

Tasman Resource Management Plan - Change 43

Notified : Saturday, 27 April 2013

Summary of Decisions Requested In Change 43

In Topic Order

Summary of Decisions Requested In Change 43 Submissions

C43 GEN - Change 43

- **3827 Clark, Douglas A**
C43.3827.1 *Remedy:* Withdraw Plan Change 43.

Further Submissions : Oppose FC43.1782.1 Wakatu Incorporation

- **3792 Pope March Family Trust**
C43.3792.2 *Remedy:* Solve traffic issues at King Edward/High Street intersection with a roundabout (or traffic lights) at Clock Tower Corner OR build a Bypass.

6.9.1 - Issues (Motueka)

- **1782 Wakatu Incorporation**
C43.1782.6 *Remedy:* Address the true costs and benefits of widening greenways.

6.9.1.7 - Issue - Overtopping of Motueka River Stopbanks

- **3780 Grey Power Motueka**
C43.3780.6 *Remedy:* Recognise the risk of scouring of the Motueka stopbanks.

6.9.3.2A - Policy - Opportunity for Higher Density Housing

- **1782 Wakatu Incorporation**
C43.1782.7 *Remedy:* Retain policy 6.9.3.2A.

6.9.30 - Principal Reasons and Explanation

- **3780 Grey Power Motueka**
C43.3780.7 *Remedy:* Recognise aquifer as a slow moving underground river.

16.3.3.1 (o)(i)(a) - Controlled Subdivision

- **1782 Wakatu Incorporation**
C43.1782.12 *Remedy:* Amend the minimum net area for Residential Zone allotments in Motueka West to "at least 320 sqm".

16.3.3.1 (o)(i)(b) - Controlled Subdivision

- **1782 Wakatu Incorporation**
C43.1782.13 *Remedy:* Amend the minimum average net area for all Residential Zone allotments in Motueka West to 475 sqm.

16.3.3.2 - Restricted Discretionary Subdivision

- **1782 Wakatu Incorporation**
C43.1782.14 *Remedy:* Amend restricted discretionary residential subdivision rule by replacing "Motueka West Compact Density Area" with "Motueka West" and any consequential amendments.

16.3.3.3 - Discretionary Subdivision

- **1782 Wakatu Incorporation**
C43.1782.15 *Remedy:* Amend discretionary residential subdivision rule by replacing "Motueka West Compact Density Area" with "Motueka West" and any consequential amendments.

17.1 - Residential Zone Rules

- **1687 Abel Tasman Aviation Nelson Ltd**
C43.1687.2 *Remedy:* Add restrictions on aircraft noise-sensitive activities in areas within noise contours (noise provisions for Ardmore aerodrome supplied).

Further Submissions : Oppose FC43.1782.5 Wakatu Incorporation

- **1782 Wakatu Incorporation**
C43.1782.9 *Remedy:* To reduce rule complexity, provide the Residential Zone rules and standards for Motueka West separately.

17.3 - Mixed Business Zone

- **1782 Wakatu Incorporation**
C43.1782.10 *Remedy:* To reduce rule complexity, provide the Mixed Business Zone rules and standards for Motueka West separately.

Summary of Decisions Requested In Change 43 Submissions

17.3.2.2 (b) - Controlled Activities (Land Use)

■ 1782 Wakatu Incorporation

C43.1782.16 *Remedy:* Allow large format retail buildings between 3000 sqm and 5000 sqm floor space as a controlled activity.

17.3.2.4 - Discretionary Activities (Land Use)

■ 1782 Wakatu Incorporation

C43.1782.17 *Remedy:* Add provision for a retail activity in Motueka West with gross leasable floor area of greater than 5000 sqm as a discretionary activity.

17.4 - Light Industrial Zone

■ 1782 Wakatu Incorporation

C43.1782.11 *Remedy:* To reduce rule complexity, provide the Industrial rules and standards for Motueka West separately.

17.14 - Deferred Zone Rules

■ 1782 Wakatu Incorporation

C43.1782.2 *Remedy:* Ensure uplifting of deferrals is related to service provision only.

Further Submissions :	<u>Support</u>	FC43.1212.1	Tasman District Council
-----------------------	----------------	-------------	-------------------------

C43.1782.3 *Remedy:* Advise staging prior to hearing of submissions, and relate to rollout of services from south west to north west of Motueka West area.

