3.10C to enable exemption pathway, as follows:</p> <p><i>"To require the relocation or removal of industrial activities and buildings in the Light Industrial Zone location that is subject to Schedule 17.4A as part of a long-term sustainable risk reduction approach, to avoid their exposure to long-term <u>significant adverse effects</u> from inundation and coastal hazards due to sea level rise, <u>except where provided for by Policy 6.5.3.10AA.</u>"</i></p>
4222	7	AB and SL Family Trust	6.5. Land for Industrial Activities	6.5.20.1(e) Regulatory Method of implementation	<p>Support in part.</p> <p>Amend Regulatory Method 6.5.20.1(e) to enable exemption pathway, as follows:</p> <p><i>"..... (e) Rules that require time-limited resource consents for industrial activities and buildings where they are established in the Light Industrial Zone location that is subject to Schedule 17.4A, <u>except where in accordance with Policy 6.5.3.10AA.</u>"</i></p>
4222	8	AB and SL Family Trust	6.5. Land for Industrial Activities	6.5.30 Principal Reasons and Explanation	<p>Support in part.</p> <p>Amend Principal Reasons 6.5.30 to enable exemption pathway, as follows:</p> <p><i>".... However, some areas of land zoned Light Industrial are subject <u>vulnerable</u> to future sea level rise. These areas are unlikely to <u>may not</u> be suitable for industrial activities and</i></p>

Submitter No.	Sub - mission Point No.	Submitter Name ¹	Plan Topic	Plan Topic Number ²	Relief Sought ³
					<p><i>buildings, and associated servicing, in the long term. Appropriate activities are able to be undertaken in the short to medium term until such time as they become inappropriate due to their exposure to <u>significant adverse effects from inundation, coastal hazards and sea level rise, or where otherwise provided for by Policy 6.5.3.10AA.</u></i></p>
4222	9	AB and SL Family Trust	6.8 Richmond	6.8.3.23A Policy	<p>Support in part.</p> <p>Amend Policy 6.8.3.23A to enable exemption pathway and to avoid ambiguity, as follows:</p> <p><i>“To avoid the long-term industrial use of land that is at risk of exposure to over time periods that are likely to result in significant adverse effects from inundation, coastal hazards and sea level rise in the long term.”</i></p>
4222	10	AB and SL Family Trust	6.8 Richmond	6.8.3.11 Policy - Richmond West	<p>Support in part.</p> <p>Amend Policy 6.8.3.11 to enable exemption pathway, as follows:</p> <p><i>“... This light industrial <u>zone park</u> is limited in extent and will likely need to retreat from lower lying land over time in response to its exposure to <u>significant adverse effects from inundation, coastal hazards and sea level rise, except where provided for by Policy 6.5.3.10AA.</u>”</i></p>
4222	11	AB and SL Family Trust	13.1 Natural Hazards	13.1.3.7A Policy	<p>Support in part.</p> <p>Amend Policy 13.1.3.7A to enable exemption pathway and avoid ambiguity, as follows:</p> <p><i>“To avoid the long-term industrial use of the land that is subject to Schedule 17.4A, and to require the relocation or removal of industrial activities and buildings from this area to avoid their exposure to over time periods that are likely to result in significant adverse effects from inundation, coastal hazards and sea level rise.”</i></p>

Submitter No.	Sub - mission Point No.	Submitter Name ¹	Plan Topic	Plan Topic Number ²	Relief Sought ³
4222	12	AB and SL Family Trust	6.8 Richmond	6.8.30 Principal Reasons and Explanation	Support in part. Amend Principal Reasons 6.8.30 to enable exemption pathway, as follows: <i>“Appropriate activities are able to be undertaken in the short to medium term until such time as they become inappropriate due to their exposure to <u>significant adverse effects from inundation, coastal hazards and sea level rise. Activities and bBuildings in these Schedule 17.4A area will be required to obtain a resource consent and will be required to be removed or relocated once the Schedule 17.4A sea level rise trigger is reached <u>except where provided for by Policy 6.5.3.10AA.</u>”</u></i>
4222	13	AB and SL Family Trust	13.1 Natural Hazards	13.1.30 Principal Reasons and Explanation	Support in part. Amend Principal Reasons 13.1.30 to enable exemption pathway, as follows: <i>“Appropriate activities are able to be undertaken in the short to medium term until such time as they become inappropriate due to their exposure to <u>significant adverse effects from inundation, coastal hazards and sea level rise. Buildings in this area will be required to obtain a resource consent and will be required to be removed or relocated once the Schedule 17.4A sea level rise trigger is reached <u>except where provided for by Policy 6.5.3.10AA.</u>”</u></i>
4222	14	AB and SL Family Trust	16.3 Subdivision	16.3 Subdivision	Support. Retain provisions as notified.
4222	15	AB and SL Family Trust	17.4 Industrial Zone Rules	17.4.2.1 (a) – (ab) Land Use, Permitted Activity Rules	Support in part. Amend Rule 17.4.2.1 (a) – (ab): I. to ensure Rural 1 rules are available to entire RW1 area, not just the Schedule 17.4A area, whilst retaining the trigger for requiring consent, and

Submitter No.	Sub - mission Point No.	Submitter Name ¹	Plan Topic	Plan Topic Number ²	Relief Sought ³
					<p>II. to avoid applicability of Schedule 17.4A provisions where land is within the schedule area but with a ground level exceeding 5.1m.</p> <p>Amend Rule as follows:</p> <p><i>“(a) If the location of the activity is within the area that is subject to Schedule 17.4A (as shown on the planning maps) and has a proposed ground level of less than 5.1m (NZVD 2016), the activity is permitted by Rule 17.5.2.1 or 17.5.4.1.’</i></p> <p><i>(aa) If the location of the activity is within the area that is bounded by Swamp Road, Lower Queen Street and McShane Road, but is not subject to Schedule 17.4A (as shown on the planning maps) and/ or has a proposed ground level of at least 5.1m (NZVD 2016) the activity is either:</i></p> <p style="margin-left: 40px;"><i>(i) permitted by Rule 17.5.2.1 or 17.5.4.1, or;</i></p> <p style="margin-left: 40px;"><i>(ii) (ii) meets the other conditions of this Rule.</i></p> <p><i>(ab) The activity is not one of the following:...</i>”</p>
4222	16	AB and SL Family Trust	17.4 Industrial Zone Rules	17.4.2.1(aaa) New Rule Land Use, Permitted Activities	Include a new rule to preserve any existing activities that have been lawfully established as a permitted activity.
4222	17	AB and SL Family Trust	17.4 Industrial Zone Rules	17.4.2.1A Land Use, Controlled Activity Rule (Scheduled Location)	Support. Retain Rule 17.4.2.1A as notified.
4222	18	AB and SL Family Trust	17.4 Industrial Zone Rules	17.4.2.3 Land Use, Discretionary Activity Rule	Support in part. Amend Rule 17.4.2.3 to include changes proposed to clarify exemption pathway (see New Policy 6.5.3.10AA and expected information requirement, as follows: <i>“Any land use that does not comply with the conditions of rules 17.4.2.1, 17.4.2.1A and 17.4.2.2 is a discretionary activity, if it complies with the following conditions:</i>

Submitter No.	Sub - mission Point No.	Submitter Name ¹	Plan Topic	Plan Topic Number ²	Relief Sought ³
					<p>(a) The activity is not a residential activity other than a caretaker's residence on the same site as the caretaker works.</p> <p>(b) The activity is not motor vehicle repairs or dismantling or sheet-metal work, on sites adjoining or across a road from a Residential Zone.</p> <p>(c) The activity is not a community activity.</p> <p>(d) <u>Any application seeking consent to breach Condition 17.4.2.1A(c) in relation to consent expiry is accompanied by a report by a suitable qualified engineer assessing risks associated with coastal hazards for the site over the duration of the consent sought.</u></p>
4222	19	AB and SL Family Trust	17.4 Industrial Zone Rules	17.4.3.3 Building..., Restricted Discretionary Activity Rule	<p>Support in part.</p> <p>Amend Rule 17.4.3.3 to clarify cascade of rules, as follows:</p> <p><i>“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. However, this rule shall not apply to the construction or alternation of a building in a location that is subject to Schedule 17.4A. Buildings within the Schedule 17.4A area are addressed at 17.4A.1 Building Construction or Alteration.”</i></p>
4222	20	AB and SL Family Trust	17.4 Industrial Zone Rules	17.4A Schedule - Subdivision and building on low-lying light industrial land, Lower Queen Street, Richmond - Heading	<p>Support in part.</p> <p>Amend to correct error in Schedule 17.4A Heading, as follows:</p> <p><i>“Schedule 17.4A: Subdivision and b Building on low-lying light industrial land, Lower Queen Street, Richmond”</i></p>
4222	21	AB and SL Family Trust	17.4 Industrial Zone Rules Schedule 17.4A.	17.4A.1.2 Building..., Controlled Activity Rule	<p>Support in part.</p> <p>Amend Rule 17.4A.1.2 to create consistency with timing specified in other rules, as follows:</p> <p><i>“Construction or alteration of a building is a controlled activity, if it complies with the following conditions: ...</i></p>

