

Tasman Resource Management Plan - Change 22

Notified : Saturday, 26 February 2011

Summary of Decisions Requested In Change 22

In Topic Order

Summary of Decisions Requested In Change 22 Submissions

C22 GEN - Change 22

- **3151 BibbySmith, Fiona and Family**
C22.3151.3 Remedy: Council to purchase Dominion Road flats.

- **3694 Blair, Malcolm & Natalie**
C22.3694.2 Remedy: Rescind Environment Court decision.

C22.3694.3 Remedy: Retain submitters' property rights and compensate for any loss of value from Council decisions.

C22.3694.5 Remedy: Complete 600m of seawall to protect remaining properties on Stafford Drive that have little protection from the sea.

- **3696 Brown, Penny**
C22.3696.2 Remedy: Explain Harcourts resource consent in Toru St Residential Zone.

- **3701 Drewery, Graeme**
C22.3701.1 Remedy: Retain Plan Change 22.

- **3702 Friends of Mapua Wetland Inc.**
C22.3702.7 Remedy: Keep surplus land at Dominion Stream flats from development, and plant and link to Higgs Reserve.

Further Submissions : <u>Support</u>	FC22.3151.31	BibbySmith, Fiona and Family	FC22.3721.3	Nelson Cycle Tra Trust
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- **3034 Gallagher, Devin & Charmaine**
C22.3034.37 Remedy: Reassess section 32 options based on commitment to seawall, existing infrastructure, residences and businesses in Ruby Bay area.

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

- **3703 Gina Jessen Family Trust**
C22.3703.2 Remedy: Withdraw Environment Court Decision NZEnvC 47.

C22.3703.3 Remedy: Consult more and provide more explanation on Plan Change 22.

C22.3703.4 Remedy: Consider rates reduction and compensation for loss of property rights if Plan Change 22 proceeds.

Further Submissions : <u>Oppose</u>	FC22.3151.76	BibbySmith, Fiona and Family		
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- **3707 Jackson, Evellen**
C22.3707.2 Remedy: Reverse the Environment Court decision.

C22.3707.3 Remedy: Undertake independent scientific study.

C22.3707.5 Remedy: Consult more and provide more explanation on Plan Change 22.

C22.3707.6 Remedy: Consider rates reduction and compensation for loss of property rights if Plan Change 22 proceeds.

- **3708 Jackson, John**
C22.3708.3 Remedy: Revise Plan Change after considering alternative hazard mitigation and new easy-to-follow format for change.

C22.3708.4 Remedy: Consider rates reduction and compensation for loss of property rights if Plan Change 22 proceeds.

- **3712 Kelly, Tim & Lyn**
C22.3712.3 Remedy: Provide more analysis of hazard, risks and consequences before adding constraints to development in Mapua/Ruby Bay area.

- **3718 Mapua and District Cycle-Walkways Group**
C22.3718.7 Remedy: Keep surplus land at Dominion Stream flats for enhancement and cycle trail.

Further Submissions : <u>Support</u>	FC22.3151.91	BibbySmith, Fiona and Family	FC22.3721.11	Nelson Cycle Tra Trust
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- **2874 Mitchell, David & Judy**
C22.2874.6 Remedy: Keep surplus land at Dominion Stream flats, planting and linking to Higgs Reserve.

Summary of Decisions Requested In Change 22 Submissions

C22 GEN - Change 22

- **1056 NZ Fire Service Commission**
 C22.1056.1 Remedy: Provide assurance that upgraded and new reticulated water supply services meet SNZ 4509:2008.

- C22.1056.2 Remedy: Provide assurance that developments without reticulated water supply services still meet SNZ 4509:2008.

- **3729 Sampson, Russell & Pam**
 C22.3729.2 Remedy: Make policies apply to a larger section of coast.

- **3684 Tiakina te Taiao Ltd**
 C22.3684.4 Remedy: Recognition of the concept of tangata whenua rangitiratanga (chieftainship) and kaitiakitanga in Council decision making.

- C22.3684.6 Remedy: Restore habitat so tangata whenua customs and practices can occur.

- C22.3684.7 Remedy: Develop working relationships with the submitter and allow monitoring of significant sites.

2.2 - Defined Words

- **342 Adventurer Leisure Properties Ltd**
 C22.342.1 Remedy: Insert new definition of "coastal protection structure".

- **3034 Gallagher, Devin & Charmaine**
 C22.3034.4 Remedy: Retain definition of "building".

Further Submissions :	<u>Support</u>	FC22.3151.42	BibbySmith, Fiona and Family
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- **3736 Talley, P; Ryder, J; Fitchett, J**
 C22.3736.1 Remedy: Insert new definition of "coastal protection structure".

Further Submissions :	<u>Oppose</u>	FC22.3151.126	BibbySmith, Fiona and Family
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6.1.3.1 - Policy - Encouraging Development to incorporate Sustainable Urban Design

- **3721 Nelson Cycle Trail Trust**
 C22.3721.2 Remedy: Amend policy 6.1.3.1 (j) to refer to "cycling" and "regional connections".

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

- **3702 Friends of Mapua Wetland Inc.**
 C22.3702.8 Remedy: Reinstate issue 6.15.1.6, including need for access.

Further Submissions :	<u>Support</u>	FC22.3151.32	BibbySmith, Fiona and Family
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- **3718 Mapua and District Cycle-Walkways Group**
 C22.3718.10 Remedy: Reinstate issue 6.15.1.6, including need for access.

Further Submissions :	<u>Support</u>	FC22.3151.94	BibbySmith, Fiona and Family
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- **2874 Mitchell, David & Judy**
 C22.2874.9 Remedy: Reinstate issue 6.15.1.6, including need for access.

6.15.1.1 - Issue - Sustainable Management of Major Coastal Hazards

- **1445 Director-General of Conservation**
 C22.1445.6 Remedy: Retain issue statement 6.15.1.1.

Further Submissions :	<u>Support</u>	FC22.3151.10	BibbySmith, Fiona and Family
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- **3034 Gallagher, Devin & Charmaine**
 C22.3034.6 Remedy: Add to hazard issue that Council will take account of building and engineering techniques.

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

Summary of Decisions Requested In Change 22 Submissions

6.15.1.1 - Issue - Sustainable Management of Major Coastal Hazards

■ 3715 Le Petit, Gary and 95 others

C22.3715.1 Remedy: Change coastal hazard reference in issue 6.15.1.1 to "Coastal Protected Area".

Further Submissions :	<u>Oppose</u>	FC22.3151.78	BibbySmith, Fiona and Family
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■ 3718 Mapua and District Cycle-Walkways Group

C22.3718.11 Remedy: Rewrite 6.15.1.1 to give greater recognition to National Coastal Policy priorities and expand coastal hazard area to all Tasman District coastline as appropriate.

Further Submissions :	<u>Oppose</u>	FC22.3736.5	Talley, P; Ryder, J; Fitchett, J
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Further Submissions :	<u>Support</u>	FC22.3151.95	BibbySmith, Fiona and Family
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6.15.1.2 - Issue - Management of the Extent of Urban Development

■ 849 NZ Historic Places Trust

C22.849.1 Remedy: Retain issue 6.15.1.2 regarding heritage values.

6.15.1.4 - Issue - Provision of Ample Well-Connected Open Space

■ 3721 Nelson Cycle Trail Trust

C22.3721.3 Remedy: Amend issue 6.15.1.4 to refer to "cycle and walking connections".

Further Submissions :	<u>Support</u>	FC22.3151.113	BibbySmith, Fiona and Family
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6.15.1.8 - Issue - Alignment of Development with Long Term Plan

■ 342 Adventurer Leisure Properties Ltd

C22.342.2 Remedy: Amend issue statement so it relates to new urban development zonings rather than urban development generally.

6.15.1.9 - Issue - Integrated Management of Stormwater and Flood Prone Land

■ 3034 Gallagher, Devin & Charmaine

C22.3034.7 Remedy: Clarify that submitter's land is not "low-lying flood prone land for ponding" and the extent of such land generally.

Further Submissions :	<u>Oppose</u>	FC22.3151.45	BibbySmith, Fiona and Family
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■ 3672 Mapua Community Assn/Waimea Estuary Sub-Committee

C22.3672.2 Remedy: Keep Dominion Stream flats as a flood-ponding area and sediment filter for Waimea Estuary.

Further Submissions :	<u>Support</u>	FC22.3721.16	Nelson Cycle Trail Trust
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6.15.3 - Policies

■ 3702 Friends of Mapua Wetland Inc.

C22.3702.10 Remedy: Add a new policy to develop an attractive Mapua section of the regional cycle trail (wording supplied).

Further Submissions :	<u>Support</u>	FC22.3151.34	BibbySmith, Fiona and Family	FC22.3721.5	Nelson Cycle Tra Trust
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■ 3718 Mapua and District Cycle-Walkways Group

C22.3718.14 Remedy: Add a new policy to develop an attractive Mapua section of the regional cycle trail (wording supplied).

Further Submissions :	<u>Support</u>	FC22.3151.98	BibbySmith, Fiona and Family	FC22.3721.14	Nelson Cycle Tra Trust
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■ 2874 Mitchell, David & Judy

C22.2874.7 Remedy: Add policy to improve access to Mapua Beach between estuary entrance to Old Mill walkway.

C22.2874.11 Remedy: Add a new policy to develop an attractive Mapua section of the regional cycle trail (wording supplied).

Further Submissions :	<u>Support</u>	FC22.3721.18	Nelson Cycle Trail Trust
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Summary of Decisions Requested In Change 22 Submissions

6.15.3 - Policies

■ **3721 Nelson Cycle Trail Trust**

C22.3721.10 Remedy: Add a new policy to develop an attractive Mapua section of the regional cycle trail (wording supplied).