Further Submissions :	<u>Support</u>	FC43.1212.2	Tasman District Council
-----------------------	----------------	-------------	-------------------------

17.14.6 - Deferred Light Industrial Zone

■ 3608 Motueka Community Board

C43.3608.6 *Remedy:* Use resource consent to deal with heavy industry in Light Industrial Zone or research other areas for Heavy Industrial Zone (three examples given).

Further Submissions :	<u>Oppose</u>	FC43.1782.10	Wakatu Incorporation
-----------------------	---------------	--------------	----------------------

Area Map 52 - Motueka Overview

■ 1687 Abel Tasman Aviation Nelson Ltd

C43.1687.1 *Remedy:* Add noise contours in association with Motueka aerodrome, a strategic and economic asset.

Further Submissions :	<u>Oppose</u>	FC43.1782.4	Wakatu Incorporation
-----------------------	---------------	-------------	----------------------

Area Map 118 - Motueka South West

■ 3608 Motueka Community Board

C43.3608.3 *Remedy:* Provide a reserve in area between Queen Victoria St, King Edward St, Open Space Zone and the indicative road.

Further Submissions :	<u>Oppose</u>	FC43.1782.8	Wakatu Incorporation
-----------------------	---------------	-------------	----------------------

Zone Maps - Zone Maps

■ 3788 Kemp, Chris

C43.3788.1 *Remedy:* Delete indicative road from King Edward St to Courtney St.

■ 1782 Wakatu Incorporation

C43.1782.5 *Remedy:* On Zone Maps 52 and 116, reduce Open Space Zone/greenway width to a maximum of 25 metres and negotiate and compensate for any additional width to service land outside the extent of Plan Change 43 through the subdivision consent process.

Zone Map 52 - Motueka Overview

■ 3765 Chambers, Nicola

C43.3765.2 *Remedy:* Relocate the proposed industrial area west of Motueka aerodrome.

Further Submissions :	<u>Oppose</u>	FC43.1782.26	Wakatu Incorporation
-----------------------	---------------	--------------	----------------------

■ 3827 Clark, Douglas A

C43.3827.2 *Remedy:* Rezone Motueka West Plan Change area for residential purposes with industry on the town outskirts.

Further Submissions :	<u>Oppose</u>	FC43.1782.2	Wakatu Incorporation
-----------------------	---------------	-------------	----------------------