Submitter No.	Sub - mission Point No.	Submitter Name ¹	Plan Topic	Plan Topic Number ²	Relief Sought ³
					<p><i>(c) A condition is placed on any resource consent to the effect that the building must be relocated or removed from the site <u>when within 12 month following Mean Sea Level reaching or exceeding the Schedule 17.4A sea level rise trigger.</u></i></p> <p><i>(d) With any resource consent application, the applicant provides a plan that satisfactorily addresses how the buildings are able, both physically and financially, to be removed from the site.</i></p> <p><i>A resource consent is required and may include conditions on the following matters over which the Council has reserved control:</i></p> <p><i>... (2) Measures to manage The-risk of significant adverse effects on the building and property resulting from inundation, coastal hazards and sea level rise. coastal erosion and flooding and adverse effects on the building and property from present and potential future coastal erosion and flooding hazards.</i></p> <p><i>(3) The effects of the proposed activity, including the effects of eventual building relocation and site remediation, on natural character and the coastal environment.</i></p>
4222	22	AB and SL Family Trust	17.4 Industrial Zone Rules Schedule 17.4A.	17.4A.1.4 Building..., Discretionary Activity Rule	<p>Support in part.</p> <p>Amend Rule 17.4A.1.4 to clarify requested exemption pathway and expected information requirement, as follows:</p> <p><i>“Construction or alteration of a building that does not comply with the conditions of Rule 17.4A.1.3 is a discretionary activity.”</i></p> <p><i><u>‘Any application seeking consent under this rule to breach Condition 17.4A.1.2(c) in relation to removal of buildings shall be accompanied by a report by a suitably qualified engineer assessing risks associated with coastal hazards for the site over the duration of the consent sought.’</u></i></p>
4222	23	AB and SL Family Trust	2.2 Defined Words	Schedule 17.4A sea level rise trigger	<p>Neutral. May seek alternative sea level rise reference(s) in definition depending on evidence available.</p>

Submitter No.	Sub - mission Point No.	Submitter Name ¹	Plan Topic	Plan Topic Number ²	Relief Sought ³
					"... the point at which sea level in the Lower Queen Street area has risen by approximately 0-33-[TBA] metres. If the Port Nelson tide gauge is used the trigger is 0.26 m [TBA] (averaged over 10 years) of relative sea-level rise above average mean sea level for the period 2013-2022. If the Little Kaiteriteri tide gauge is used the trigger is 0.30 m [TBA] (averaged over 10 years) of relative sea-level rise above average mean sea level for the period 2013-2022."
4222	24	AB and SL Family Trust	19.2 Information Required for Land Use or Subdivision Consent Applications	19.2.1.18A Rule	Amend Rule 19.2.1.18A as follows: "Land use application under Schedule 17.4A <u>19.2.1.18A Any application seeking consent to breach Condition 17.4A.1.2(c) in relation to removal of buildings or Condition 17.4.2.1A(c) in relation to consent expiry shall be accompanied by a report by a suitably qualified engineer assessing risks associated with coastal hazards for the site over the duration of the consent sought.</u> "19.2.1.18A For any land use application under Rule 17.4A.2.2, a plan which demonstrates how buildings are able, both physically and financially, to be removed from the site."
4222	25	AB and SL Family Trust	General	General	Clarify and define the terms 'short', 'medium and 'long term' which are used throughout the plan change.
4222	26	AB and SL Family Trust	General	General	Clarify whether a commencement of a relevant 'term' is the date on which Plan Change 79 becomes operative or the date on which a resource consent application is lodged with Council.
4222	27	AB and SL Family Trust	General	General	Amend plan change to include consequential changes that may be necessary to fully give effect to the matters raised in the submission.
4222	28	AB and SL Family Trust	General	General	Addendum to main submission. Request that plan change includes reference to acceptance of a subdivision layout attached to application for resource consent

Submitter No.	Sub - mission Point No.	Submitter Name ¹	Plan Topic	Plan Topic Number ²	Relief Sought ³
					to subdivide 563 Lower Queen Street, lodged on 22 August 2022.
4228	1	Flowerlands Ltd	Update Zone Map 76-12	Update Zone Map 76-12, RW1	Support rezoning of RW1 area as Light Industrial. Retain rezoning provisions as notified.
4228	2	Flowerlands Ltd	Update Zone Map 76-12	Update Zone Map 76-12, RW1	Oppose extent of area identified as 'Subject to Schedule 17.4A' as notified. Amend extent to reflect cadastral boundaries, with only land parcels that are entirely below 5.1m (NZVD 2016) included within the Schedule area; and Clarify data/information used to establish the Schedule 17.4A boundary.
4228	3	Flowerlands Ltd	6.5 Land for Industrial Activities	6.5.3.10A Policy	Support in part. Amend Policy 6.5.3.10A to enable exemption pathway, as follows: <i>"In the Light Industrial Zone location that is subject to Schedule 17.4A:</i> <i>(a) to enable industrial activities and buildings that are temporary, relocatable or readily removable in the short to medium term.</i> <i>(b) to avoid industrial buildings that are not temporary, relocatable or readily removable, unless otherwise remedied or mitigated in accordance with Policy 6.5.3.10AA;</i> <i>(c) To ensure that industrial activities and buildings are <u>able to be removed</u> from the land that is subject to Schedule 17.4A (as identified on the planning maps) when inundation risks and coastal hazards are unacceptable <u>not otherwise remedied or mitigated.</u></i>

Submitter No.	Sub - mission Point No.	Submitter Name ¹	Plan Topic	Plan Topic Number ²	Relief Sought ³
					<p>(d) to only grant resource consent for industrial activities and buildings where the applicant has a plan that satisfactorily addresses how the activities and structures are able, both physically and financially, to be removed from the site.</p> <p>For the purpose of this policy, “readily removable”, means that the building is designed to be deconstructed with minimal destructive demolition. For example, it is made with panels which are bolted together and can be unbolted.”</p>
4228	4	Flowerlands Ltd	6.5 Land for Industrial Activities	6.5.3.10AA New Policy	<p>Insert new Policy 6.5.3.10AA as follows:</p> <p><u>In the Light Industrial Zone location that is subject to Schedule 17.4A, to avoid industrial buildings that are not relocatable or readily removable, unless risk of inundation, coastal hazards and sea level rise are demonstrated to be appropriate through expert assessment.</u></p>
4228	5	Flowerlands Ltd	6.5 Land for Industrial Activities	6.5.3.10B Policy	<p>Support in part.</p> <p>Amend Policy 6.5.3.10B to enable exemption pathway, as follows:</p> <p><u>“In the Light Industrial Zone location that is subject to Schedule 17.4A, to recognise that different land uses, and different sites within the Schedule area, have different vulnerabilities to inundation and coastal hazards due to sea level rise, and to assess proposed activities on a case-by-case basis.”</u></p>
4228	6	Flowerlands Ltd	6.5 Land for Industrial Activities	6.5.3.10C Policy	<p>Support in part.</p> <p>Amend Policy 6.5.3.10C to enable exemption pathway, as follows:</p> <p><u>“To require the relocation or removal of industrial activities and buildings in the Light Industrial Zone location that is subject to Schedule 17.4A as part of a long-term sustainable risk reduction approach, to avoid their exposure to long-term significant adverse effects from inundation and coastal hazards due to sea level rise, except where provided for by Policy 6.5.3.10AA.”</u></p>

Submitter No.	Sub - mission Point No.	Submitter Name ¹	Plan Topic	Plan Topic Number ²	Relief Sought ³
4228	7	Flowerlands Ltd	6.5 Land for Industrial Activities	6.5.20.1(e) Regulatory Method of implementation	Support in part. Amend Regulatory Method 6.5.20.1(e) to enable exemption pathway, as follows: “..... <i>(e) Rules that require time-limited resource consents for industrial activities and buildings where they are established in the Light Industrial Zone location that is subject to Schedule 17.4A, <u>except where in accordance with Policy 6.5.3.10AA.</u></i> ”
4228	8	Flowerlands Ltd	6.5 Land for Industrial Activities	6.5.30 Principal Reasons and Explanation	Support in part. Amend Principal Reasons 6.5.30 to enable exemption pathway, as follows: “... However, some areas of land zoned Light Industrial are <u>subject vulnerable</u> to future sea level rise. These areas are unlikely to <u>may not</u> be suitable for industrial activities and buildings, and associated servicing, in the long term. Appropriate activities are able to be undertaken in the short to medium term until such time as they become inappropriate due to their exposure to <u>significant adverse effects from inundation, coastal hazards and sea level rise, or where otherwise provided for by Policy 6.5.3.10AA.</u> ”
4228	9	Flowerlands Ltd	6.8 Richmond	6.8.3.23A Policy	Support in part. Amend Policy 6.8.3.23A to enable exemption pathway and to avoid ambiguity, as follows: “ To avoid the long-term industrial use of land that is at risk of exposure to over time periods that are likely to result in significant adverse effects from inundation, coastal hazards and sea level rise in the long term. ”