Further Submissions :	<u>Support</u>	FC22.3151.120	BibbySmith, Fiona and Family
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6.15.3.10 - Policy - Ensuring streets are Well-Connected

■ **3721 Nelson Cycle Trail Trust**

C22.3721.6 Remedy: Retain policy 6.15.3.10.

Further Submissions :	<u>Support</u>	FC22.3151.116	BibbySmith, Fiona and Family
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6.15.3.12 - Policy - Minimising Stormwater Run-off

■ **3034 Gallagher, Devin & Charmaine**

C22.3034.12 Remedy: Amend to acknowledge that low-impact design is not appropriate in some parts of Ruby Bay.

Further Submissions :	<u>Oppose</u>	FC22.3151.50	BibbySmith, Fiona and Family
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6.15.3.13 - Policy - Enabling a Range of Housing Types

■ **3000 Beere, Helen J A**

C22.3000.1 Remedy: Provide more information about methods for allowing a range of housing types.

6.15.3.14 - Policy - Developing and Maintaining Quality Public Spaces

■ **1445 Director-General of Conservation**

C22.1445.12 Remedy: Retain policy 6.15.3.14.

Further Submissions :	<u>Support</u>	FC22.3151.16	BibbySmith, Fiona and Family
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■ **3702 Friends of Mapua Wetland Inc.**

C22.3702.11 Remedy: Retain policy 6.15.3.14 on developing and maintaining enduring public spaces at Mapua.

Further Submissions :	<u>Support</u>	FC22.3151.35	BibbySmith, Fiona and Family
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■ **2870 Gilkison, Bruce J**

C22.2870.5 Remedy: Retain policy 6.15.3.14 on developing and maintaining high quality, enduring public spaces.

Further Submissions :	<u>Support</u>	FC22.3721.10	Nelson Cycle Trail Trust
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■ **3718 Mapua and District Cycle-Walkways Group**

C22.3718.16 Remedy: Retain policy 6.15.3.14 on developing and maintaining enduring public spaces at Mapua.

Further Submissions :	<u>Support</u>	FC22.3151.100	BibbySmith, Fiona and Family
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■ **3672 Mapua Community Assn/Waimea Estuary Sub-Committee**

C22.3672.1 Remedy: Add a clause for a buffer zone for minimising bird disturbance, allowing for restoration planting and sea level rise.

■ **2874 Mitchell, David & Judy**

C22.2874.12 Remedy: Retain policy 6.15.3.14 on developing and maintaining enduring public spaces at Mapua.

■ **3684 Tiakina te Taiao Ltd**

C22.3684.3 Remedy: Promote enhancement and restoration of habitats as part of urban development.

6.15.3.15 - Policy - Managing Land Disturbance

■ **342 Adventurer Leisure Properties Ltd**

C22.342.4 Remedy: Delete reference to "Mapua waterfront park site" in policy 6.15.3.15.

6.15.3.16 - Policy - Deferring Development Where Services Require Upgrading

■ **3151 BibbySmith, Fiona and Family**

C22.3151.6 Remedy: Ensure the entrance to Mapua from the coastal highway to Aranui Rd has trees and other greenery.

6.15.3.17 - Policy - Ensuring High Quality Visual Environment on Mapua Drive Route

Summary of Decisions Requested In Change 22 Submissions

6.15.3.17 - Policy - Ensuring High Quality Visual Environment on Mapua Drive Route

- **3702 Friends of Mapua Wetland Inc.**
C22.3702.12 Remedy: Support policy on gateway to Mapua but change "Ruby Bay Bypass" to "Te Mamaku Drive".

Further Submissions :	<u>Support</u>	FC22.3151.36	BibbySmith, Fiona and Family
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- **3718 Mapua and District Cycle-Walkways Group**
C22.3718.17 Remedy: Support policy on gateway to Mapua but change "Ruby Bay Bypass" to "Te Mamaku Drive".

Further Submissions :	<u>Support</u>	FC22.3151.101	BibbySmith, Fiona and Family
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- **2874 Mitchell, David & Judy**
C22.2874.13 Remedy: Retain policy on gateway but change "Ruby Bay Bypass" to "Te Mamaku Drive".

6.15.3.2 - Policy - Retaining a Transition between Urban and Rural Landscapes

- **3034 Gallagher, Devin & Charmaine**
C22.3034.8 Remedy: Delete policy 6.15.3.2 about accommodating growth on the hillslopes above the Bay.

Further Submissions :	<u>Oppose</u>	FC22.3151.46	BibbySmith, Fiona and Family
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- **3722 Ngaruroro Farm Ltd**
C22.3722.1 Remedy: Strictly control future development so there is no excess runoff onto lower lying land.
- **849 NZ Historic Places Trust**
C22.849.2 Remedy: Retain policy which aims to avoid loss of archaeological sites.

6.15.3.3 - Policy - Managing Cross-Boundary Effects of Buildings and Structures

- **3034 Gallagher, Devin & Charmaine**
C22.3034.9 Remedy: Retain policy 6.15.3.3 but add new method of implementation such as rezoning submitters' land.

Further Submissions :	<u>Oppose</u>	FC22.3151.47	BibbySmith, Fiona and Family
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6.15.3.4 - Policy - Maintaining Mapua Wharf and Historic Wharf Buildings

- **3721 Nelson Cycle Trail Trust**
C22.3721.4 Remedy: Amend policy 6.15.3.4 to: "... enhances public access to and along the foreshore".

Further Submissions :	<u>Support</u>	FC22.3151.114	BibbySmith, Fiona and Family
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- **849 NZ Historic Places Trust**
C22.849.3 Remedy: Retain rewording of policy to maintain Mapua wharf and historic wharf buildings.

6.15.3.6 - Policy - Avoiding Buildings on Hazardous Land

- **342 Adventurer Leisure Properties Ltd**
C22.342.3 Remedy: Delete reference to "channel entrance" in policy 6.15.3.6.
- **3034 Gallagher, Devin & Charmaine**
C22.3034.10 Remedy: Retain policy 6.15.3.6 but apply it only to the extent of former Coastal Hazard Area.

Further Submissions :	<u>Oppose</u>	FC22.3151.48	BibbySmith, Fiona and Family
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- **3736 Talley, P; Ryder, J; Fitchett, J**
C22.3736.2 Remedy: Delete policy 6.15.3.6 on new buildings in areas of risk.

Further Submissions :	<u>Oppose</u>	FC22.3151.127	BibbySmith, Fiona and Family
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- **3739 Waugh, J and Armstrong, A**
C22.3739.1 Remedy: Delete policy 6.15.3.6 on avoiding buildings on parts of the coast most at risk from erosion, slips and inundation.

6.15.3.7 - Policy - Identifying Coastal Hazard Area to Limit Development

- **1445 Director-General of Conservation**
C22.1445.7 Remedy: Retain issue statement 6.15.3.7.

Further Submissions :	<u>Support</u>	FC22.3151.11	BibbySmith, Fiona and Family
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Summary of Decisions Requested In Change 22 Submissions

6.15.3.7 - Policy - Identifying Coastal Hazard Area to Limit Development

■ 3034 Gallagher, Devin & Charmaine

C22.3034.11 Remedy: Provide a more differentiated coastal hazard area with rules reflecting different hazard levels.

Further Submissions : Oppose FC22.3151.49 BibbySmith, Fiona and Family

■ 3710 Jarvis, Martin D

C22.3710.2 Remedy: Delete policy 6.15.3.7 about identifying coastal hazard area.

■ 3715 Le Petit, Gary and 95 others

C22.3715.2 Remedy: Change coastal hazard area reference in Policy 6.15.3.7 to "Coastal Protected Area".

Further Submissions : Oppose FC22.3151.79 BibbySmith, Fiona and Family

■ 3718 Mapua and District Cycle-Walkways Group

C22.3718.12 Remedy: Change policy 6.15.3.7 so subdivision is prohibited and delete the reference to "development".

Further Submissions : Support FC22.3151.96 BibbySmith, Fiona and Family

■ 3736 Talley, P; Ryder, J; Fitchett, J

C22.3736.3 Remedy: Delete policy 6.15.3.7 on identifying a coastal hazard area where subdivision and development is limited.

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

6.15.3.8 - Policy - Creating a Connected Network of Open Spaces and Accessways

■ 1445 Director-General of Conservation

C22.1445.11 Remedy: Retain policy 6.15.3.8.

Further Submissions : Support FC22.3151.15 BibbySmith, Fiona and Family

■ 3702 Friends of Mapua Wetland Inc.

C22.3702.9 Remedy: Retain policy on highly connected open spaces and accessways.

Further Submissions : Support FC22.3151.33 BibbySmith, Fiona and Family FC22.3721.4 Nelson Cycle Trust

■ 3718 Mapua and District Cycle-Walkways Group

C22.3718.13 Remedy: Retain policy on highly connected open spaces and accessways.

Further Submissions : Support FC22.3151.97 BibbySmith, Fiona and Family FC22.3721.13 Nelson Cycle Trust

■ 2874 Mitchell, David & Judy

C22.2874.10 Remedy: Retain policy on highly connected open spaces and accessways.

Further Submissions : Support FC22.3721.17 Nelson Cycle Trail Trust

■ 3721 Nelson Cycle Trail Trust

C22.3721.5 Remedy: Amend policy 6.15.3.8 to: "...local and regional accessways".

Further Submissions : Support FC22.3151.115 BibbySmith, Fiona and Family

6.15.3.9 - Policy - Retaining a Natural Buffer

■ 1445 Director-General of Conservation

C22.1445.8 Remedy: Amend policy by adding a statement to enhance and restore vegetation by regulatory and non-regulatory means, including reserves acquisition.

Further Submissions : Support FC22.3151.12 BibbySmith, Fiona and Family

■ 3684 Tiakina te Taiao Ltd

C22.3684.1 Remedy: Maintain water quality in estuary and kaimoana beds with adequate buffers to prevent sedimentation.

6.15.20 - Methods of Implementation

■ 3034 Gallagher, Devin & Charmaine

C22.3034.14 Remedy: Add a new method that recognises hazard zoning with three bands of risk.