Summary of Decisions Requested In Change 43 Submissions

Zone Map 52 - Motueka Overview

- **3771 Devereux, J Ann**
C43.3771.1 *Remedy:* Rezone the area between Green Lane and King Edward St to Rural 1 Deferred Residential and show that 50 hectares are available for residential development for the next 20 years.
- | | | | |
|------------------------------|---------------|--------------|----------------------|
| Further Submissions : | <u>Oppose</u> | FC43.1782.28 | Wakatu Incorporation |
|------------------------------|---------------|--------------|----------------------|
- **3828 Heywood Orchards Ltd**
C43.3828.1 *Remedy:* Delete provisions for High St west development.
- | | | | |
|------------------------------|---------------|-------------|----------------------|
| Further Submissions : | <u>Oppose</u> | FC43.1782.3 | Wakatu Incorporation |
|------------------------------|---------------|-------------|----------------------|
- **3787 McLeod, Donna**
C43.3787.1 *Remedy:* Rezone 35 Green Lane to Papakainga Zone.
- | | | | |
|------------------------------|----------------|--------------|----------------------|
| Further Submissions : | <u>Support</u> | FC43.1782.33 | Wakatu Incorporation |
|------------------------------|----------------|--------------|----------------------|
- **3608 Motueka Community Board**
C43.3608.5 *Remedy:* Delete indicative road connection across Open Space Zone from King Edward Street to Rural 1 Heavy Industrial Zone. Retain as access to Deferred Residential Zone (see submission point 2).
- **3812 Saville, Ross & Sue**
C43.3812.3 *Remedy:* Extend proposed Residential zoning west to boundary with 130 King Edward St and suggested recreation area (map provided).
- | | | | |
|------------------------------|---------------|--------------|----------------------|
| Further Submissions : | <u>Oppose</u> | FC43.1782.22 | Wakatu Incorporation |
|------------------------------|---------------|--------------|----------------------|
- C43.3812.4 *Remedy:* Relocate Deferred Heavy Industrial Zone one block north (map provided).
- **3802 Stephens, W P & J T, Whanau Trust**
C43.3802.1 *Remedy:* Rezone land at 176 Whakarewa Street as Papakainga Zone.
- | | | | |
|------------------------------|----------------|--------------|----------------------|
| Further Submissions : | <u>Support</u> | FC43.1782.34 | Wakatu Incorporation |
|------------------------------|----------------|--------------|----------------------|
- **3805 Tonks, Tina-Marie & Mel**
C43.3805.1 *Remedy:* In Green Lane, Queen Victoria St, King Edward St block, change zoning from Rural 1 Deferred Light Industrial to Rural 1 Deferred Residential.
- | | | | |
|------------------------------|----------------|--------------|-------------------------|
| Further Submissions : | <u>Oppose</u> | FC43.1782.30 | Wakatu Incorporation |
| Further Submissions : | <u>Support</u> | FC43.3805.1 | Tonks, Tina-Marie & Mel |
- C43.3805.2 *Remedy:* Change Rural 1 Deferred Heavy Industrial on Queen Victoria St to Rural 1 Deferred Residential.
- | | | | |
|------------------------------|---------------|--------------|----------------------|
| Further Submissions : | <u>Oppose</u> | FC43.1782.31 | Wakatu Incorporation |
|------------------------------|---------------|--------------|----------------------|
- C43.3805.3 *Remedy:* Investigate other areas out of town for industrial park - west of airport, Old Wharf Rd, Staples St, Wildman Rd or Hau Rd north of Parker St.
- | | | | |
|------------------------------|---------------|--------------|----------------------|
| Further Submissions : | <u>Oppose</u> | FC43.1782.32 | Wakatu Incorporation |
|------------------------------|---------------|--------------|----------------------|
- **3807 Trewavas, Adrian**
C43.3807.3 *Remedy:* Relocate Deferred Heavy Industrial Zone one block north (map provided).
C43.3807.4 *Remedy:* Extend proposed Residential zoning west to boundary with 130 King Edward St and suggested recreation area (map provided).
- | | | | |
|------------------------------|---------------|--------------|----------------------|
| Further Submissions : | <u>Oppose</u> | FC43.1782.19 | Wakatu Incorporation |
|------------------------------|---------------|--------------|----------------------|
- **1782 Wakatu Incorporation**
C43.1782.1 *Remedy:* Approve Plan Change 43 for commercial, industrial and more intensive residential development subject to amendments (list supplied).
C43.1782.4 *Remedy:* Amend zoning of land between Green Lane, Queen Victoria St and Whakarewa St from Rural 1 to Light Industrial.

Zone Map 116 - Motueka Central

- **3766 Cole, Anna L**
C43.3766.1 *Remedy:* Rescind decision to rezone land to Light Industrial and Heavy Industrial and consult first.
- | | | | |
|------------------------------|---------------|--------------|----------------------|
| Further Submissions : | <u>Oppose</u> | FC43.1782.27 | Wakatu Incorporation |
|------------------------------|---------------|--------------|----------------------|
- **3775 Frater, Terry J & Shirley M**
C43.3775.2 *Remedy:* Allocate more land for Residential zoning between High St, Whakarewa St, Courtney St and Queen Victoria St.
- | | | | |
|------------------------------|---------------|--------------|----------------------|
| Further Submissions : | <u>Oppose</u> | FC43.1782.12 | Wakatu Incorporation |
|------------------------------|---------------|--------------|----------------------|

Summary of Decisions Requested In Change 43 Submissions

Zone Map 116 - Motueka Central

■ **3779 Gregge, Sheree**

C43.3779.2 *Remedy:* Retain land between King Edward St and Grey St as Residential.

Further Submissions :	<u>Oppose</u>	FC43.1782.15	Wakatu Incorporation
Further Submissions :	<u>Support</u>	FC43.3779.2	Gregge, Sheree

■ **3780 Grey Power Motueka**

C43.3780.2 *Remedy:* Zone land under or near the Motueka aerodrome flight path for light industrial use.