Submitter No.	Sub - mission Point No.	Submitter Name ¹	Plan Topic	Plan Topic Number ²	Relief Sought ³
4228	10	Flowerlands Ltd	6.8 Richmond	6.8.3.11 Policy - Richmond West	Support in part. Amend Policy 6.8.3.11 to enable exemption pathway, as follows: “... This light industrial zone park is limited in extent and will <u>likely</u> need to retreat from lower lying land over time in response to its exposure <u>to significant adverse effects from</u> inundation, coastal hazards and sea level rise, <u>except where provided for by Policy 6.5.3.10AA.</u> ”
4228	11	Flowerlands Ltd	13.1 Natural Hazards	13.1.3.7A Policy	Support in part. Amend Policy 13.1.3.7A to enable exemption pathway and to avoid ambiguity, as follows: <i>“To avoid the long-term industrial use of the land that is subject to Schedule 17.4A, and to require the relocation or removal of industrial activities and buildings from this area to avoid their exposure to over time periods that are likely to result in <u>significant adverse effects from inundation, coastal hazards and sea level rise.</u>”</i>
4228	12	Flowerlands Ltd	6.8 Richmond	6.8.30 Principal Reasons and Explanation	Support in part. Amend Principal Reasons 6.8.30 to enable exemption pathway, as follows: <i>“Appropriate activities are able to be undertaken in the short to medium term until such time as they become inappropriate due to their exposure to <u>significant adverse effects from inundation, coastal hazards and sea level rise. Activities and bBuildings in thise Schedule 17.4A area will be required to obtain a resource consent and will be required to be removed or relocated once the 17.4A sea level</u></i>

Submitter No.	Sub - mission Point No.	Submitter Name ¹	Plan Topic	Plan Topic Number ²	Relief Sought ³
					<i>rise trigger is reached <u>except where provided for by Policy 6.5.3.10AA.</u></i>
4228	13	Flowerlands Ltd	13.1 Natural Hazards	13.1.30 Principal Reasons and Explanation	Support in part. Amend 13.1.30 Principal Reasons to enable exemption pathway, as follows: <i>“Appropriate activities are able to be undertaken in the short to medium term until such time as they become inappropriate due to their exposure to <u>significant adverse effects from inundation, coastal hazards and sea level rise. Buildings in this area will be required to obtain a resource consent and will be required to be removed or relocated once the Schedule 17.4A sea level rise trigger is reached <u>except where provided for by Policy 6.5.3.10AA.</u></u></i> ”
4228	14	Flowerlands Ltd	16.3 Subdivision	16.3 Subdivision	Support. Retain provisions as notified.
4228	15	Flowerlands Ltd	17.4 Industrial Zone Rules	17.4.2.1 (a) – (ab) Land Use, Permitted Activity Rules	Support in part. Amend Rules: <ul style="list-style-type: none"> I. to ensure Rural 1 rules are available to entire RW1 area, not just the Schedule 17.4A area, whilst retaining the trigger for requiring consent, and II. to avoid applicability of Schedule 17.4A provisions where land is within the schedule area but with a ground level exceeding 5.1m. Amend Rules as follows: <i>“(a) If the location of the activity is within the area that is subject to Schedule 17.4A (as shown on the planning maps) <u>and has a proposed ground level of less than 5.1m (NZVD 2016), the activity is permitted by Rule 17.5.2.1 or 17.5.4.1.</u></i> ”

Submitter No.	Sub - mission Point No.	Submitter Name ¹	Plan Topic	Plan Topic Number ²	Relief Sought ³
					<p><i>(aa) If the location of the activity is within the area that is bounded by Swamp Road, Lower Queen Street and McShane Road, but is not subject to Schedule 17.4A (as shown on the planning maps) and/ or has a proposed ground level of at least 5.1m (NZVD 2016) the activity is either:</i></p> <p><i>(i) permitted by Rule 17.5.2.1 or 17.5.4.1, or;</i></p> <p><i>(ii) meets the other conditions of this Rule.</i></p> <p><i>(ab) The activity is not one of the following:...</i></p>
4228	16	Flowerlands Ltd	17.4 Industrial Zone Rules	17.4.2.1(aaa) Land Use, Permitted Activities – New Rule	Include a new rule to preserve any existing activities that have been lawfully established as a permitted activity.
4228	17	Flowerlands Ltd	17.4 Industrial Zone Rules	17.4.2.1A Land Use, Controlled Activity Rule (Scheduled Location)	Support. Retain Rule 17.4.2.1A as notified.
4228	18	Flowerlands Ltd	17.4 Industrial Zone Rules	17.4.2.3 Land Use, Discretionary Activity Rule	<p>Support in part.</p> <p>Amend Rule 17.4.2.3 to include changes proposed to clarify exemption pathway (see New Policy 6.5.3.10AA and expected information requirement, as follows:</p> <p><i>“Any land use that does not comply with the conditions of rules 17.4.2.1, 17.4.2.1A and 17.4.2.2 is a discretionary activity, if it complies with the following conditions:</i></p> <p><i>(a) The activity is not a residential activity other than a caretaker’s residence on the same site as the caretaker works.</i></p> <p><i>(b) The activity is not motor vehicle repairs or dismantling or sheet-metal work, on sites adjoining or across a road from a Residential Zone.</i></p> <p><i>(c) The activity is not a community activity.</i></p> <p><i>(d) Any application seeking consent to breach Condition 17.4.2.1A(c) in relation to consent expiry is accompanied by a report by a suitable qualified engineer assessing risks associated with coastal hazards for the site over the duration of the consent sought.”</i></p>

Submitter No.	Sub - mission Point No.	Submitter Name ¹	Plan Topic	Plan Topic Number ²	Relief Sought ³
4228	19	Flowerlands Ltd	17.4 Industrial Zone Rules	Rule 17.4.3.3 Building., Restricted Discretionary Activities	<p>Support in part.</p> <p>Amend Rule 17.4.3.3 to clarify cascade of rules, as follows:</p> <p><i>“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. However, this rule shall not apply to the construction or alternation of a building in a location that is subject to Schedule 17.4A. <u>Buildings within the Schedule 17.4A area are addressed at 17.4A.1 Building Construction or Alteration.</u>”</i></p>
4228	20	Flowerlands Ltd	17.4 Industrial Zone Rules	17.4A Schedule - Subdivision and building on low-lying light industrial land, Lower Queen Street, Richmond - Heading	<p>Support in part.</p> <p>Amend to correct error in Schedule 17.4A Heading, as follows:</p> <p><i>“Schedule 17.4A: Subdivision and b Building on low-lying light industrial land, Lower Queen Street, Richmond”</i></p>
4228	21	Flowerlands Ltd	17.4 Industrial Zone Rules Schedule 17.4A	Rule 17.4A.1.2 Building., Controlled Activity Rule	<p>Support in part.</p> <p>Amend Rule 17.4A.1.2 to create consistency with timing specified in other rules, as follows:</p> <p><i>“Construction or alteration of a building is a controlled activity, if it complies with the following conditions: ...</i></p> <p><i>(c) A condition is placed on any resource consent to the effect that the building must be relocated or removed from the site when within 12 month following Mean Sea Level reaching or exceeding the Schedule 17.4A sea level rise trigger.</i></p> <p><i>(d) With any resource consent application, the applicant provides a plan that satisfactorily addresses how the buildings are able, both physically and financially, to be removed from the site.</i></p>

Submitter No.	Sub - mission Point No.	Submitter Name ¹	Plan Topic	Plan Topic Number ²	Relief Sought ³
					<p>A resource consent is required and may include conditions on the following matters over which the Council has reserved control:</p> <p>... (2) <u>Measures to manage The-risk of significant adverse effects on the building and property resulting from inundation, coastal hazards and sea level rise. coastal erosion and flooding and adverse effects on the building and property from present and potential future coastal erosion and flooding hazards.</u> rule 17.4A.1.2 to create consistency with timing specified in other rules, as follows:</p> <p>(3) <i>The effects of the proposed activity, including the effects of eventual building relocation and site remediation, on natural character and the coastal environment."</i></p>
4228	22	Flowerlands Ltd	17.4 Industrial Zone Rules Schedule 17.4A	17.4A.1.4 Building..., Discretionary Activity Rule	<p>Support in part.</p> <p>Amend Rule 17.4A.1.4 to clarify requested exemption pathway and expected information requirement, as follows:</p> <p><i>"Construction or alteration of a building that does not comply with the conditions of Rule 17.4A.1.3 is a discretionary activity."</i></p> <p><i>'Any application seeking consent under this rule to breach Condition 17.4A.1.2(c) in relation to removal of buildings shall be accompanied by a report by a suitably qualified engineer assessing risks associated with coastal hazards for the site over the duration of the consent sought."</i></p>
4228	23	Flowerlands Ltd	2.2 Defined Words	Schedule 17.4A sea level rise trigger	<p>Neutral. May seek alternative sea level rise reference(s) in definition depending on evidence available.</p> <p><i>"... the point at which sea level in the Lower Queen Street area has risen by approximately 0.33 [TBA] metres. If the Port Nelson tide gauge is used the trigger is 0.26-m [TBA] (averaged over 10 years) of relative sea-level rise above average mean sea level for the period 2013-2022. If the Little Kaiteriteri tide gauge is used the trigger is 0.30-m [TBA] (averaged over 10</i></p>