Further Submissions : Oppose FC22.3151.52 BibbySmith, Fiona and Family

Summary of Decisions Requested In Change 22 Submissions

6.15.20 - Methods of Implementation

- **2874 Mitchell, David & Judy**
C22.2874.8 Remedy: Add method for access to reserve strips along Mapua Beach.

6.15.20.1 - Method - Regulatory

- **3034 Gallagher, Devin & Charmaine**
C22.3034.13 Remedy: Retain former wording of method 6.15.20.1(b).

Further Submissions : <u>Oppose</u> FC22.3151.51 BibbySmith, Fiona and Family
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- **849 NZ Historic Places Trust**
C22.849.4 Remedy: Retain method (f) with qualification that Council consent is not always required.

6.15.20.1 (f) - Method - Regulatory

- **3684 Tiakina te Taiao Ltd**
C22.3684.2 Remedy: Protect traditional occupation areas and wahi tapu from the adverse effects of land use.

6.15.20.3 - Method - Works and Services

- **342 Adventurer Leisure Properties Ltd**
C22.342.5 Remedy: Delete reference to " waterfront park" or clarify not Leisure Park.
- **3721 Nelson Cycle Trail Trust**
C22.3721.1 Remedy: Add new methods including purchasing land at Dominion Stream flats and creating links to SH 60 underpasses.

Further Submissions : <u>Support</u> FC22.3151.111 BibbySmith, Fiona and Family
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- **3684 Tiakina te Taiao Ltd**
C22.3684.5 Remedy: Develop a management plan for the west side of the ex chemical hazard area.

6.15.30 - Principal Reasons and Explanation

- **3151 BibbySmith, Fiona and Family**
C22.3151.7 Remedy: Ensure Mapua seawall is only to reduce erosion and is not altered to stop inundation.
- **3694 Blair, Malcolm & Natalie**
C22.3694.4 Remedy: Provide figures for sea level rise at Ruby Bay.
- **1445 Director-General of Conservation**
C22.1445.9 Remedy: Retain reasons including background on past and future erosion and hazards.

Further Submissions : <u>Support</u> FC22.3151.13 BibbySmith, Fiona and Family

- **3034 Gallagher, Devin & Charmaine**
C22.3034.15 Remedy: Delete paragraph about historic erosion and add quote from Tonkin and Taylor report 2002 (wording supplied).

Further Submissions : <u>Oppose</u> FC22.3151.53 BibbySmith, Fiona and Family
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- **1223 Garnett, Colin J & Hulse, Carol**
C22.1223.2 Remedy: Delete reference to Iwa Street.
OR
Use a building restriction on all areas subject to seawater inundation.
C22.1223.6 Remedy: Remove all limitations to areas claimed to be subject to inundation.
- **3710 Jarvis, Martin D**
C22.3710.3 Remedy: Remove reference to enlarged Coastal Hazard Area in 6.15.30.
- **3715 Le Petit, Gary and 95 others**
C22.3715.3 Remedy: Focus on achieving a more consistently engineered approach to protect the coastline and property.

Further Submissions : <u>Oppose</u> FC22.3151.80 BibbySmith, Fiona and Family
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- **3718 Mapua and District Cycle-Walkways Group**
C22.3718.18 Remedy: Retain simplified statement about parking being provided in association with new walkways.

Further Submissions : <u>Support</u> FC22.3151.102 BibbySmith, Fiona and Family
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6.15.30 - Principal Reasons and Explanation

- 849 NZ Historic Places Trust
C22.849.5 Remedy: Retain the reasons and explanation for Mapua policies.
- 3726 Rhodes, Charles R
C22.3726.2 Remedy: Delete reference to Tahi St as susceptible to sea level rise effects.

13.1.3 - Policies

- 3722 Ngaruroro Farm Ltd
C22.3722.2 Remedy: Use replenishment option to manage coastal hazards.

13.1.3.2 - Policy - Assessing the Need for Coastal Protection Works

- 342 Adventurer Leisure Properties Ltd
C22.342.6 Remedy: Amend policy 13.1.3.2 so it relates to new development only or delete it and rely on policy 13.1.3.7.
- 3034 Gallagher, Devin & Charmaine
C22.3034.16 Remedy: Amend to acknowledge that development is appropriate where coastal protection works already exist.

Further Submissions :	<u>Oppose</u>	FC22.3151.54	BibbySmith, Fiona and Family
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- 3718 Mapua and District Cycle-Walkways Group
C22.3718.19 Remedy: Strengthen policy 13.1.3.2 so it does not refer to the need for further assessment (wording supplied).

Further Submissions :	<u>Support</u>	FC22.3151.103	BibbySmith, Fiona and Family
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- 2874 Mitchell, David & Judy
C22.2874.16 Remedy: Strengthen policy 13.1.3.2 so it does not refer to the need for further assessment (wording supplied).

13.1.3.4A - Policy - Avoiding New Habitable Buildings in the Residential Closed Zone

- 3034 Gallagher, Devin & Charmaine
C22.3034.17 Remedy: Delete Policy 13.1.3.4A.

Further Submissions :	<u>Oppose</u>	FC22.3151.55	BibbySmith, Fiona and Family
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- 3715 Le Petit, Gary and 95 others
C22.3715.4 Remedy: Allow residents in the Residential Closed Zone at Ruby Bay to renovate, develop and subdivide their land.

Further Submissions :	<u>Oppose</u>	FC22.3151.81	BibbySmith, Fiona and Family
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13.1.3.4B - Policy - Limiting the Reconstruction or Replacement of Existing Habitable Buildings

- 3034 Gallagher, Devin & Charmaine
C22.3034.18 Remedy: Delete Policy 13.1.3.4B.

Further Submissions :	<u>Oppose</u>	FC22.3151.56	BibbySmith, Fiona and Family
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- 3715 Le Petit, Gary and 95 others
C22.3715.5 Remedy: Allow residents in the Residential Closed Zone at Ruby Bay to renovate, develop and subdivide their land.

Further Submissions :	<u>Oppose</u>	FC22.3151.82	BibbySmith, Fiona and Family
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13.1.3.4C - Policy - Limiting Further Subdivision and Habitable Buildings

- 3034 Gallagher, Devin & Charmaine
C22.3034.19 Remedy: Delete Policy 13.1.3.4C.

Further Submissions :	<u>Oppose</u>	FC22.3151.57	BibbySmith, Fiona and Family
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- 3715 Le Petit, Gary and 95 others
C22.3715.6 Remedy: Allow residents in the Residential Closed Zone at Ruby Bay to renovate, develop and subdivide their land.

Further Submissions :	<u>Oppose</u>	FC22.3151.83	BibbySmith, Fiona and Family
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13.1.3.4C - Policy - Limiting Further Subdivision and Habitable Buildings

■ **3718 Mapua and District Cycle-Walkways Group**

C22.3718.20 Remedy: Retain policy 13.1.3.4C subject to changing "limit" to "prohibit" further subdivision.

Further Submissions :	<u>Support</u>	FC22.3151.104	BibbySmith, Fiona and Family
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■ **2874 Mitchell, David & Judy**

C22.2874.17 Remedy: Retain policy 13.1.3.4C subject to changing "limit" to "prohibit" regarding further subdivision.

■ **3736 Talley, P; Ryder, J; Fitchett, J**

C22.3736.4 Remedy: Delete policy 13.1.3.4C on limiting subdivision and buildings on the Mapua Ruby Bay coastal plain.

Further Submissions :	<u>Oppose</u>	FC22.3151.129	BibbySmith, Fiona and Family
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■ **3739 Waugh, J and Armstrong, A**

C22.3739.2 Remedy: Delete policy 13.1.3.4C on limiting subdivision and habitable buildings on the coastal plain from Ruby Bay to Mapua.

13.1.20.1 - Regulatory

■ **3718 Mapua and District Cycle-Walkways Group**

C22.3718.21 Remedy: Clarify that rules prevent certain specified activities.

Further Submissions :	<u>Support</u>	FC22.3151.105	BibbySmith, Fiona and Family
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■ **2874 Mitchell, David & Judy**

C22.2874.18 Remedy: Clarify that rules prevent certain specified activities.

13.1.30 - Principal Reasons and Explanation

■ **1445 Director-General of Conservation**

C22.1445.10 Remedy: Retain reasons in 13.1.30.

Further Submissions :	<u>Support</u>	FC22.3151.14	BibbySmith, Fiona and Family
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■ **3034 Gallagher, Devin & Charmaine**

C22.3034.5 Remedy: Amend to recognise Council's long term commitment to protect Ruby Bay from coastal hazards.

Further Submissions :	<u>Oppose</u>	FC22.3151.43	BibbySmith, Fiona and Family
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Further Submissions :	<u>Support</u>	FC22.342.3	Adventurer Leisure Properties Ltd	FC22.3736.3	Talley, P; Ryder, Fitchett, J
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C22.3034.20 Remedy: Delete explanation after paragraph 5 about new policy for buildings at Ruby Bay.

Further Submissions :	<u>Oppose</u>	FC22.3151.58	BibbySmith, Fiona and Family
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■ **3710 Jarvis, Martin D**

C22.3710.8 Remedy: Remove reference to prohibition on redeveloping dwellings further seaward.

16.3 - Subdivision

■ **3720 Mt Hope Holdings Ltd**

C22.3720.3 Remedy: Delete all references to Urban Design Guide applying at Mapua Development Area.

16.3.3.1 (rr) - Controlled Subdivision (Residential Zone)

■ **3702 Friends of Mapua Wetland Inc.**

C22.3702.6 Remedy: Retain amenity planting measures at Mapua Drive including at State Highway 60 intersection.

Further Submissions :	<u>Support</u>	FC22.3151.30	BibbySmith, Fiona and Family
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■ **3718 Mapua and District Cycle-Walkways Group**

C22.3718.6 Remedy: Retain amenity planting measures at Mapua Drive, including at State Highway 60 intersection.