Further Submissions :	<u>Support</u>	FC43.3780.1	Grey Power Motueka	FC43.1782.24	Wakatu Incorporation
------------------------------	----------------	-------------	--------------------	--------------	----------------------

■ **1782 Wakatu Incorporation**

C43.1782.8 *Remedy:* Provide more compact density residential by either extending Compact Density Residential Area to the following areas:
 • Deferred Residential Zone (DRZ) south of Whakarewa Street
 • DRZ between Wakatu's Grey St consented subdivision and Pah St
 Or
 Allowing higher density residential development on all land zoned Deferred Residential in Plan Change 43.

Zone Map 118 - Motueka South West

■ **3771 Devereux, J Ann**

C43.3771.2 *Remedy:* Provide industrial area south of King Edward St to Wildman Road.

Further Submissions :	<u>Oppose</u>	FC43.1782.29	Wakatu Incorporation
------------------------------	---------------	--------------	----------------------

■ **3775 Frater, Terry J & Shirley M**

C43.3775.1 *Remedy:* Retain Residential zoning on 128 -142 King Edward St.

Further Submissions :	<u>Oppose</u>	FC43.1782.11	Wakatu Incorporation
Further Submissions :	<u>Support</u>	FC43.3775.1	Frater, Terry J & Shirley M

■ **3779 Gregge, Sheree**

C43.3779.1 *Remedy:* Retain Residential zoning at western end of King Edward St (rather than Light Industrial).

Further Submissions :	<u>Oppose</u>	FC43.1782.14	Wakatu Incorporation
Further Submissions :	<u>Support</u>	FC43.3779.1	Gregge, Sheree

■ **3780 Grey Power Motueka**

C43.3780.1 *Remedy:* Retain Residential zoning at western end of King Edward St.

Further Submissions :	<u>Oppose</u>	FC43.1782.23	Wakatu Incorporation
Further Submissions :	<u>Support</u>	FC43.3780.2	Grey Power Motueka

■ **3608 Motueka Community Board**

C43.3608.1 *Remedy:* Retain existing Residential Zone on north side of King Edward St.

Further Submissions :	<u>Oppose</u>	FC43.1782.6	Wakatu Incorporation
------------------------------	---------------	-------------	----------------------

C43.3608.2 *Remedy:* Extend the Rural 1 Deferred Residential Zone between the Open Space Zone and King Edward St westwards to Queen Victoria Street.

Further Submissions :	<u>Oppose</u>	FC43.1782.7	Wakatu Incorporation
------------------------------	---------------	-------------	----------------------

C43.3608.4 *Remedy:* Delete the Rural 1 Deferred Heavy Industrial Zone and replace with Rural 1 Deferred Light Industrial Zone.

Further Submissions :	<u>Oppose</u>	FC43.1782.9	Wakatu Incorporation
------------------------------	---------------	-------------	----------------------

■ **3795 Saville, Brian**

C43.3795.1 *Remedy:* Retain eight residential sections at western end of King Edward St in Residential Zone.

■ **3812 Saville, Ross & Sue**

C43.3812.1 *Remedy:* Retain Residential zoning on properties at 130 - 142 King Edward St.

Further Submissions :	<u>Oppose</u>	FC43.1782.20	Wakatu Incorporation
------------------------------	---------------	--------------	----------------------

C43.3812.2 *Remedy:* Rezone the area north of 130 - 142 King Edward St for open space reserve, including play area, walkway and cycleway as well as stormwater greenway.

Further Submissions :	<u>Oppose</u>	FC43.1782.21	Wakatu Incorporation
------------------------------	---------------	--------------	----------------------

■ **3826 Tibbs, William**

C43.3826.1 *Remedy:* Retain Residential Zone on north side of King Edward St.

■ **3807 Trewavas, Adrian**

C43.3807.1 *Remedy:* Retain Residential zoning on properties at 130 - 142 King Edward St.

Further Submissions :	<u>Oppose</u>	FC43.1782.17	Wakatu Incorporation
------------------------------	---------------	--------------	----------------------

Summary of Decisions Requested In Change 43 Submissions

Zone Map 118 - Motueka South West

C43.3807.2 Remedy: Rezone the area north of 130 - 142 King Edward St for open space reserve, including play area, walkway and cycleway, as well as stormwater greenway.