Submitter No.	Sub - mission Point No.	Submitter Name ¹	Plan Topic	Plan Topic Number ²	Relief Sought ³
					<i>years) of relative sea-level rise above average mean sea level for the period 2013-2022.”</i>
4228	24	Flowerlands Ltd	19.2 Information Required for Land Use or Subdivision Consent Applications	Rule 19.2.1.18A Land use application under Schedule 17.4A	Amend Rule as follows: “Land use application under Schedule 17.4A <i>19.2.1.18A Any application seeking consent to breach Condition 17.4A.1.2(c) in relation to removal of buildings or Condition 17.4.2.1A(c) in relation to consent expiry shall be accompanied by a report by a suitably qualified engineer assessing risks associated with coastal hazards for the site over the duration of the consent sought.</i> “19.2.1.18A For any land use application under Rule 17.4A.2.2, a plan which demonstrates how buildings are able, both physically and financially, to be removed from the site.”
4228	25	Flowerlands Ltd	General	General	Clarify and define the terms ‘short’, ‘medium and ‘long term’ which are used throughout the plan change.
4228	26	Flowerlands Ltd	General	General	Clarify whether a commencement of a relevant ‘term’ is the date on which Plan Change 79 becomes operative or the date on which a resource consent application is lodged with Council.
4228	27	Flowerlands Ltd	General	General	Amend plan change to include consequential changes that may be necessary to fully give effect to the matters raised in the submission.
1651	1	Wai-West Horticulture Ltd	Update Zone Map 76-12	Update Zone Map 76-12, RW1	Support rezoning of RW1 area as Light Industrial. Retain rezoning provisions as notified.
1651	2	Wai-West Horticulture Ltd	Update Zone Map 76-12	Update Zone Map 76-12, RW1	Oppose extent of area identified as ‘Subject to Schedule 17.4A’ as notified. Amend extent to reflect cadastral boundaries, with only land parcels that are entirely below 5.1m (NZVD 2016) included within the Schedule area;

Submitter No.	Sub - mission Point No.	Submitter Name ¹	Plan Topic	Plan Topic Number ²	Relief Sought ³
					and Clarify data/information used to establish the Schedule 17.4A boundary.
1651	3	Wai-West Horticulture Ltd	6.5 Land for Industrial Activities	6.5.3.10A Policy	<p>Support in part.</p> <p>Amend Policy 6.5.3.10A to enable exemption pathway, as follows:</p> <p><i>"In the Light Industrial Zone location that is subject to Schedule 17.4A:</i></p> <p><i>(a) to enable industrial activities and buildings that are temporary, relocatable or readily removable in the short to medium term.</i></p> <p><i>(b) to avoid industrial buildings that are not temporary, relocatable or readily removable, unless otherwise remedied or mitigated in accordance with Policy 6.5.3.10AA;</i></p> <p><i>(c) To ensure that industrial activities and buildings are <u>able to be removed</u> from the land that is subject to Schedule 17.4A (as identified on the planning maps) when inundation risks and coastal hazards are unacceptable <u>not otherwise remedied or mitigated</u>.</i></p> <p><i>(d) to only grant resource consent for industrial activities and buildings where the applicant has a plan that satisfactorily addresses how the activities and structures are able, both physically and financially, to be removed from the site.</i></p> <p><i>For the purpose of this policy, "readily removable", means that the building is designed to be deconstructed with minimal destructive demolition. For example, it is made with panels which are bolted together and can be unbolted."</i></p>
1651	4	Wai-West Horticulture Ltd	6.5	6.5.3.10AA New Policy	Insert new Policy 6.5.3.10AA as follows:

Submitter No.	Sub - mission Point No.	Submitter Name ¹	Plan Topic	Plan Topic Number ²	Relief Sought ³
			Land for Industrial Activities		<u>'In the Light Industrial Zone location that is subject to Schedule 17.4A, to avoid industrial buildings that are not relocatable or readily removable, unless risk of inundation, coastal hazards and sea level rise are demonstrated to be appropriate through expert assessment.'</u>
1651	5	Wai-West Horticulture Ltd	6.5 Land for Industrial Activities	6.5.3.10B Policy	Support in part. Amend Policy 6.5.3.10B to enable exemption pathway, as follows: <i><u>"In the Light Industrial Zone location that is subject to Schedule 17.4A, to recognise that different land uses, and different sites within the Schedule area, have different vulnerabilities to inundation and coastal hazards due to sea level rise, and to assess proposed activities on a case-by-case basis."</u></i>
1651	6	Wai-West Horticulture Ltd	6.5 Land for Industrial Activities	6.5.3.10C Policy	Support in part. Amend Policy 6.5.3.10C to enable exemption pathway, as follows: <i><u>"To require the relocation or removal of industrial activities and buildings in the Light Industrial Zone location that is subject to Schedule 17.4A as part of a long-term sustainable risk reduction approach, to avoid their exposure to long-term significant adverse effects from inundation and coastal hazards due to sea level rise, except where provided for by Policy 6.5.3.10AA."</u></i>
1651	7	Wai-West Horticulture Ltd	6.5 Land for Industrial Activities	6.5.20.1(e) Regulatory Method of implementation	Support in part. Amend Regulatory Method 6.5.30(e) to enable exemption pathway, as follows: <i><u>"..... (e) Rules that require time-limited resource consents for industrial activities and buildings where they are established in the Light Industrial Zone location that is subject to Schedule 17.4A, except where in accordance with Policy 6.5.3.10AA."</u></i>

Submitter No.	Sub - mission Point No.	Submitter Name ¹	Plan Topic	Plan Topic Number ²	Relief Sought ³
1651	8	Wai-West Horticulture Ltd	6.5 Land for Industrial Activities	6.5.30 Principal Reasons and Explanation	Support in part. Amend Principal Reasons 6.5.30 to enable exemption pathway, as follows: <i>“... However, some areas of land zoned Light Industrial are subject vulnerable to future sea level rise. These areas are unlikely to <u>may not</u> be suitable for industrial activities and buildings, and associated servicing, in the long term. Appropriate activities are able to be undertaken in the short to medium term until such time as they become inappropriate due to their exposure to <u>significant adverse effects from inundation, coastal hazards and sea level rise, or where otherwise provided for by Policy 6.5.3.10AA.</u>”</i>
1651	9	Wai-West Horticulture Ltd	6.8 Richmond	6.8.3.23A Policy	Support in part. Amend Policy 6.8.3.23A to enable exemption pathway and to avoid ambiguity, as follows: <i>“To avoid the long-term industrial use of land that is at risk of exposure to over time periods that are likely to result in significant adverse effects from inundation, coastal hazards and sea level rise in the long term.”</i>
1651	10	Wai-West Horticulture Ltd	6.8 Richmond	6.8.3.11 Policy - Richmond West	Support in part. Amend Policy 6.8.3.11 to enable exemption pathway, as follows: <i>“... This light industrial zone park is limited in extent and will <u>likely</u> need to retreat from lower lying land over time in response to its exposure to <u>significant adverse effects from inundation, coastal hazards and sea level rise, except where provided for by Policy 6.5.3.10AA.</u>”</i>
1651	11	Wai-West Horticulture Ltd	13.1 Natural Hazards	13.1.3.7A Policy	Support in part. Amend Policy 13.1.3.7A to enable exemption pathway and avoid ambiguity, as follows:

Submitter No.	Sub - mission Point No.	Submitter Name ¹	Plan Topic	Plan Topic Number ²	Relief Sought ³
					<i>"To avoid the long-term industrial use of the land that is subject to Schedule 17.4A, and to require the relocation or removal of industrial activities and buildings from this area to avoid their exposure to over time periods that are likely to result in significant adverse effects from inundation, coastal hazards and sea level rise."</i>
1651	12	Wai-West Horticulture Ltd	6.8 Richmond	6.8.30 Principal Reasons and Explanation	Support in part. Amend Principal Reasons 6.8.30 to enable exemption pathway, as follows: <i>"Appropriate activities are able to be undertaken in the short to medium term until such time as they become inappropriate due to their exposure to significant adverse effects from inundation, coastal hazards and sea level rise. Activities and buildings in this Schedule 17.4A area will be required to obtain a resource consent and will be required to be removed or relocated once the Schedule 17.4A sea level rise trigger is reached except where provided for by Policy 6.5.3.10AA."</i>
1651	13	Wai-West Horticulture Ltd	13.1 Natural Hazards	13.1.30 Principal Reasons and Explanation	Support in part. Amend Principal Reasons 13.1.30 to enable exemption pathway, as follows: <i>"Appropriate activities are able to be undertaken in the short to medium term until such time as they become inappropriate due to their exposure to significant adverse effects from inundation, coastal hazards and sea level rise. Buildings in this area will be required to obtain a resource consent and will be required to be removed or relocated once the Schedule 17.4A sea level rise trigger is reached except where provided for by Policy 6.5.3.10AA."</i>
1651	14	Wai-West Horticulture Ltd	16.3 Subdivision	16.3 Subdivision	Support. Retain provisions as notified.