Further Submissions :	<u>Support</u>	FC22.3151.90	BibbySmith, Fiona and Family
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■ **2874 Mitchell, David & Judy**

C22.2874.5 Remedy: Retain amenity planting measures at Mapua Drive and at State Highway/Mapua Drive intersection.

Summary of Decisions Requested In Change 22 Submissions

16.3.3.3 - Discretionary Subdivision (Residential Zone)

- **3034 Gallagher, Devin & Charmaine**
C22.3034.21 Remedy: Provide criteria in condition (c) to enable development in Residential zones in Mapua that are not within the Mapua Development Area or Special Development Area.

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

- **3034 Gallagher, Devin & Charmaine**
C22.3034.22 Remedy: Replace non-complying status for subdivision in Mapua Development and Special Development Area with discretionary status.

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

- **3689 Atkins, Sue**
C22.3689.2 Remedy: Allow rather than prohibit subdivision at Tahi and Iwa Streets.
 - **3692 Bannister, Frederick & Annamarie**
C22.3692.2 Remedy: Remove prohibited subdivision rule for Iwa and Tahi Streets.
 - **3034 Gallagher, Devin & Charmaine**
C22.3034.23 Remedy: Delete reference to Ruby Bay and Tahi and Iwa Streets in prohibited subdivision rule.
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| Further Submissions : <u>Oppose</u> FC22.3151.61 BibbySmith, Fiona and Family |
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- **1223 Garnett, Colin J & Hulse, Carol**
C22.1223.3 Remedy: Delete reference to Iwa Street in prohibited activity subdivision rule.
 - **3726 Rhodes, Charles R**
C22.3726.3 Remedy: Delete reference to Tahi St as prohibited subdivision (Residential Closed Zone).
 - **3728 Robinson, Tim & Jill**
C22.3728.2 Remedy: Delete prohibited subdivision rule 16.3.3.6.
 - **3739 Waugh, J and Armstrong, A**
C22.3739.3 Remedy: Delete the prohibited subdivision Residential Closed Zone rule 16.3.3.6 from Tahi Street and Iwa Street.

16.3.4.1 (p) - Controlled Subdivision (Business and Industrial Zones)

- **3695 Brown, Jim & Panes, Julie**
C22.3695.1 Remedy: Provide amenity planting at least 2.5 metres wide in the proposed 5 metres wide Seaton Valley stream reserve rather than within the setback.
OR
Reduce reserve to 2 metres and increase planting to 3 metres.

16.3.5.1 - Controlled Subdivision (Rural 1 Zone)

- **3034 Gallagher, Devin & Charmaine**
C22.3034.24 Remedy: Replace the 3.5 ha minimum lot size trigger with smaller different values for three coastal hazard subzones.

Further Submissions : <u>Oppose</u> FC22.3151.62 BibbySmith, Fiona and Family
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- C22.3034.25 Remedy: Retain condition (m) limiting filling, but replace 4.6m contour with 4.25m or other justifiable contour.

Further Submissions : <u>Oppose</u> FC22.3151.63 BibbySmith, Fiona and Family
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- **2870 Gilkison, Bruce J**
C22.2870.7 Remedy: Delete the provision in condition (b) that reduces the minimum lot size to 3.5 ha in a hazard zone.
- **3718 Mapua and District Cycle-Walkways Group**
C22.3718.22 Remedy: Retain 12 ha as minimum lot size.

Further Submissions : <u>Support</u> FC22.3151.106 BibbySmith, Fiona and Family
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- **2874 Mitchell, David & Judy**
C22.2874.19 Remedy: Retain 12 ha as minimum lot size.

Summary of Decisions Requested In Change 22 Submissions

16.3.5.1 - Controlled Subdivision (Rural 1 Zone)

- 3736 Talley, P; Ryder, J; Fitchett, J
C22.3736.5 *Remedy:* Delete reference to Rural 1 Coastal Zone.

Further Submissions :	<u>Oppose</u>	FC22.3151.130	BibbySmith, Fiona and Family
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- C22.3736.6 *Remedy:* Delete new 3.5ha provision in condition (b) for Rural 1 Coastal Zone subdivision.

Further Submissions :	<u>Oppose</u>	FC22.3151.131	BibbySmith, Fiona and Family
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16.3.5.1 (m) - Controlled Subdivision (Rural 1 Zone)

- 3722 Ngaruroro Farm Ltd
C22.3722.3 *Remedy:* Allow land in the Coastal Hazard Area at Mapua Ruby Bay to be filled for a building platform.
- 3736 Talley, P; Ryder, J; Fitchett, J
C22.3736.7 *Remedy:* Delete new condition limiting filling in the Rural 1 Coastal Zone.

Further Submissions :	<u>Oppose</u>	FC22.3151.132	BibbySmith, Fiona and Family
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16.3.5.3 - Discretionary Subdivision (Rural 1 Closed Zone and Rural 1 Coastal Zone)

- 3034 Gallagher, Devin & Charmaine
C22.3034.27 *Remedy:* Remove Rural 1 Coastal Zone subdivision from rule 16.3.5.3 to rule 16.3.5.2 so subdivision below 3.5 ha is discretionary.

Further Submissions :	<u>Oppose</u>	FC22.3151.65	BibbySmith, Fiona and Family
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- 3710 Jarvis, Martin D
C22.3710.6 *Remedy:* Delete reference to Rural 1 Coastal Zone in rule 16.3.5.3.

- 3718 Mapua and District Cycle-Walkways Group
C22.3718.23 *Remedy:* Delete rule 16.3.5.3 for discretionary subdivision in Rural 1 Coastal Zone if it means non-notified applications.

Further Submissions :	<u>Support</u>	FC22.3151.107	BibbySmith, Fiona and Family
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- 2874 Mitchell, David & Judy
C22.2874.20 *Remedy:* Delete rule 16.3.5.3 for discretionary subdivision in Rural 1 Coastal Zone if it means non-notified applications.

- 3736 Talley, P; Ryder, J; Fitchett, J
C22.3736.8 *Remedy:* Delete the discretionary subdivision rule for boundary adjustments in the Rural 1 Coastal Zone.

Further Submissions :	<u>Oppose</u>	FC22.3151.133	BibbySmith, Fiona and Family
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16.3.5.4 - Prohibited Subdivision (Rural 1 Closed Zone)

- 3034 Gallagher, Devin & Charmaine
C22.3034.28 *Remedy:* Delete Rural 1 Coastal Zone from prohibited activity rule 16.3.5.4.

Further Submissions :	<u>Oppose</u>	FC22.3151.66	BibbySmith, Fiona and Family
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- 3710 Jarvis, Martin D
C22.3710.7 *Remedy:* Delete reference to Rural 1 Coastal Zone in prohibited activity rule 16.3.5.4.

- 3736 Talley, P; Ryder, J; Fitchett, J
C22.3736.9 *Remedy:* Delete the prohibited subdivision rule in the Rural 1 Closed and Rural 1 Coastal Zone.

Further Submissions :	<u>Oppose</u>	FC22.3151.134	BibbySmith, Fiona and Family
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16.3.8.1 Fig. 16.3C - Controlled Subdivision (Rural Residential Zone)

- 3691 Ball, Derek & Gaylyn
C22.3691.2 *Remedy:* Amend minimum lot size for Korepo Rd Rural Residential Zone to 4000m².
- 3701 Drewery, Graeme
C22.3701.2 *Remedy:* Reduce the minimum lot size for Mapua Rural Residential Zone from 2 ha to 5000m².

16.3.20 - Principal Reasons for Rules

Summary of Decisions Requested In Change 22 Submissions

16.3.20 - Principal Reasons for Rules

■ **3721 Nelson Cycle Trail Trust**

C22.3721.7 Remedy: In section headed 'Mapua Development Area' refer to "Rural 3 community and the wider region".

Further Submissions :	<u>Support</u>	FC22.3151.117	BibbySmith, Fiona and Family
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C22.3721.8 Remedy: Retain new paragraph in 'Pedestrian and Cycle Linkages' section.

Further Submissions :	<u>Support</u>	FC22.3151.118	BibbySmith, Fiona and Family
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Sch. 16.3C - Services Required on Subdivision in Certain Zones

■ **2799 Tasman District Council**

C22.2799.1 Remedy: Add "Mapua Development Area" after the words "Richmond East Development Area" wherever they occur.

Sch. 16.13A - Heritage Buildings and Structures

■ **849 NZ Historic Places Trust**

C22.849.6 Remedy: Retain Wells Packing Shed.

C22.849.7 Remedy: Consider listing apple store building on Mapua wharf.

■ **2799 Tasman District Council**

C22.2799.4 Remedy: Remove heritage building H25.

17.1.2.6 - Discretionary Activities (Land Use)

■ **3737 Toru Street Residents Group**

C22.3737.1 Remedy: Amend Residential Zone rule so that commercial use exemptions become non complying rather than discretionary activities.
OR
Delete Residential Zone rule.

C22.3737.2 Remedy: Notify affected residents of all discretionary activity applications in the Residential Zone.

17.1.3.1 - Permitted Activities (Building Construction or Alteration)

■ **911 Freilich, D & A**

C22.911.4 Remedy: Add exemption in Residential Zone condition (v) to 25 metre setback where adjoining land is Rural Deferred Residential.

■ **3034 Gallagher, Devin & Charmaine**

C22.3034.26 Remedy: Increase height limit in condition (q)(i) to 7.5m in Mapua Special Development Area.

Further Submissions :	<u>Oppose</u>	FC22.3151.64	BibbySmith, Fiona and Family
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17.1.3.2 - Controlled Activities (Building Construction)

■ **3689 Atkins, Sue**

C22.3689.3 Remedy: Reinstate the right to build a second dwelling as a controlled activity in the Residential Closed Zone at Mapua.