Further Submissions : Oppose FC43.1782.18 Wakatu Incorporation

Zone Map 119 - Motueka South

- **3756 Adams, Heather**
C43.3756.1 Remedy: Delete indicative road from King Edward St to Courtney St.
- **3761 Allan, Peter**
C43.3761.1 Remedy: Delete indicative road from King Edward St to Courtney St.
- **3757 ASJ Property**
C43.3757.1 Remedy: Delete indicative road from King Edward St to Courtney St.
- **3758 Atkins, Allan**
C43.3758.1 Remedy: Delete indicative road from King Edward St to Courtney St.
- **3759 Bramwell, Ken**
C43.3759.1 Remedy: Delete indicative road from King Edward St to Courtney St.
- **3760 Burgess, Cathrine**
C43.3760.1 Remedy: Delete indicative road from King Edward St to Courtney St.
- **3762 Burnett, Mike**
C43.3762.1 Remedy: Delete indicative road from King Edward St to Courtney St.
- **3763 Butler, Jeremy**
C43.3763.1 Remedy: Confirm the indicative road from King Edward St to Courtney St subject to prior upgrading of the High St/King Edward St intersection.
C43.3763.2 Remedy: Specify indicative road status from King Edward St to Courtney St as narrow local suburban.
C43.3763.3 Remedy: Ensure no indicative road between Hau Road and Courtney St.
- **3346 Butler, Mary & Mac, Michael**
C43.3346.1 Remedy: Delete indicative road from King Edward St to Courtney St.
- **3764 Campbell, Nicholas & Catherine**
C43.3764.1 Remedy: Delete indicative road from King Edward St to Courtney St.
- **3765 Chambers, Nicola**
C43.3765.1 Remedy: Delete indicative road from King Edward St to Courtney St.
- **2683 Chapman, Ian J & Margaret J**
C43.2683.1 Remedy: Delete indicative road from King Edward St to Courtney St.
- **3767 Costain, John**
C43.3767.1 Remedy: Delete indicative road from King Edward St to Courtney St.
- **3768 Costain, Sonia**
C43.3768.1 Remedy: Delete indicative road from King Edward St to Courtney St.
- **3769 Cumming, Jane**
C43.3769.1 Remedy: Delete indicative road from King Edward St to Courtney St.
- **3770 d'Ath, Vincent & Alison**
C43.3770.1 Remedy: Delete indicative road from King Edward St to Courtney St and add a roundabout at the King Edward St/High St intersection.
- **3772 Findlay, T H and M S**
C43.3772.1 Remedy: Delete indicative road from King Edward St to Courtney St.
- **3773 Fox, Godfrey**
C43.3773.1 Remedy: Delete indicative road from King Edward St to Courtney St.
- **3774 Fox, Pete**
C43.3774.1 Remedy: Delete indicative road from King Edward St to Courtney St.
- **3775 Frater, Terry J & Shirley M**
C43.3775.3 Remedy: Retain indicative road from King Edward St to Courtney St.
C43.3775.4 Remedy: Relocate the industrial park further south to Hau Rd/Wildman Rd/High St South area.