Submitter No.	Sub - mission Point No.	Submitter Name ¹	Plan Topic	Plan Topic Number ²	Relief Sought ³
1651	15	Wai-West Horticulture Ltd	17.4 Industrial Zone Rules	17.4.2.1 (a) – (ab) Land Use, Permitted Activity Rules	<p>Support in part. Amend Rules:</p> <ul style="list-style-type: none"> to ensure Rural 1 rules are available to entire RW1 area, not just the Schedule 17.4A area, whilst retaining the trigger for requiring consent, and to avoid applicability of Schedule 17.4A provisions where land is within the schedule area but with a ground level exceeding 5.1m. <p>Amend Rules as follows:</p> <p><i>“(a) If the location of the activity is within the area that is subject to Schedule 17.4A (as shown on the planning maps) and has a proposed ground level of less than 5.1m (NZVD 2016), the activity is permitted by Rule 17.5.2.1 or 17.5.4.1.</i></p> <p><i>(aa) If the location of the activity is within the area that is bounded by Swamp Road, Lower Queen Street and McShane Road, but is not subject to Schedule 17.4A (as shown on the planning maps) and/ or has a proposed ground level of at least 5.1m (NZVD 2016) the activity is either:</i></p> <ul style="list-style-type: none"> <i>(i) permitted by Rule 17.5.2.1 or 17.5.4.1, or;</i> <i>(ii) (ii) meets the other conditions of this Rule.</i> <p><i>(ab) The activity is not one of the following:...”</i></p>
1651	16	Wai-West Horticulture Ltd	17.4 Industrial Zone Rules	17.4.2.1(aaa) Land Use, Permitted Activities – New Rule	Include a new rule to preserve any existing horticultural activities that have been lawfully established.
1651	17	Wai-West Horticulture Ltd	17.4 Industrial Zone Rules	17.4.2.1A Land Use, Controlled Activity Rule (Scheduled Location)	<p>Support.</p> <p>Retain Rule 17.4.2.1A as notified.</p>
1651	18	Wai-West Horticulture Ltd	17.4 Industrial Zone Rules	17.4.2.3 Land Use, Discretionary Activity Rule	<p>Support in part.</p> <p>Amend Rule 17.4.2.3 to include changes proposed to clarify exemption pathway (see New Policy 6.5.3.10AA and expected information requirement, as follows:</p>

Submitter No.	Sub - mission Point No.	Submitter Name ¹	Plan Topic	Plan Topic Number ²	Relief Sought ³
					<p>"Any land use that does not comply with the conditions of rules 17.4.2.1, 17.4.2.1A and 17.4.2.2 is a discretionary activity, if it complies with the following conditions:</p> <p>(a) The activity is not a residential activity other than a caretaker's residence on the same site as the caretaker works. (b) The activity is not motor vehicle repairs or dismantling or sheet-metal work, on sites adjoining or across a road from a Residential Zone. (c) The activity is not a community activity.</p> <p>(d) <u>Any application seeking consent to breach Condition 17.4.2.1A(c) in relation to consent expiry is accompanied by a report by a suitable qualified engineer assessing risks associated with coastal hazards for the site over the duration of the consent sought.</u>"</p>
1651	19	Wai-West Horticulture Ltd	17.4 Industrial Zone Rules	Rule 17.4.3.3 Building., Restricted Discretionary Activities	<p>Support in part.</p> <p>Amend Rule 17.4.3.3 to clarify cascade of rules, as follows:</p> <p><u>"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. However, this rule shall not apply to the construction or alteration of a building in a location that is subject to Schedule 17.4A. Buildings within the Schedule 17.4A area are addressed at 17.4A.1 Building Construction or Alteration."</u></p>
1651	20	Wai-West Horticulture Ltd	17.4 Industrial Zone Rules	17.4A Schedule - Subdivision and building on low-lying light industrial land, Lower Queen Street, Richmond - Heading	<p>Support in part.</p> <p>Amend Schedule 17.4A to correct error in heading, as follows:</p> <p><u>"Schedule 17.4A: Subdivision and Building on low-lying light industrial land, Lower Queen Street, Richmond"</u></p>
1651	21	Wai-West Horticulture Ltd	17.4 Industrial Zone Rules	Rule 17.4A.1.2 Building., Controlled Activity Rule	<p>Support in part.</p> <p>Amend Rule 17.4A.1.2 to create consistency with timing specified in other rules, as follows:</p>

Submitter No.	Sub - mission Point No.	Submitter Name ¹	Plan Topic	Plan Topic Number ²	Relief Sought ³
			Schedule 17.4A		<p><i>"Construction or alteration of a building is a controlled activity, if it complies with the following conditions: ...</i></p> <p><i>(c) A condition is placed on any resource consent to the effect that the building must be relocated or removed from the site when within 12 month following Mean Sea Level reaching or exceeding the Schedule 17.4A sea level rise trigger.</i></p> <p><i>(d) With any resource consent application, the applicant provides a plan that satisfactorily addresses how the buildings are able, both physically and financially, to be removed from the site.</i></p> <p><i>A resource consent is required and may include conditions on the following matters over which the Council has reserved control:</i></p> <p><i>... (2) Measures to manage The risk of significant adverse effects on the building and property resulting from inundation, coastal hazards and sea level rise. coastal erosion and flooding and adverse effects on the building and property from present and potential future coastal erosion and flooding hazards.</i></p> <p><i>(3) The effects of the proposed activity, including the effects of eventual building relocation and site remediation, on natural character and the coastal environment."</i></p>
1651	22	Wai-West Horticulture Ltd	17.4 Industrial Zone Rules Schedule 17.4A	17.4A.1.4 Building., Discretionary Activity Rule	<p>Support in part.</p> <p>Amend Rule 17.4A.1.4 to clarify requested exemption pathway and expected information requirement, as follows:</p> <p><i>'Construction or alteration of a building that does not comply with the conditions of Rule 17.4A.1.3 is a discretionary activity.'</i></p> <p><i>'Any application seeking consent under this rule to breach Condition 17.4A.1.2(c) in relation to removal of buildings shall be accompanied by a report by a suitably qualified engineer</i></p>

Submitter No.	Sub - mission Point No.	Submitter Name ¹	Plan Topic	Plan Topic Number ²	Relief Sought ³
					<u>assessing risks associated with coastal hazards for the site over the duration of the consent sought.</u>
1651	23	Wai-West Horticulture Ltd	2.2 Defined Words	Schedule 17.4A sea level rise trigger	Neutral. May seek alternative sea level rise reference(s) in definition depending on evidence available. “... the point at which sea level in the Lower Queen Street area has risen by approximately 0.33 [TBA] metres. If the Port Nelson tide gauge is used the trigger is 0.26-m [TBA] (averaged over 10 years) of relative sea-level rise above average mean sea level for the period 2013-2022. If the Little Kaiteriteri tide gauge is used the trigger is 0.30-m [TBA] (averaged over 10 years) of relative sea-level rise above average mean sea level for the period 2013-2022.”
1651	24	Wai-West Horticulture Ltd	19.2 Information Required for Land Use or Subdivision Consent Applications	Rule 19.2.1.18A Land use application under Schedule 17.4A	Amend rule as follows: “Land use application under Schedule 17.4A <u>“19.2.1.18A Any application seeking consent to breach Condition 17.4A.1.2(c) in relation to removal of buildings or Condition 17.4.2.1A(c) in relation to consent expiry shall be accompanied by a report by a suitably qualified engineer assessing risks associated with coastal hazards for the site over the duration of the consent sought.”</u> 19.2.1.18A For any land use application under Rule 17.4A.2.2, a plan which demonstrates how buildings are able, both physically and financially, to be removed from the site.”
1651	25	Wai-West Horticulture Ltd	General	General	Clarify and define the terms ‘short’, ‘medium and ‘long term’ which are used throughout the plan change.
1651	26	Wai-West Horticulture Ltd	General	General	Clarify whether a commencement of a relevant ‘term’ is the date on which Plan Change 79 becomes operative or the date on which a resource consent application is lodged with Council.

Submitter No.	Sub - mission Point No.	Submitter Name ¹	Plan Topic	Plan Topic Number ²	Relief Sought ³
1651	27	Wai-West Horticulture Ltd	General	General	Amend plan change to include consequential changes that may be necessary to fully give effect to the matters raised in the submission.
4230	1	Coral and Tracy Yelverton	Update Zone Map 76-12	Update Zone Map 76-12, RW1	Support rezoning of RW1 area as Light Industrial. Retain rezoning provisions as notified.
4230	2	Coral and Tracy Yelverton	Update Zone Map 76-12	Update Zone Map 76-12, RW1	Oppose extent of area identified as 'Subject to Schedule 17.4A' as notified. Amend extent to reflect cadastral boundaries, with only land parcels that are entirely below 5.1m (NZVD 2016) included within the Schedule area; and Clarify data/information used to establish the Schedule 17.4A boundary.
4230	3	Coral and Tracy Yelverton	6.5 Land for Industrial Activities	6.5.3.10A Policy	Support in part. Amend Policy 6.5.3.10A to enable exemption pathway, as follows: <i>"In the Light Industrial Zone location that is subject to Schedule 17.4A:</i> <i>(a) to enable industrial activities and buildings that are temporary, relocatable or readily removable in the short to medium term.</i> <i>(b) to avoid industrial buildings that are not temporary, relocatable or readily removable, unless otherwise remedied or mitigated in accordance with Policy 6.5.3.10AA;</i> <i>(c) To ensure that industrial activities and buildings are able to be removed from the land that is subject to Schedule 17.4A (as</i>