■ **3723 Ralfe, J & Pritchard, D**

C22.3723.2 Remedy: Retain restrictions on second dwellings to mitigate sea level concerns.

17.1.3.2 (d) - Controlled Activities (Building Construction)

■ **3728 Robinson, Tim & Jill**

C22.3728.3 Remedy: Allow second dwelling as a controlled activity.

17.1.3.4 - Restricted Discretionary Activities (Building Construction or Alteration)

■ **3692 Bannister, Frederick & Annamarie**

C22.3692.4 Remedy: Do not apply restricted discretionary building rule 17.1.3.4 to submitter's land.

■ **3034 Gallagher, Devin & Charmaine**

C22.3034.29 Remedy: Provide for building construction or alteration as a restricted discretionary activity at Ruby Bay Residential or Residential Closed Zone.

Further Submissions :	<u>Oppose</u>	FC22.3151.67	BibbySmith, Fiona and Family
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Summary of Decisions Requested In Change 22 Submissions

17.1.20 - Principal Reasons for Rules

- **3034 Gallagher, Devin & Charmaine**
C22.3034.30 Remedy: Delete reason for not permitting second dwellings at Ruby Bay and parts of Tahī and Iwa Streets.

Further Submissions : <u>Oppose</u>	FC22.3151.68	BibbySmith, Fiona and Family
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- **1223 Garnett, Colin J & Hulse, Carol**
C22.1223.4 Remedy: Delete reference to Iwa Street not allowing second dwellings.
C22.1223.5 Remedy: Be consistent how Iwa Street is described in respect to coastal hazard.

17.2.4.1 (b)(iii) - Permitted Activities (Building Construction or Alteration)

- **342 Adventurer Leisure Properties Ltd**
C22.342.7 Remedy: Retain maximum coverage of 60% for Tourist Services Zone at Mapua.

17.2.20 - Principal Reasons for Rules

- **342 Adventurer Leisure Properties Ltd**
C22.342.8 Remedy: Delete words "high building coverage is inappropriate in this vulnerable environment".

17.5.1 - Scope of Section

- **3710 Jarvis, Martin D**
C22.3710.5 Remedy: Delete reference to Rural 1 Coastal Zone in rule 17.5.1.

17.8.3.1 (f) - Permitted Activities (Building Construction or Alteration)

- **3691 Ball, Derek & Gaylyn**
C22.3691.3 Remedy: Limit heights of buildings on high points to single storey.

18.5.2.1 - Permitted Activities (Land Disturbance)

- **342 Adventurer Leisure Properties Ltd**
C22.342.9 Remedy: Amend 18.5.2.1(p)(i) to NOT exclude from permitted activities filling below the 4.6m contour in Tourist Services Zone at Mapua.

- **3702 Friends of Mapua Wetland Inc.**
C22.3702.14 Remedy: Extend the land filling condition (p) to apply in the Aranui Basin.

Further Submissions : <u>Support</u>	FC22.3151.38	BibbySmith, Fiona and Family
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- **3034 Gallagher, Devin & Charmaine**
C22.3034.31 Remedy: Delete provisions (p)(i) and (ii) so filling is a permitted activity in specified zones at Mapua and Ruby Bay.

Further Submissions : <u>Oppose</u>	FC22.3151.69	BibbySmith, Fiona and Family
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- **1223 Garnett, Colin J & Hulse, Carol**
C22.1223.7 Remedy: Delete permitted activity reference in condition (p) to no filling activity in part of Iwa Street.
- **3710 Jarvis, Martin D**
C22.3710.9 Remedy: Delete provision in condition (p) that recontouring at 44 Stafford Drive is not a permitted activity.
- **2874 Mitchell, David & Judy**
C22.2874.21 Remedy: Extend the land filling condition (p) to apply to low-lying land in Aranui Basin.

18.5.2.1 (p) - Permitted Activities (Land Disturbance)

- **3689 Atkins, Sue**
C22.3689.4 Remedy: Allow filling below the 4.6m contour.

Further Submissions : <u>Support</u>	FC22.3721.1	Nelson Cycle Trail Trust
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- **3692 Bannister, Frederick & Annamarie**
C22.3692.3 Remedy: Allow landowners in Iwa and Tahī Streets to do filling as a permitted activity and limit the Council raising the height of the remediated site.

Summary of Decisions Requested In Change 22 Submissions

18.5.2.1 (p) - Permitted Activities (Land Disturbance)

■ **3718 Mapua and District Cycle-Walkways Group**

C22.3718.24 Remedy: Prohibit further land filling below 4.6m contour in Rural 1 Closed Zone, Rural 1 Coastal Zone and Tourist Services Zone in Mapua and make applications in hazard zone notifiable.

Further Submissions :	<u>Oppose</u>	FC22.3721.15	Nelson Cycle Trail Trust
Further Submissions :	<u>Support</u>	FC22.3151.108	BibbySmith, Fiona and Family

■ **3721 Nelson Cycle Trail Trust**

C22.3721.9 Remedy: Allow filling below the 4.5m contour for cycleways and walkways as an exception.

Further Submissions :	<u>Support</u>	FC22.3151.119	BibbySmith, Fiona and Family
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■ **3728 Robinson, Tim & Jill**

C22.3728.4 Remedy: Allow filling below the 4.6m contour as a permitted activity.

Further Submissions :	<u>Support</u>	FC22.3721.20	Nelson Cycle Trail Trust
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■ **3731 Schroder, Ben**

C22.3731.2 Remedy: Allow filling below the 4.6m in Rural 1 Closed Zone as a permitted activity.

Further Submissions :	<u>Support</u>	FC22.3243.3	Johns, Richard	FC22.3721.21	Nelson Cycle Tra Trust
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18.5.2.3 - Controlled Activities (Recontouring of Land)

■ **342 Adventurer Leisure Properties Ltd**

C22.342.10 Remedy: Delete controlled activity condition (b) excluding filling within 200m of the coastal marine area in various zones, including Tourist Services Zone at Mapua/Ruby Bay.

■ **3034 Gallagher, Devin & Charmaine**

C22.3034.32 Remedy: Allow recontouring in condition (b) to provide building platforms as a controlled activity in Residential Closed Zones at Ruby Bay and Iwa Street and in Rural 1 Coastal Zone.

Further Submissions :	<u>Oppose</u>	FC22.3151.70	BibbySmith, Fiona and Family
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■ **1223 Garnett, Colin J & Hulse, Carol**

C22.1223.8 Remedy: Delete controlled activity reference in condition (b) to no recontouring in Iwa Street Residential Closed Zone.

■ **3722 Ngaruroro Farm Ltd**

C22.3722.4 Remedy: Allow recontouring as a permitted activity in Rural 1 Coastal Zone.

18.5.2.3 (b) - Controlled Activities (Recontouring of Land)

■ **3689 Atkins, Sue**

C22.3689.5 Remedy: Allow recontouring of land in condition (b) at Iwa Street.

■ **3728 Robinson, Tim & Jill**

C22.3728.5 Remedy: Allow filling below the 4.6m contour in condition (b) as a permitted activity.

18.9.2 - Building Construction of Alteration

■ **2875 Tansley, Mrs Wilma**

C22.2875.2 Remedy: Apply equitable building rules to all, including Leisure Park and Warren Place industrial estate.

C22.2875.2 Remedy: Apply equitable building rules to all, including Leisure Park and Warren Place industrial estate.

18.9.2.1 - Permitted Activities (Building Construction or Alteration)

■ **342 Adventurer Leisure Properties Ltd**

C22.342.11 Remedy: Retain existing permitted activity condition (b).

C22.342.12 Remedy: Retain existing permitted activity condition (c).

■ **3034 Gallagher, Devin & Charmaine**

C22.3034.33 Remedy: Alter rule 18.9.2.1 so relocatable structures, whether habitable or not, are a permitted activity.

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

Summary of Decisions Requested In Change 22 Submissions

18.9.2.1 - Permitted Activities (Building Construction or Alteration)

- **3719 March, Judith**
C22.3719.1 Remedy: Make coastal hazard area building rule 18.9.2.1(d) less restrictive.
- **3722 Ngaruroro Farm Ltd**
C22.3722.5 Remedy: Allow all relocatable structures whether habitable or not.
- **2875 Tansley, Mrs Wilma**
C22.2875.1 Remedy: Allow extra building on unbuilt sections at Ruby Bay.
C22.2875.1 Remedy: Allow extra building on unbuilt sections at Ruby Bay.

18.9.2.1 (b) - Permitted Activities (Building Construction or Alteration)

- **3736 Talley, P; Ryder, J; Fitchett, J**
C22.3736.10 Remedy: Retain former provision that buildings are set back a minimum of 25 metres inland of former Coastal Hazard Area.

Further Submissions :	<u>Oppose</u>	FC22.3151.135	BibbySmith, Fiona and Family
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18.9.2.1 (c) - Permitted Activities (Building Construction or Alteration)

- **3736 Talley, P; Ryder, J; Fitchett, J**
C22.3736.11 Remedy: Retain former provision that no additions are made to existing buildings between mean high water springs and 25 metres inland of the Coastal Hazard Area.

Further Submissions :	<u>Oppose</u>	FC22.3151.136	BibbySmith, Fiona and Family
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18.9.2.1 (d) - Permitted Activities (Building Construction or Alteration)

- **342 Adventurer Leisure Properties Ltd**
C22.342.13 Remedy: Retain existing permitted activity condition (d) or amend to take account of enabled Tourist Service Zone activities.
- **3736 Talley, P; Ryder, J; Fitchett, J**
C22.3736.12 Remedy: Delete permitted activity condition that a building is relocatable and not habitable.