Further Submissions : Oppose FC43.1782.13 Wakatu Incorporation

Summary of Decisions Requested In Change 43 Submissions

Zone Map 119 - Motueka South

- **3776 Freeman, J H C**
C43.3776.1 *Remedy:* Delete indicative road from King Edward St to Courtney St.
 - **3777 Geer, Bob & Lorraine**
C43.3777.1 *Remedy:* Delete indicative road from King Edward St to Courtney St.
 - **3778 Gordon, Brendon & Lynley**
C43.3778.1 *Remedy:* Delete indicative road from King Edward St to Courtney St.
 - **3779 Gregge, Sheree**
C43.3779.3 *Remedy:* Relocate the industrial area further south to Hau Rd/Wildman Rd/High St South area.
- | | | | |
|------------------------------|----------------|--------------|----------------------|
| Further Submissions : | <u>Oppose</u> | FC43.1782.16 | Wakatu Incorporation |
| Further Submissions : | <u>Support</u> | FC43.3779.3 | Gregge, Sheree |
- C43.3779.4 *Remedy:* Retain indicative road from King Edward St to Courtney St.
- | | | | |
|------------------------------|----------------|-------------|----------------|
| Further Submissions : | <u>Support</u> | FC43.3779.4 | Gregge, Sheree |
|------------------------------|----------------|-------------|----------------|
- **3780 Grey Power Motueka**
C43.3780.3 *Remedy:* Consider some properties opposite industrial zones in Monahan St and Old Wharf Rd for deferred industrial use.
 - C43.3780.4 *Remedy:* Rezone Light Industrial Zone between Wharf Rd and High St as Deferred Heavy Industrial Zone; also land near car wreckers on Bachelor Ford Rd and near the Motueka River Bridge.
- | | | | |
|------------------------------|----------------|--------------|----------------------|
| Further Submissions : | <u>Oppose</u> | FC43.1782.25 | Wakatu Incorporation |
| Further Submissions : | <u>Support</u> | FC43.3780.3 | Grey Power Motueka |
- C43.3780.5 *Remedy:* Ensure indicative connecting road between Courtney St and King Edward St is funded by the subdivider rather than ratepayers.
 - **3781 Grooby, Terry**
C43.3781.1 *Remedy:* Delete indicative road from King Edward St to Courtney St.
 - **3782 Haskell, Laretta**
C43.3782.1 *Remedy:* Delete indicative road from King Edward St to Courtney St.
 - **3783 Hemmingsen, Lisa and Wheldale, Hamish**
C43.3783.1 *Remedy:* Delete indicative road from King Edward St to Courtney St.
 - **3784 Hewetson, Dot**
C43.3784.1 *Remedy:* Delete indicative road from King Edward St to Courtney St.
 - **3785 Le Frantz, Irene J**
C43.3785.1 *Remedy:* Delete indicative road from King Edward St to Courtney St.
 - **3786 Le Frantz, Robert J**
C43.3786.1 *Remedy:* Delete indicative road from King Edward St to Courtney St.
 - **3076 Maisey, Neville**
C43.3076.1 *Remedy:* Delete indicative road from King Edward St to Courtney St.
 - **3789 Melse, Robert**
C43.3789.1 *Remedy:* Delete indicative road from King Edward St to Courtney St.
 - **3790 Motueka South School Board of Trustees**
C43.3790.1 *Remedy:* Delete indicative road from King Edward St to Courtney St.
 - **3791 Nugent, W M**
C43.3791.1 *Remedy:* Delete indicative road from King Edward St to Courtney St.
 - **3792 Pope March Family Trust**
C43.3792.1 *Remedy:* Delete indicative road from King Edward St to Courtney St.
 - **3793 Qusted, Randall & Mary**
C43.3793.1 *Remedy:* Delete indicative road from King Edward St to Courtney St.
 - **3794 Riley, Kendall & Melanie**
C43.3794.1 *Remedy:* Delete indicative road from King Edward St to Courtney St.
 - **3796 Senior, Bryce**
C43.3796.1 *Remedy:* Delete indicative road from King Edward St to Courtney St.
 - **3797 Senior, Matt**
C43.3797.1 *Remedy:* Delete indicative road from King Edward St to Courtney St.

Summary of Decisions Requested In Change 43 Submissions

Zone Map 119 - Motueka South

- **3798 Senior, Sherry**
C43.3798.1 Remedy: Delete indicative road from King Edward St to Courtney St.

 - **3799 Sinclair, Hilary**
C43.3799.1 Remedy: Delete indicative road from King Edward St to Courtney St.

 - **3800 Sixtus, Robert**
C43.3800.1 Remedy: Delete indicative road from King Edward St to Courtney St.

 - **3801 Starkey, Adrienne D**
C43.3801.1 Remedy: Delete indicative road from King Edward St to Courtney St.

 - **3803 Thian, K & Lovell, G**
C43.3803.1 Remedy: Delete indicative road from King Edward St to Courtney St.

 - **3804 Thorn, Robin G**
C43.3804.1 Remedy: Delete indicative road from King Edward St to Courtney St.

 - **3806 Tooker, Mike**
C43.3806.1 Remedy: Delete indicative road from King Edward St to Courtney St.

 - **3808 Wentworth, Mark**
C43.3808.1 Remedy: Delete indicative road from King Edward St to Courtney St.v

 - **3809 Widdon, Rodney**
C43.3809.1 Remedy: Delete indicative road from King Edward St to Courtney St.

 - **3810 Winstlade-Rau, Naomi & Phil**
C43.3810.1 Remedy: Delete indicative road from King Edward St to Courtney St.
-