Submitter No.	Sub - mission Point No.	Submitter Name ¹	Plan Topic	Plan Topic Number ²	Relief Sought ³
					<p><i>identified on the planning maps) when inundation risks and coastal hazards are <u>unacceptable not otherwise remedied or mitigated.</u></i></p> <p><i>(d) to only grant resource consent for industrial activities and buildings where the applicant has a plan that satisfactorily addresses how the activities and structures are able, both physically and financially, to be removed from the site.</i></p> <p><i>For the purpose of this policy, “readily removable”, means that the building is designed to be deconstructed with minimal destructive demolition. For example, it is made with panels which are bolted together and can be unbolted.”</i></p>
4230	4	Coral and Tracy Yelverton	6.5 Land for Industrial Activities	6.5.3.10AA New Policy	<p>Insert new Policy 6.5.3.10AA as follows:</p> <p><u>‘In the Light Industrial Zone location that is subject to Schedule 17.4A, to avoid industrial buildings that are not relocatable or readily removable, unless risk of inundation, coastal hazards and sea level rise are demonstrated to be appropriate through expert assessment.’</u></p>
4230	5	Coral and Tracy Yelverton	6.5 Land for Industrial Activities	6.5.3.10B Policy	<p>Support in part.</p> <p>Amend Policy 6.5.3.10B to enable exemption pathway, as follows:</p> <p><i>“In the Light Industrial Zone location that is subject to Schedule 17.4A, to recognise that different land uses, <u>and different sites within the Schedule area</u>, have different vulnerabilities to inundation and coastal hazards due to sea level rise, and to assess proposed activities on a case-by-case basis.”</i></p>
4230	6	Coral and Tracy Yelverton	6.5 Land for Industrial Activities	6.5.3.10C Policy	<p>Support in part.</p> <p>Amend Policy 6.5.3.10C to enable exemption pathway, as follows:</p> <p><i>“To require the relocation or removal of industrial activities and buildings in the Light Industrial Zone location that is subject to</i></p>

Submitter No.	Sub - mission Point No.	Submitter Name ¹	Plan Topic	Plan Topic Number ²	Relief Sought ³
					<i>Schedule 17.4A as part of a long-term sustainable risk reduction approach, to avoid their exposure to long-term significant <u>adverse effects</u> from inundation and coastal hazards due to sea level rise, <u>except where provided for by Policy 6.5.3.10AA.</u></i>
4230	7	Coral and Tracy Yelverton	6.5 Land for Industrial Activities	6.5.20.1(e) Regulatory Method of implementation	Support in part. Amend Regulatory Method 6.5.20.1(e) to enable exemption pathway, as follows: “..... (e) Rules that require time-limited resource consents for industrial activities and buildings where they are established in the Light Industrial Zone location that is subject to Schedule 17.4A, <u>except where in accordance with Policy 6.5.3.10AA.</u> ”
4230	8	Coral and Tracy Yelverton	6.5 Land for Industrial Activities	6.5.30 Principal Reasons and Explanation	Support in part. Amend Principal Reasons 6.5.30 to enable exemption pathway, as follows: “... However, some areas of land zoned Light Industrial are <u>subject vulnerable</u> to future sea level rise. These areas are unlikely to <u>may not</u> be suitable for industrial activities and buildings, and associated servicing, in the long term. Appropriate activities are able to be undertaken in the short to medium term until such time as they become inappropriate due to their exposure to <u>significant adverse effects</u> from inundation, coastal hazards and sea level rise, <u>or where otherwise provided for by Policy 6.5.3.10AA.</u> ”
4230	9	Coral and Tracy Yelverton	6.8 Richmond	6.8.3.23A Policy	Support in part. Amend Policy 6.8.3.23A to enable exemption pathway and to avoid ambiguity, as follows: “To avoid the long-term industrial use of land that is at risk of <u>exposure to over time periods that are likely to result in significant adverse effects</u> from inundation, coastal hazards and sea level rise <u>in the long term.</u> ”

Submitter No.	Sub - mission Point No.	Submitter Name ¹	Plan Topic	Plan Topic Number ²	Relief Sought ³
4230	10	Coral and Tracy Yelverton	6.8 Richmond	6.8.3.11 Policy - Richmond West	Support in part. Amend Policy 6.8.3.11 to enable exemption pathway, as follows: <i>“... This light industrial zone park is limited in extent and will likely need to retreat from lower lying land over time in response to its exposure to significant adverse effects from inundation, coastal hazards and sea level rise, except where provided for by Policy 6.5.3.10AA.”</i>
4230	11	Coral and Tracy Yelverton	13.1 Natural Hazards	13.1.3.7A Policy	Support in part. Amend Policy 13.1.3.7A to enable exemption pathway and avoid ambiguity, as follows: <i>“To avoid the long-term industrial use of the land that is subject to Schedule 17.4A, and to require the relocation or removal of industrial activities and buildings from this area to avoid their exposure to over time periods that are likely to result in significant adverse effects from inundation, coastal hazards and sea level rise.”</i>
4230	12	Coral and Tracy Yelverton	6.8 Richmond	6.8.30 Principal Reasons and Explanation	Support in part. Amend Principal Reasons 6.8.30 to enable exemption pathway, as follows: <i>“Appropriate activities are able to be undertaken in the short to medium term until such time as they become inappropriate due to their exposure to significant adverse effects from inundation, coastal hazards and sea level rise. Activities and buildings in these Schedule 17.4A area will be required to obtain a resource consent and will be required to be removed or relocated once the Schedule 17.4A sea level rise trigger is reached except where provided for by Policy 6.5.3.10AA”.</i>
4230	13	Coral and Tracy Yelverton	13.1 Natural Hazards	13.1.30	Support in part.

Submitter No.	Sub - mission Point No.	Submitter Name ¹	Plan Topic	Plan Topic Number ²	Relief Sought ³
				Principal Reasons and Explanation	<p>Amend Principal Reasons 13.1.30 to enable exemption pathway, as follows:</p> <p><i>“Appropriate activities are able to be undertaken in the short to medium term until such time as they become inappropriate due to their exposure to <u>significant adverse effects from inundation, coastal hazards and sea level rise. Buildings in this area will be required to obtain a resource consent and will be required to be removed or relocated once the Schedule 17.4A sea level rise trigger is reached except where provided for by Policy 6.5.3.10AA.</u>”</i></p>
4230	14	Coral and Tracy Yelverton	16.3 Subdivision	16.3 Subdivision	<p>Support.</p> <p>Retain provisions as notified.</p>
4230	14.1	Coral and Tracy Yelverton	16.3 Subdivision	16.3 Subdivision	<p>Insert new subdivision rule to ensure subdivision of existing residential dwelling on Lot 2 DP 9797 and Pt Lot 1 DP 7236 (RTNL5B/490) is a Controlled activity.</p>
4230	15	Coral and Tracy Yelverton	17.4 Light Industrial Zone,	17.4.2.1 (a) – (ab) Land Use, Permitted Activity Rules	<p>Support in part.</p> <p>Amend Rules:</p> <ul style="list-style-type: none"> I. to ensure Rural 1 rules are available to entire RW1 area, not just the Schedule 17.4A area, whilst retaining the trigger for requiring consent, and II. to avoid applicability of Schedule 17.4A provisions where land is within the schedule area but with a ground level exceeding 5.1m. <p>Amend Rules as follows:</p> <p><i>“(a) If the location of the activity is within the area that is subject to Schedule 17.4A (as shown on the planning maps) and has a <u>proposed ground level of less than 5.1m (NZVD 2016), the activity is permitted by Rule 17.5.2.1 or 17.5.4.1.</u>”</i></p> <p><i>“(aa) If the location of the activity is within the area that is <u>bounded by Swamp Road, Lower Queen Street and McShane Road, but is not subject to Schedule 17.4A (as shown on the</u></i></p>

Submitter No.	Sub - mission Point No.	Submitter Name ¹	Plan Topic	Plan Topic Number ²	Relief Sought ³
					<p><i>planning maps) and/ or has a proposed ground level of at least 5.1m (NZVD 2016) the activity is either:</i></p> <p><i>(i) permitted by Rule 17.5.2.1 or 17.5.4.1, or;</i></p> <p><i>(ii) meets the other conditions of this Rule.</i></p> <p><i>(ab) The activity is not one of the following:...</i></p>
4230	16	Coral and Tracy Yelverton	17.4 Industrial Zone Rules	17.4.2.1(aaa) New Rule Land Use, Permitted Activities	Include a new rule to preserve any existing activities that have been lawfully established, i.e.: residential dwelling on Yelverton Land at Lot 2 DP 9797 and Pt Lot 1 DP 7236 (RTNL5B/490) be specifically recognised as a permitted activity.
4230	17	Coral and Tracy Yelverton	17.4 Industrial Zone Rules	17.4.2.1A Land Use, Controlled Activity Rule (Scheduled Location)	Support. Retain Rule 17.4.2.1A as notified.
4230	18	Coral and Tracy Yelverton	17.4 Industrial Zone Rules	17.4.2.3 Land Use, Discretionary Activity Rule	<p>Support in part.</p> <p>Amend Rule 17.4.2.3 to include changes proposed to clarify exemption pathway (see New Policy 6.5.3.10AA and expected information requirement, as follows:</p> <p><i>“Any land use that does not comply with the conditions of rules 17.4.2.1, 17.4.2.1A and 17.4.2.2 is a discretionary activity, if it complies with the following conditions:</i></p> <p><i>(a) The activity is not a residential activity other than a caretaker’s residence on the same site as the caretaker works.</i></p> <p><i>(b) The activity is not motor vehicle repairs or dismantling or sheet-metal work, on sites adjoining or across a road from a Residential Zone.</i></p> <p><i>(c) The activity is not a community activity.</i></p> <p><i>(d) Any application seeking consent to breach Condition 17.4.2.1A(c) in relation to consent expiry is accompanied by a report by a suitable qualified engineer assessing risks associated with coastal hazards for the site over the duration of the consent sought.”</i></p>