Further Submissions :	<u>Oppose</u>	FC22.3151.137	BibbySmith, Fiona and Family
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18.9.2.2 - Restricted Discretionary Activities (Building Construction or Alteration)

- **342 Adventurer Leisure Properties Ltd**
C22.342.14 Remedy: Delete condition (a) requiring "relocatable and not a dwelling (unless there is no other dwelling)".
C22.342.15 Remedy: Amend matter (1) to focus on coastal hazard issues.
C22.342.16 Remedy: Amend matter (1B) so directed at natural hazard effects.
- **3034 Gallagher, Devin & Charmaine**
C22.3034.34 Remedy: Allow relocatable dwellings as a permitted activity.

Further Submissions :	<u>Oppose</u>	FC22.3151.72	BibbySmith, Fiona and Family
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C22.3034.35 Remedy: Retain existing matter (1): "The risk of coastal erosion and flooding" and renumber new matter (1) as (1A).

Further Submissions :	<u>Oppose</u>	FC22.3151.73	BibbySmith, Fiona and Family
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- **3722 Ngaruroro Farm Ltd**
C22.3722.6 Remedy: Allow a relocatable dwelling as a permitted activity.
- **3736 Talley, P; Ryder, J; Fitchett, J**
C22.3736.14 Remedy: Amend matter (1) to focus on coastal hazard issues.

Further Submissions :	<u>Oppose</u>	FC22.3151.139	BibbySmith, Fiona and Family
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C22.3736.15 Remedy: Amend matter (1B) so directed at natural hazard effects.

Further Submissions :	<u>Oppose</u>	FC22.3151.140	BibbySmith, Fiona and Family
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18.9.2.2 (a) - Restricted Discretionary Activities (Building Construction or Alteration)

Summary of Decisions Requested In Change 22 Submissions

18.9.2.2 (a) - Restricted Discretionary Activities (Building Construction or Alteration)

- **3736 Talley, P; Ryder, J; Fitchett, J**
C22.3736.13 Remedy: Delete the discretionary activity condition (a).

Further Submissions : <u>Oppose</u>	FC22.3151.138	BibbySmith, Fiona and Family
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18.9.2.3 - Restricted Discretionary Activities (Other)

- **342 Adventurer Leisure Properties Ltd**
C22.342.17 Remedy: Amend provision (b) about activities altering the shape of natural landform so it reads more clearly.

- **3718 Mapua and District Cycle-Walkways Group**
C22.3718.25 Remedy: Have a more stringent rule than restricted discretionary for coastal protection structures.

Further Submissions : <u>Support</u>	FC22.3151.109	BibbySmith, Fiona and Family
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- C22.3718.26 Remedy: Add more matters to be considered in resource consents for coastal protection structures (list supplied).

Further Submissions : <u>Support</u>	FC22.3151.110	BibbySmith, Fiona and Family
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- **3736 Talley, P; Ryder, J; Fitchett, J**
C22.3736.16 Remedy: Amend provision (b) about activities altering the shape of natural landform so it reads more clearly.

Further Submissions : <u>Oppose</u>	FC22.3151.141	BibbySmith, Fiona and Family
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18.9.2.4 - Non-Complying Activities

- **3034 Gallagher, Devin & Charmaine**
C22.3034.36 Remedy: Delete rule 18.9.2.4 and allow building alterations as a controlled activity.

Further Submissions : <u>Oppose</u>	FC22.3151.74	BibbySmith, Fiona and Family
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- **3722 Ngaruroro Farm Ltd**
C22.3722.7 Remedy: Delete rule 18.9.2.4 and allow building activity as a controlled activity.

Part II, App. 2 - Urban Design Guide

- **3000 Beere, Helen J A**
C22.3000.2 Remedy: Add a directive to have smaller houses with less land and multiple dwellings on sections.
C22.3000.3 Remedy: Avoid proliferation of lifestyle blocks on productive land.
C22.3000.4 Remedy: Retain open space for local employment and for amenity.

AM 54 - Mapua/Ruby Bay Environs

- **342 Adventurer Leisure Properties Ltd**
C22.342.20 Remedy: Delete indicative reserve/strip from Tourist Services Zone, Mapua.

Further Submissions : <u>Oppose</u>	FC22.3151.1	BibbySmith, Fiona and Family
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- C22.342.22 Remedy: Delete Coastal Hazard Area from Tourist Services Zone, Mapua.

Further Submissions : <u>Oppose</u>	FC22.3151.3	BibbySmith, Fiona and Family
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- **3693 Barlow, Kathryn & Martyn**
C22.3693.1 Remedy: Remove northern indicative walkway/cycleway from Dawson Rd to Seaton Valley Rd.
C22.3693.2 Remedy: Complete and maintain existing walkways between Seaton Valley Rd and Dominion Rd.

- **3151 BibbySmith, Fiona and Family**
C22.3151.1 Remedy: Retain indicative walkways at lower end of Dawson Rd to Seaton Valley Rd.
C22.3151.2 Remedy: Provide for national cycleway in the future development of Mapua.

Further Submissions : <u>Support</u>	FC22.3721.2	Nelson Cycle Trail Trust
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Summary of Decisions Requested In Change 22 Submissions

AM 54 - Mapua/Ruby Bay Environs

■ **3698 Dawson Road Residents Group**

C22.3698.1 Remedy: Remove northern indicative walkway/cycleway from Dawson Rd to Seaton Valley Rd.

Further Submissions : <u>Oppose</u>	FC22.3151.20	BibbySmith, Fiona and Family	FC22.3105.1	Fon, Anglea, Ari, Analese & Marco
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C22.3698.2 Remedy: Complete and maintain existing walkways between Seaton Valley Rd and Dominion Rd.

Further Submissions : <u>Oppose</u>	FC22.3151.21	BibbySmith, Fiona and Family		
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■ **1445 Director-General of Conservation**

C22.1445.2 Remedy: Retain addition to Coastal Hazard Area.

Further Submissions : <u>Support</u>	FC22.3151.6	BibbySmith, Fiona and Family		
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C22.1445.4 Remedy: Amend the Coastal Environment Area to include the whole of the Coastal Hazard Area.

Further Submissions : <u>Support</u>	FC22.3151.8	BibbySmith, Fiona and Family		
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C22.1445.14 Remedy: Retain indicative reserve/strips, but include reference to esplanade provision of at least 20 metres width within the Mapua Development Area.

Further Submissions : <u>Support</u>	FC22.3151.18	BibbySmith, Fiona and Family		
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■ **3699 Dixon-Didier, David & Chilcott, Anne**

C22.3699.1 Remedy: Remove northern indicative walkway/cycleway from Dawson Rd to Seaton Valley Rd.

■ **3700 D'Rose, David C & Jennifer**

C22.3700.1 Remedy: Remove northern indicative walkway/cycleway from Dawson Rd to Seaton Valley Rd.

C22.3700.2 Remedy: Complete and maintain existing walkways between Seaton Valley Road and Dominion Road.

■ **2870 Gilkison, Bruce J**

C22.2870.1 Remedy: Retain indicative cycleways/walkways in the Mapua area.

Further Submissions : <u>Support</u>	FC22.3721.6	Nelson Cycle Trail Trust		
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■ **3713 Lane, M A & A M**

C22.3713.1 Remedy: Remove northern indicative walkway/cycleway from Dawson Rd to Seaton Valley Rd.

C22.3713.2 Remedy: Complete and maintain existing walkways between Seaton Valley Rd and Dominion Rd.

■ **3714 Lavery, Simon B & Deborah L**

C22.3714.1 Remedy: Remove northern indicative walkway/cycleway from Dawson Rd to Seaton Valley Rd.

■ **3717 Lyn, Murray & Rosemary**

C22.3717.1 Remedy: Remove northern indicative walkway/cycleway from Dawson Rd to Seaton Valley Rd.

C22.3717.2 Remedy: Complete and maintain existing walkways between Seaton Valley Rd and Dominion Rd.

■ **1649 Lynch, W J & E L**

C22.1649.2 Remedy: Retain indicative walkway adjoining Lynch's land in Lot 1 DP 6858 and Lots 1 & 2 DP 19273.

■ **3718 Mapua and District Cycle-Walkways Group**

C22.3718.8 Remedy: Retain cycleway/walkway links that use SH 60 underpasses.

Further Submissions : <u>Support</u>	FC22.3151.92	BibbySmith, Fiona and Family	FC22.3721.12	Nelson Cycle Tra Trust
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■ **3724 Rayward, Mark & van den Berg, Wendy**

C22.3724.1 Remedy: Relocate indicative walkway route from 170b Seaton Valley Rd to the firebreak on the forest block on the adjoining property to the east.

■ **3727 Robinson, Tim & Catherine**

C22.3727.1 Remedy: Remove northern indicative walkway/cycleway from Dawson Rd to Seaton Valley Rd.

C22.3727.2 Remedy: Complete and maintain existing walkways between Seaton Valley Rd and Chaytor Rd.

Further Submissions : <u>Support</u>	FC22.3721.19	Nelson Cycle Trail Trust		
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Summary of Decisions Requested In Change 22 Submissions

AM 54 - Mapua/Ruby Bay Environs

■ **3730 Schweizer, W & J**

C22.3730.1 Remedy: Remove northern indicative walkway/cycleway from Dawson Rd to Seaton Valley Rd.

C22.3730.2 Remedy: Complete and maintain existing walkways between Seaton Valley Rd and Chaytor Rd.

Further Submissions : <u>Support</u> FC22.3721.22 Nelson Cycle Trail Trust

■ **3734 Smillie, Pete & Jill**

C22.3734.1 Remedy: Remove northern indicative walkway/cycleway from Dawson Rd to Seaton Valley Rd.

■ **2799 Tasman District Council**

C22.2799.2 Remedy: Delete Heritage Building H25 to allow relocation of indicative road from Brown property.

■ **3739 Waugh, J and Armstrong, A**

C22.3739.4 Remedy: Delete indicative walkway from 6 Iwa Street.

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

AM 87 - Mapua/Ruby Bay

■ **342 Adventurer Leisure Properties Ltd**

C22.342.21 Remedy: Delete indicative reserve/strip from Tourist Services Zone, Mapua.

Further Submissions : <u>Oppose</u> FC22.3151.2 BibbySmith, Fiona and Family

C22.342.23 Remedy: Delete Coastal Hazard Area from Tourist Services Zone, Mapua.

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

■ **3690 Baker, Dave & Price, Lynn**

C22.3690.1 Remedy: Remove playing field indicative reserve on Seaton Valley Rd and find site nearer to Mapua, or use Moutere Hills centre.

■ **3692 Bannister, Frederick & Annamarie**

C22.3692.5 Remedy: Rename Coastal Hazard Area.

■ **3151 BibbySmith, Fiona and Family**

C22.3151.4 Remedy: Retain and create walkway between Pomona Rd and Seaton Valley Rd.

C22.3151.5 Remedy: Retain indicative playing field reserve on Seaton Valley Rd site.

C22.3151.8 Remedy: Retain ecological corridors along Seaton Valley Stream and estuary and allow walkways.

C22.3151.9 Remedy: Complete walkway from Mapua Causeway along Seaton Valley Stream as soon as possible.

■ **1445 Director-General of Conservation**

C22.1445.1 Remedy: Retain addition to Coastal Hazard Area.

Further Submissions : <u>Support</u> FC22.3151.5 BibbySmith, Fiona and Family
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C22.1445.3 Remedy: Amend the Coastal Environment Area to include the whole of the Coastal Hazard Area.

Further Submissions : <u>Support</u> FC22.3151.7 BibbySmith, Fiona and Family
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C22.1445.5 Remedy: Add Residential Closed Zone at Iwa Street and Grossi Point to Coastal Hazard Area.

Further Submissions : <u>Support</u> FC22.3151.9 BibbySmith, Fiona and Family
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C22.1445.13 Remedy: Retain indicative reserve/strips, but include reference to esplanade provision of at least 20 metres width within the Mapua Development Area.

Further Submissions : <u>Support</u> FC22.3151.17 BibbySmith, Fiona and Family

C22.1445.15 Remedy: Include an indicative reserve at least 5 metres wide on both sides of Seaton Valley Stream.

Further Submissions : <u>Support</u> FC22.3151.19 BibbySmith, Fiona and Family

■ **3174 Freilich, Aidan & Adam**

C22.3174.1 Remedy: Delete indicative walkway northwest of Adam Freilich's property.

C22.3174.2 Remedy: Delete indicative walkway that passes close to D&A Freilich's dwelling and packhouse.

Summary of Decisions Requested In Change 22 Submissions

AM 87 - Mapua/Ruby Bay

■ **911 Freilich, D & A**

C22.911.5 Remedy: Delete all indicative roads on Freilich land other than two connections to Mapua Drive and one connection to Seaton Valley Rd.
OR
Retain the indicative road network on Freilich land but move indicative road to Seaton Valley Rd, 20 metres towards Mapua Drive.

C22.911.6 Remedy: Delete the indicative walkway that passes the submitter's house and then joins up with the indicative road out to Mapua Drive.

Further Submissions :	<u>Oppose</u>	FC22.3151.22	BibbySmith, Fiona and Family
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C22.911.7 Remedy: Relocate the position of the indicative walkway that comes from an indicative reserve on the Wells property so that when it enters the submitter's land that it is kept to the southern boundary of Lot 1 DP 17669.

Further Submissions :	<u>Oppose</u>	FC22.3151.23	BibbySmith, Fiona and Family
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C22.911.8 Remedy: Delete the indicative walkway that comes out to Mapua Drive in proximity of the submitter's son's dwelling.

Further Submissions :	<u>Oppose</u>	FC22.3151.24	BibbySmith, Fiona and Family
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C22.911.9 Remedy: Delete from the planning maps the indicative reserve but include within the rules for subdivision for Mapua that there be an indicative neighbourhood reserve provided for on the submitters' land, and that it be located in a mutually agreed position with Council, taking into account urban design protocols for the location of neighbourhood reserves.

■ **3702 Friends of Mapua Wetland Inc.**

C22.3702.1 Remedy: Retain indicative coastal reserves, particularly south of Higgs Road in gullies and on headland west of gullies.

Further Submissions :	<u>Support</u>	FC22.3151.25	BibbySmith, Fiona and Family
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C22.3702.3 Remedy: Retain indicative reserve strip near end of Langford Drive around estuary to Higgs Reserve.

Further Submissions :	<u>Support</u>	FC22.3151.27	BibbySmith, Fiona and Family
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C22.3702.4 Remedy: Retain indicative playing field reserve and cycleway/walkway routes to it.

Further Submissions :	<u>Support</u>	FC22.3151.28	BibbySmith, Fiona and Family
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■ **3034 Gallagher, Devin & Charmaine**

C22.3034.1 Remedy: Retain old limit of Coastal Hazard Area.
OR
Introduce a graduated/banded zone of hazard.

Further Submissions :	<u>Oppose</u>	FC22.3151.39	BibbySmith, Fiona and Family
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C22.3034.2 Remedy: Alter zoning of Ruby Bay from Residential Closed to Residential or to Residential Infill with structure plan (copy supplied).

Further Submissions :	<u>Oppose</u>	FC22.3151.40	BibbySmith, Fiona and Family
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C22.3034.3 Remedy: Alter zoning of Gallagher property (Lot 7 DP 16467) to Residential or Residential Infill.

Further Submissions :	<u>Oppose</u>	FC22.3151.41	BibbySmith, Fiona and Family
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■ **2870 Gilkison, Bruce J**

C22.2870.2 Remedy: Retain indicative cycleways/walkways in the Mapua area.

Further Submissions :	<u>Support</u>	FC22.3721.7	Nelson Cycle Trail Trust
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C22.2870.3 Remedy: Retain proposed reserves, parks and playing fields.

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

Further Submissions :	<u>Support</u>	FC22.3721.9	Nelson Cycle Trail Trust
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C22.2870.6 Remedy: Retain Coastal Hazard Zone but make all subdivision prohibited.

■ **3706 Herbert, Robert & Jacqueline**

C22.3706.1 Remedy: Remove Coastal Hazard Area from property at 16 Broadsea Avenue or provide compensation.

Summary of Decisions Requested In Change 22 Submissions

AM 87 - Mapua/Ruby Bay

- **3710 Jarvis, Martin D**
C22.3710.1 Remedy: Delete extension to Coastal Hazard Area (and specifically on 44 Stafford Drive).

- **3712 Kelly, Tim & Lyn**
C22.3712.2 Remedy: Delete extension to Coastal Hazard Area (especially on 38 Broadsea Avenue and adjacent land).

- **3716 Lewis, R G & B L**
C22.3716.1 Remedy: Exclude Pomona Estate subdivision (RM 980153) from Coastal Hazard Area so boundary is Stafford Drive.

- **1649 Lynch, W J & E L**
C22.1649.1 Remedy: Retain indicative walkway adjoining Lynch's land in Lot 1 DP 6858 and Lots 1 & 2 DP 19273.
C22.1649.3 Remedy: Reconsider need for easternmost indicative walkway in Seaton Valley Road and give preference to north-western walkway link to Dawson Road.

- **3718 Mapua and District Cycle-Walkways Group**
C22.3718.1 Remedy: Retain indicative coastal reserves, particularly south of Higgs Road in gullies and on headland west of gullies.

Further Submissions :	<u>Support</u>	FC22.3151.85	BibbySmith, Fiona and Family
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 C22.3718.2 Remedy: Retain zoning of waterfront park and the indicative reserve opposite it on the western side of properties in Tahī Street.

Further Submissions :	<u>Support</u>	FC22.3151.86	BibbySmith, Fiona and Family
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 C22.3718.3 Remedy: Retain indicative reserve strip near end of Langford Drive around estuary to Higgs Reserve.

Further Submissions :	<u>Support</u>	FC22.3151.87	BibbySmith, Fiona and Family
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 C22.3718.4 Remedy: Retain indicative playing field reserve and cycleway/walkway routes to it.

Further Submissions :	<u>Support</u>	FC22.3151.88	BibbySmith, Fiona and Family
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 C22.3718.9 Remedy: Improve public access to the esplanade strips between Old Mill Walkway and channel near Leisure Park and add policy (wording supplied).

Further Submissions :	<u>Support</u>	FC22.3151.93	BibbySmith, Fiona and Family
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 C22.3718.15 Remedy: Avoid shared driveways where the number of properties means a public road would benefit the community.

Further Submissions :	<u>Support</u>	FC22.3151.99	BibbySmith, Fiona and Family
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- **2874 Mitchell, David & Judy**
C22.2874.1 Remedy: Retain indicative coastal reserves, particularly south of Higgs Road in gullies and on headland west of gullies.
C22.2874.2 Remedy: Retain indicative reserve on waterfront park and land opposite it on the western side of Tahī St.
C22.2874.3 Remedy: Retain indicative reserve strip near end of Langford Drive around estuary to Higgs Reserve.
C22.2874.4 Remedy: Retain indicative playing field reserve and cycleway/walkway routes to it.

Further Submissions :	<u>Support</u>	FC22.3105.2	Fon, Anglea, Ari, Analese & Marco
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- **3720 Mt Hope Holdings Ltd**
C22.3720.4 Remedy: Delete all indicative roads
OR
Relocate the indicative road shown on Lot 2 DP 8474 to position shown on draft Plan change.
C22.3720.5 Remedy: Retain indicative walkway along south boundary of Lot 2 DP 8474.
C22.3720.6 Remedy: Delete indicative walkway on north east part of Lot 2 DP 8474.

- **3721 Nelson Cycle Trail Trust**
C22.3721.11 Remedy: Add cycleway connection from Aranui Park to Higgs Road.

Further Submissions :	<u>Support</u>	FC22.3151.121	BibbySmith, Fiona and Family
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- **3725 Renshaw, G B & H L**
C22.3725.1 Remedy: Delete indicative playing field reserve in Seaton Valley and upgrade and extend Mapua Domain or use Stafford Drive north site.