Submitter No.	Sub - mission Point No.	Submitter Name ¹	Plan Topic	Plan Topic Number ²	Relief Sought ³
4230	19	Coral and Tracy Yelverton	17.4 Industrial Zone Rules	Rule 17.4.3.3 Building., Restricted Discretionary Activities	<p>Support in part.</p> <p>Amend Rule 17.4.3.3 to clarify cascade of rules, as follows:</p> <p><i>“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. However, this rule shall not apply to the construction or alternation of a building in a location that is subject to Schedule 17.4A. <u>Buildings within the Schedule 17.4A area are addressed at 17.4A.1 Building Construction or Alteration.</u>”</i></p>
4230	20	Coral and Tracy Yelverton	17.4 Industrial Zone Rules	17.4A Schedule - Subdivision and building on low-lying light industrial land, Lower Queen Street, Richmond - Heading	<p>Support in part.</p> <p>Amend to correct error in Schedule 17.4A heading, as follows:</p> <p><i>“Schedule 17.4A: Subdivision and b Building on low-lying light industrial land, Lower Queen Street, Richmond”</i></p>
4230	21	Coral and Tracy Yelverton	17.4 Industrial Zone Rules Schedule 17.4A	Rule 17.4A.1.2 Building., Controlled Activity Rule	<p>Support in part.</p> <p>Amend Rule 17.4A.1.2 to create consistency with timing specified in other rules, as follows:</p> <p><i>“Construction or alteration of a building is a controlled activity, if it complies with the following conditions: ...</i></p> <p><i>(c) A condition is placed on any resource consent to the effect that the building must be relocated or removed from the site when within 12 month following Mean Sea Level reaching or exceeding the Schedule 17.4A sea level rise trigger.</i></p> <p><i>(d) With any resource consent application, the applicant provides a plan that satisfactorily addresses how the buildings are able, both physically and financially, to be removed from the site.</i></p> <p><i>A resource consent is required and may include conditions on the following matters over which the Council has reserved control:</i></p>

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					<p>... (2) Measures to manage The-risk of significant adverse effects on the building and property resulting from inundation, coastal hazards and sea level rise. coastal-erosion and flooding and adverse effects on the building and property from present and potential future coastal erosion and flooding hazards.</p> <p>(3) The effects of the proposed activity, including the effects of eventual building relocation and site remediation, on natural character and the coastal environment."</p>
4230	22	Coral and Tracy Yelverton	17.4 Industrial Zone Rules Schedule 17.4A	17.4A.1.4 Building., Discretionary Activity Rule	<p>Support in part.</p> <p>Amend Rule 17.4A.1.4 to clarify requested exemption pathway and expected information requirement, as follows:</p> <p>"Construction or alteration of a building that does not comply with the conditions of Rule 17.4A.1.3 is a discretionary activity.'</p> <p><u>"Any application seeking consent under this rule to breach Condition 17.4A.1.2(c) in relation to removal of buildings shall be accompanied by a report by a suitably qualified engineer assessing risks associated with coastal hazards for the site over the duration of the consent sought."</u></p>
4230	23	Coral and Tracy Yelverton	2.2 Defined Words	Schedule 17.4A sea level rise trigger	<p>Neutral. May seek alternative sea level rise reference(s) in definition depending on evidence available.</p> <p>"... the point at which sea level in the Lower Queen Street area has risen by approximately 0.33-[TBA] metres. If the Port Nelson tide gauge is used the trigger is 0.26-m [TBA] (averaged over 10 years) of relative sea-level rise above average mean sea level for the period 2013-2022. If the Little Kaiteriteri tide gauge is used the trigger is 0.30-m [TBA] (averaged over 10 years) of relative sea-level rise above average mean sea level for the period 2013-2022."</p>
4230	24	Coral and Tracy Yelverton	19.2 Information Required for	Rule 19.2.1.18A Land use application under Schedule 17.4A	<p>Amend Rule19.2.1.18A as follows:</p> <p><u>"Land use application under Schedule 17.4A</u></p>

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			Land Use or Subdivision Consent Applications		<p><u>19.2.1.18A Any application seeking consent to breach Condition 17.4A.1.2(c) in relation to removal of buildings or Condition 17.4.2.1A(c) in relation to consent expiry shall be accompanied by a report by a suitably qualified engineer assessing risks associated with coastal hazards for the site over the duration of the consent sought.</u></p> <p>19.2.1.18A For any land use application under Rule 17.4A.2.2, a plan which demonstrates how buildings are able, both physically and financially, to be removed from the site."</p>
4230	25	Coral and Tracy Yelverton	General	General	Clarify and define the terms 'short', 'medium and 'long term' which are used throughout the plan change.
4230	26	Coral and Tracy Yelverton	General	General	Clarify whether a commencement of a relevant 'term' is the date on which Plan Change 79 becomes operative or the date on which a resource consent application is lodged with Council.
4230	27	Coral and Tracy Yelverton	General	General	Amend plan change to include consequential changes that may be necessary to fully give effect to the matters raised in the submission.
4229	1	Daniel Huelsmeyer	17.4 Industrial Zone Rules Schedule 17.4A	17.14A Schedule -- Subdivision and building on low-lying light industrial land, Lower Queen Street, Richmond - Heading	Change the operative zoning of Lot 12 DP1512 (54 Green Lane Motueka) from Rural 1 to either "deferred light industrial" or "deferred residential" and include in Schedule 17.14A.
4215	1	Kainga Ora Homes and Communities	Update Zone Map 76-12	Update Zone Map 76-12, RW3	<p>Oppose proposed zone change to RW3 (South) from Rural 1 deferred to Light Industrial to Mixed Business.</p> <p>Amend zoning on the Submitter's property as follows:</p> <p>Delete Rural 1 deferred Light Industrial Zone and add Residential Zone.</p>

Submitter No.	Sub - mission Point No.	Submitter Name ¹	Plan Topic	Plan Topic Number ²	Relief Sought ³
4215	2	Kainga Ora Homes and Communities	General	General	Amend plan change to include consequential changes that may be necessary to give effect to the Submitter's request.
336	1	Garrick Batten	Update Zone Map 76-04	Update Zone Map 76-04, BW16	Ensure rezoning to Conservation Zone is conditional upon Department of Conservation establishing an acceptable direct access from Waimea West Road to Snowdens Bush Scenic Reserve.
2915	1	Andrew and Susan Talley	General	General	Oppose PC79. Withdraw plan change in its entirety. Alternatively, Amend plan change to address issues raised by Submitters as set out in the submission.
2915	2	Andrew and Susan Talley	General	General	Oppose PC79. Amend plan change to improve clarity and certainty of provisions introduced or amended.
2915	3	Andrew and Susan Talley	General	General	Oppose PC79. Amend all operative TRMP references to "deferred zoning" in the maps for Māpua and Motueka and replace with references to the original zone.
2915	4	Andrew and Susan Talley	General	General	Oppose PC79. Amend operative TRMP objectives and policies to not enable intensification development within any deferred zone land in Māpua and Motueka.
2915	5	Andrew and Susan Talley	General	General	Oppose PC79. Amend plan change to ensure that any changes in the zoning of land are subject to a full Schedule 1 plan change process.

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2915	6	Andrew and Susan Talley	2.2 Defined Words	Schedule 17.4A sea level rise trigger	Oppose. Amend the definition of “ <i>Schedule 17.4A sea level rise trigger</i> ” to provide further certainty and detail.
2915	7	Andrew and Susan Talley	6.3 Urban Infrastructure Services	6.3.2.3 Objective	Oppose. Amend Objective 6.3.2.3 so that it includes a requirement for the urban development to be able to readily access ‘additional infrastructure’, including public open space, community infrastructure and social infrastructure (schools and health facilities) that is necessary for a well-functioning urban environment.
2915	8	Andrew and Susan Talley	6.3 Urban Infrastructure Services	6.3.3.4A Policy	Oppose. Amend so it is clear that Policy 6.3.3.4A does not apply in those areas which are not included in the plan change scope, i.e. Māpua or Motueka, as follows: ‘Where rural land is identified as being subject to a deferred zone in <u>Schedule 17.14A</u> for any....’
2915	9	Andrew and Susan Talley	6.3 Urban Infrastructure Services	6.3.3.4A(b) Policy	Oppose. Amend to make purpose of Policy 6.3.3.4A(b) clearer.
2915	10	Andrew and Susan Talley	6.3 Urban Infrastructure Services	6.3.3.4B Policy	Oppose. Amend so it is clear that Policy 6.3.3.4B does not apply in those areas which are not included in the plan change scope, i.e. Māpua or Motueka, as follows: “ <i>Where any rural land is identified in Schedule 17.14A as deferred for any urban zoned purpose...</i> ”

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2915	11	Andrew and Susan Talley	6.3 Urban Infrastructure Services	6.3.3.4D Policy	Oppose. Amend so it is clear that Policy 6.3.3.4D does not apply in those areas which are not included in the plan change scope, i.e. Māpua or Motueka, as follows: <i>"The urban development anticipated by a deferred zoning in Schedule 17.14A is avoided unless..."</i>
2915	12	Andrew and Susan Talley	6.3 Urban Infrastructure Services	6.3.3.4D Policy	Oppose. Update Policy 6.3.3.4D to ensure a certain and consistent meaning of word 'delivered' across whole plan change, including Rule 17.14.2.
2915	13	Andrew and Susan Talley	6.3 Urban Infrastructure Services	6.3.3.4D Policy	Oppose. Amend Policy 6.3.3.4D so that the provisions include a requirement for the urban development to be able to readily access 'additional infrastructure', including public open space, community infrastructure and social infrastructure (schools and health facilities) that is necessary for a well-functioning urban environment.
2915	14	Andrew and Susan Talley	6.3 Urban Infrastructure Services	6.3.3.4D(c) Policy	Oppose. Amend Policy 6.3.3.4D(c) to be more specific and certain in what is required of development proposals. This should include requiring consistency with approved master plans and structure plans and delete reference to <i>"land release programmes."</i>
2915	15	Andrew and Susan Talley	6.3.20 Methods of Implementation	6.3.20.1 Regulatory (aa)	Oppose Amend Regulatory Method 6.3.20.1(aa) so it is clear that the mechanism only applies to deferred zones listed in Schedule 17.14A. and not to deferred zones in Māpua or Motueka.