Summary of Decisions Requested In Change 22 Submissions

AM 87 - Mapua/Ruby Bay

- **3732 Shirer, Mike & McLeod, Sarah**
C22.3732.1 Remedy: Ensure indicative playing field has adequate lighting, traffic and screen planting provisions.

- **3736 Talley, P; Ryder, J; Fitchett, J**
C22.3736.17 Remedy: Delete indicative reserve/strip from 154 Aranui Rd.

Further Submissions : <u>Oppose</u> FC22.3151.142 BibbySmith, Fiona and Family

- C22.3736.18 Remedy: Delete extension of Coastal Hazard Area on 154 Aranui Rd.

Further Submissions : <u>Oppose</u> FC22.3151.143 BibbySmith, Fiona and Family

- **2875 Tansley, Mrs Wilma**
C22.2875.3 Remedy: Retain low-tide access provisions.
C22.2875.3 Remedy: Retain low-tide access provisions.
- **2799 Tasman District Council**
C22.2799.3 Remedy: Delete Heritage Building H25 to allow relocation of indicative road from Brown property.

- **3738 Watson, Garth**
C22.3738.2 Remedy: Delete Coastal Hazard Area extension at Ruby Bay.

- **3739 Waugh, J and Armstrong, A**
C22.3739.5 Remedy: Delete indicative walkway from 6 Iwa Street.

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

ZM 54 - Mapua/Ruby Bay Environs

- **342 Adventurer Leisure Properties Ltd**
C22.342.18 Remedy: Delete Mapua Tourist Services Zone from Mapua Development Area.

- **3672 Mapua Community Assn/Waimea Estuary Sub-Committee**
C22.3672.3 Remedy: Gazette Higgs Reserve and prepare management plan.

- **3721 Nelson Cycle Trail Trust**
C22.3721.12 Remedy: Add cycleway connection from Chaytor Road to Higgs Road eastern boundary.

Further Submissions : <u>Support</u> FC22.3151.123 BibbySmith, Fiona and Family
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- **3735 Stephens, Mark**
C22.3735.1 Remedy: Remove indicative walkway/cycleway from Pomona Rd to Seaton Valley Rd.

Further Submissions : <u>Oppose</u> FC22.3151.124 BibbySmith, Fiona and Family

- C22.3735.2 Remedy: Remove indicative walkway/cycleway from Dawson Rd to Seaton Valley Rd and upgrade existing Seaton Valley Rd walkway/cycleway.

Further Submissions : <u>Oppose</u> FC22.3151.125 BibbySmith, Fiona and Family

ZM 87 - Mapua/Ruby Bay

- **342 Adventurer Leisure Properties Ltd**
C22.342.19 Remedy: Delete Mapua Tourist Services Zone from Mapua Development Area.

- **3686 Anderson, David**
C22.3686.1 Remedy: Retain Residential rather than extend Commercial Zone in Toru Street.

- **3687 Andrews, Don & Valerie**
C22.3687.1 Remedy: Retain Residential rather than extend Commercial Zone in Toru Street.

- **3688 Aranui Syndicate**
C22.3688.1 Remedy: Extend Special Development Area to include Lot 59 DP 17242 to west.

- **3689 Atkins, Sue**
C22.3689.1 Remedy: Retain Residential Zone rather than Residential Closed at Tahi St and part of Iwa St.

- **3691 Ball, Derek & Gaylyn**
C22.3691.1 Remedy: Restrict further subdivision of hills on Senior farm property.

- **3692 Bannister, Frederick & Annamarie**
C22.3692.1 Remedy: Retain Residential Zone on Iwa and Tahi Streets.

Summary of Decisions Requested In Change 22 Submissions

ZM 87 - Mapua/Ruby Bay

- **3694 Blair, Malcolm & Natalie**
C22.3694.1 Remedy: Remove Residential Closed Zone.

- **3696 Brown, Penny**
C22.3696.1 Remedy: Retain 7, 7A and 8 Toru St in Residential Zone.

- **3697 Cassin, Fred**
C22.3697.1 Remedy: Retain 7, 7A and 9 Toru St in Residential Zone.

- **911 Freilich, D & A**
C22.911.1 Remedy: Delete Deferred Residential notation on Freilich property and add controlled activity condition on servicing .

C22.911.2 Remedy: Rezone Lot 1 DP 17670 from Deferred Residential 2031 to Residential.

C22.911.3 Remedy: Delete Commercial zoning in Seaton Valley Road site.

Further Submissions :	<u>Support</u>	FC22.3243.1	Johns, Richard	FC22.3731.1	Schroder, Ben
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- **3702 Friends of Mapua Wetland Inc.**
C22.3702.2 Remedy: Retain zoning of waterfront park and the indicative reserve opposite it on the western side of properties in Tahi Street.

Further Submissions :	<u>Support</u>	FC22.3151.26	BibbySmith, Fiona and Family
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- C22.3702.5 Remedy: Retain Open Space Zone on Mapua wetland.

Further Submissions :	<u>Support</u>	FC22.3151.29	BibbySmith, Fiona and Family
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- C22.3702.13 Remedy: Delete Deferred Residential Zone on low-lying land south of Mapua wetland.

Further Submissions :	<u>Support</u>	FC22.3151.37	BibbySmith, Fiona and Family
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- **1223 Garnett, Colin J & Hulse, Carol**
C22.1223.1 Remedy: Change Residential Closed Zone on Tahi and Iwa Streets to Residential, including 20 Iwa Street.

- **3703 Gina Jessen Family Trust**
C22.3703.1 Remedy: Delete Residential Closed Zone at 154 Stafford Drive and maintain right to develop, extend or add to submitter's property.

- **3704 Hall, William**
C22.3704.1 Remedy: Delete Residential Closed Zone at 25 Tahi Street or have a transition period after which there can be no further subdivision.

- **3705 Heath, Ron & Gooding, Aileen**
C22.3705.1 Remedy: Delete extension of Commercial Zone in Toru Street.

- **3285 Heatherbell, Diana**
C22.3285.1 Remedy: Retain Residential rather than Commercial Zone on 7A and 9 Toru St.

- **3707 Jackson, Evellen**
C22.3707.1 Remedy: Delete the Residential Closed, Rural 1 Coastal, and Tourist Services zones at Mapua/Ruby Bay.

C22.3707.4 Remedy: Allow property owners to maintain and protect their properties.

Further Submissions :	<u>Oppose</u>	FC22.3151.77	BibbySmith, Fiona and Family
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- **3708 Jackson, John**
C22.3708.1 Remedy: Delete Residential Closed, Rural 1 Coastal, and Tourist Services zones at Mapua/Ruby Bay.

C22.3708.2 Remedy: Reverse Environment Court decision NZEnvC 47.

- **3709 Jansen-Hendriks-Benge, Eric**
C22.3709.1 Remedy: Delete extension of Commercial Zone in Toru Street.

- **3710 Jarvis, Martin D**
C22.3710.4 Remedy: Delete Rural 1 Coastal Zone (and specifically on 44 Stafford Drive).

- **3711 Jemmett, Tony & Gill**
C22.3711.1 Remedy: Delete extension of Commercial Zone in Toru Street.

Summary of Decisions Requested In Change 22 Submissions

ZM 87 - Mapua/Ruby Bay

- **3243 Johns, Richard**
C22.3243.1 Remedy: Retain the Seaton Valley floor as Rural 1 Zone.
OR
Remove land above 3.5m (particularly the submitter's land) from the Rural 1 Closed Zone.
OR
Allow landowner to fill their Rural 1 Closed land and allow subdivision.

- **3712 Kelly, Tim & Lyn**
C22.3712.1 Remedy: Remove Rural 1 Coastal provisions on submitters' property and adjacent land.

- **3715 Le Petit, Gary and 95 others**
C22.3715.7 Remedy: Review Residential Closed Zone and consider renaming it "Residential Protected".

Further Submissions : <u>Oppose</u> FC22.3151.84 BibbySmith, Fiona and Family

- **3718 Mapua and District Cycle-Walkways Group**
C22.3718.5 Remedy: Retain Open Space Zone on Mapua wetland.

Further Submissions : <u>Support</u> FC22.3151.89 BibbySmith, Fiona and Family
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- **2874 Mitchell, David & Judy**
C22.2874.14 Remedy: Retain Open Space Zone on Mapua wetland.
C22.2874.15 Remedy: Delete Deferred Residential Zone on low-lying land south of Mapua wetland.

- **3720 Mt Hope Holdings Ltd**
C22.3720.1 Remedy: Rezone Lot 2 DP 8474 as Residential.
C22.3720.2 Remedy: Add a new condition under rule 16.3.3.1 setting out services for Mapua.

- **3723 Ralfe, J & Pritchard, D**
C22.3723.1 Remedy: Retain Tahī St as Residential Zone.

- **3726 Rhodes, Charles R**
C22.3726.1 Remedy: Remove Tahī Street from the Residential Closed Zone.

- **3728 Robinson, Tim & Jill**
C22.3728.1 Remedy: Retain Iwa St and Tahī St in Residential.

- **3729 Sampson, Russell & Pam**
C22.3729.1 Remedy: Retain Residential Closed Zone on 6 and 8 Iwa Street.

- **3731 Schroder, Ben**
C22.3731.1 Remedy: Delete Rural 1 Closed Zone from 6 Seaton Valley Rd.

Further Submissions : <u>Support</u> FC22.3243.2 Johns, Richard

- **3733 Simpson, Barbara**
C22.3733.1 Remedy: Ensure services (especially water) are adequate before allowing more urban development.

- **3193 van Laanen, Henry & Anneke**
C22.3193.1 Remedy: Extend Rural Residential Serviced Zone to west side of Korepo Road.

- **3738 Watson, Garth**
C22.3738.1 Remedy: Delete Residential Closed Zone in Ruby Bay and Mapua.