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2915	16	Andrew and Susan Talley	16.3 Subdivision	16.3.2.5 Subdivision in any Zone Subject to Deferred Zone Rules or Where Deferred Zoning has been Removed	Oppose in part. References to 'was formerly' and 'Where Deferred Zoning has been Removed' are not consistent with the proposed approach. Amend the operative rule and its title so that it is more certain as to what land it would apply to and is consistent with the proposed approach.
2915	17	Andrew and Susan Talley	16.3 Subdivision,	16.3.2.5(a) in 16.3.2.5 Subdivision in any Zone Subject to Deferred Zone Rules or Where Deferred Zoning has been Removed	Oppose Restructure the rule so that clause (b) is the first condition of the rule, and operative clause (a) must also be achieved, i.e. the two conditions must both apply, Alternatively, Review whether operative clause (a) is necessary and might already be achieved through other provisions in the plan.
2915	18	Andrew and Susan Talley	16.3 Subdivision	16.3.2.5(b) in 16.3.2.5 Subdivision in any Zone Subject to Deferred Zone Rules or Where Deferred Zoning has been Removed	Oppose. Amend the following clause: <i>"meet the requirements of the deferred zone rules as set out in section 17.14.2 and Schedule 17.14A..."</i> so that it is more precise and refers to compliance with specific rules, including Rule 17.14.2.1.
2915	19	Andrew and Susan Talley	17.4 Industrial Zone Rules	17.4 Industrial Zone Rules	Oppose proposed changes to Chapter 17.4 (specifically 17.4.2.1A Controlled Activities (Scheduled Location); 17.4.3 Building Construction or Alteration; and Schedule 17.4A). Amend PC79 to delete notified changes to Chapter 17.4 Industrial Zone rules.
2915	20	Andrew and Susan Talley	17.14 Deferred Zone Rules	17.14.1 Scope of Section	Oppose in part. Amend the 17.4.1 Scope of Section reference to infrastructure requirements being <i>"able to be clearly defined and planned to</i>

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					<i>be delivered within 10 years</i> " so that the text refers to the infrastructure and associated funding being identified in the TRMP, LTP, AMPs as described in section 2.3 of the s32 report.
2915	21	Andrew and Susan Talley	17.14 Deferred Zone Rules	17.14.2.1 17.14.2 All Deferred Zones Rule	Support in part. (i) Retain Rule 17.14.2.1 but restructure the rule so it is clearer that it is a standalone rule. (ii) Amend Rule 17.14.1 to provide greater clarity that sites not in Schedule 17.14A cannot benefit from the trigger mechanism.
2915	22	Andrew and Susan Talley	Operative Planning Maps	Operative Planning Maps for Motueka and Māpua	Oppose. Amend all Operative TRMP maps for Motueka and Māpua by replacing references to deferred zones with references to the original zones.
2915	23	Andrew and Susan Talley	17.14 Deferred Zone Rules	17.14.2.2(a) 17.4.2 - All Deferred Zones Rule	Oppose. Amend Rule 17.14.2.2(a) as follows: (i) Ensure the rule expressly states that it only applies to the deferred zones/areas listed in Schedule 17.14A. (ii) It is clear that the rule only applies until clause (b) is satisfied. (iii) Delete the words <i>"that is occurring or is proposed to occur."</i> (iv) Delete the words <i>"subject to"</i> and redraft the clause to state that provisions in Column C 'apply'.
2915	24	Andrew and Susan Talley	17.14 Deferred Zones Rules	17.14.2.2(b) 17.4.2 All Deferred Zones	Oppose. Amend Rule 17.14.2.2(b) as follows: (i) to remove the discretion provided to the Council's Group Manager.

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					<p>(ii) so that rule is more specific as to when “<i>planned and funded to be constructed within the next three years</i>” would be satisfied.</p> <p>(iii) define the terms ‘delivered/delivery’ to improve the certainty and consistency of how the concept of is used throughout the plan provisions.</p> <p>Alternatively</p> <p>In the event that amendments cannot be drafted to provide a lawful (intra vires) trigger mechanism, then delete the deferred zoning provisions from the plan. A Schedule 1 plan change would then be required to change zoning.</p>
2915	25	Andrew and Susan Talley	17.14 Deferred Zones Rules	17.14.2.2(c) 17.4.2 All Deferred Zones	<p>Oppose.</p> <p>Amend Rule 17.14.2.2(c) as follows:</p> <p>(i) Amend clause ‘<i>operative date of the plan change that originally established the deferred zone</i>’ so that it cross references specific dates for each area in Schedule 17.14A and amend the schedule to include the relevant date for each area.</p> <p>(ii) Amend rule to provide certainty as to what ‘<i>delivery</i>’ means in the context of this rule.</p>
2915	26	Andrew and Susan Talley	17.14 Deferred Zones Rules	17.14.20 Principal Reasons for Rules	<p>Oppose in part.</p> <p>Amend the Principal Reasons 17.14.20 (relating to the process for making land subject to a deferred zone at paragraph 2) as follows:</p> <p><i>“Comprehensive planning including a full Schedule 1 (RMA) assessment and plan change process is undertaken, including an assessment of the necessary infrastructure, to rezone undeveloped land to a deferred zone and include it in the list of deferred land in schedule 17.14”.</i></p>

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2915	27	Andrew and Susan Talley	17.14 Deferred Zones Rules	17.14.20 Principal Reasons for Rules	Oppose in part. Amend the Principal Reasons 17.14.20 (relating to the process for rezoning land to its end use zone) to clarify that a Schedule 1 plan change process will be used to change a zone to the end use zone, once the infrastructure has been delivered and a 'deferred zone' is no longer required.
2915	28	Andrew and Susan Talley	17.14 Deferred Zones Rules	17.14.20 Principal Reasons for Rules	Oppose in part, but: Support Principal Reasons 17.14.20 explaining the 10 year sunset clause (at paragraph 3).
2915	29	Andrew and Susan Talley	17.14 Deferred Zones Rules	17.14.20 Principal Reasons for Rules	Oppose in part, but: Support Principal Reasons 17.14.20 for the exclusion of deferred zone locations in Motueka and Māpua from Schedule 17.14A (at paragraph 4).
2915	30	Andrew and Susan Talley	17.14 Deferred Zones Rules	17.14.20 Principal Reasons for Rules	Oppose in part. Amend the Principal Reasons 17.14.20 table (paragraph 6) to clarify its purpose and consider whether the information should be provided in an alternative format.
2915	31	Andrew and Susan Talley	17.14 Deferred Zones Rules	Schedule 17.14A Deferred Zone Locations	Oppose in part, but: Support deletion of existing table.
2915	32	Andrew and Susan Talley	17.14 Deferred Zones Rules	Schedule 17.14A Deferred Zone Locations	Oppose in part. Amend the titles of Columns I and J in Schedule 17.14A to clarify what information they are intended to provide.
2915	33	Andrew and Susan Talley	17.14 Deferred Zones Rules	Schedule 17.14A Deferred Zone Locations	Oppose in part. Amend Schedule 17.14A to include the date from which the sunset clause in 17.4.2.2 applies.

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2915	34	Andrew and Susan Talley	17.14 Deferred Zones Rules	Schedule 17.14A Deferred Zone Locations	Oppose. Amend Schedule 17.14A to delete references to constructing 'Strategies' (e.g. " <i>Waimea Wastewater Strategy</i> ") and instead list the infrastructure that is required to be delivered.
2915	35	Andrew and Susan Talley	17.14 Deferred Zones Rules	Schedule 17.14A Deferred Zone Location – RW5	Oppose. Amend the wording of Schedule 17.14A entry for RW5 (McShane Road) so that compliance with this provision is not at the discretion of a third party, i.e. NZTA.
2915	36	Andrew and Susan Talley	17.14 Deferred Zones Rules	Schedule 17.14A Deferred Zone Locations – Columns C and G Chapter 17.14 Deferred Zones	Oppose. Amend Schedule 17.14A, Columns C and G to clarify which provisions apply under each deferred scenario, including provisions in other sections of the plan that continue to apply.
2915	37	Andrew and Susan Talley	17.14 Deferred Zones Rules	Schedule 17.14A Deferred Zone Locations – Columns E and G	Oppose. Amend the title of Column E in Schedule 17.14A, to refer to Column G.