
Decision Compilation in Topic Order

Plan Topic Reference : C22 GEN

Final 563.7	No Plan amendments.
Final 564.1	No Plan amendments.
Final 564.2	No Plan amendments.
Final 564.3	Change all references in the Plan to "Coastal Hazard Area" to read "Coastal Risk Area"
Final 564.18	No Plan amendments to reverse the Environment Court decision.
Final 567.1	No Plan amendments.

Plan Topic Reference : Chapter 2

Final 564.14	1. Amend definition of "building" to read as follows: "Building - means any structure (as defined in the Act) or part of a structure whether temporary or permanent, movable or immovable, including accessory buildings, but does not include: (aa) coastal protection structures (a) any scaffolding or falsework ..." 2. Add definition of "coastal protection structure" as follows: "Coastal Protection Structure - means a seawall, rock revetment, groyne, breakwater, stopbank, retaining wall or comparable structure or modification to the seabed, foreshore or land adjacent to the coast that has a purpose or effect of protecting land from a coastal hazard, including seawater inundation or erosion".
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Plan Topic Reference : 6.1.3.1

Final 565.8	No Plan amendments to policy 6.1.3.1(j).
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Plan Topic Reference : 6.15.1.1

Final 564.3	No Plan amendments to issue statement 6.15.1.1.
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Plan Topic Reference : 6.15.1.2

Final 565.6	No Plan amendments to issue 6.15.1.2.
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Plan Topic Reference : 6.15.1.4

Final 566.2	Delete the word "ample" in issue 6.15.1.4 and add to end: "to recognise its natural features".
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Plan Topic Reference : 6.15.1.8

Final 567.8	No Plan amendments.
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Plan Topic Reference : 6.15.1.9

Final 563.6	No Plan amendments to issue statement 6.15.1.9.
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Plan Topic Reference : 6.15.3.2

Final 563.1	Amend Policy 6.15.3.2 by adding "rural" before the word "residential".
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Plan Topic Reference : 6.15.3.3

Final 563.4	No Plan amendments to Policy 6.15.3.3.
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Plan Topic Reference : 6.15.3.4

Final 565.6	Amend Policy 6.15.3.4 by inserting "and along" before the last two words: "the foreshore".
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Plan Topic Reference : 6.15.3.6

Final 563.2	No Plan amendments to Policy 6.15.3.6.
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Plan Topic Reference : 6.15.3.7

Final 563.3	Delete the word "strictly" in Policy 6.15.3.7.
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Plan Topic Reference : 6.15.3.8

Final 566.1	Retain policy 6.15.3.8 but add that accessways are "local and regional accessways".
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Plan Topic Reference : 6.15.3.9

Final 565.3	Retain Waimea estuary buffer policy 6.15.3.9.
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Plan Topic Reference : 6.15.3.10

Final 567.6	No Plan amendments to policy 6.15.3.10.
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Plan Topic Reference : 6.15.3.12

Final 563.5 No Plan amendments to Policy 6.15.3.12.

Plan Topic Reference : 6.15.3.13

Final 565.10 No Plan amendments.

Plan Topic Reference : 6.15.3.14

Final 565.2 No Plan amendments to policy 6.15.3.14.

Plan Topic Reference : 6.15.3.15

Final 566.19 No Plan amendments.

Plan Topic Reference : 6.15.3.17

Final 565.1 Amend Policy 6.15.3.17 by adding "Te Mamaku Drive" in brackets after the words "Ruby Bay Bypass".

Plan Topic Reference : 6.15.20

Final 564.13 No Plan amendments to add bands of risk.

Final 566.14 No Plan amendments.

Plan Topic Reference : 6.15.20.1

Final 565.6 Amend 6.15.20.1(f) by adding "if required" before the words "Council consent" and "see rule 16.13.6.1" after the words.

Final 565.10 Add new item (g):
"(g) Rules allowing smaller residential lots in the Mapua Special Development Area."

Plan Topic Reference : 6.15.20.3

Final 565.13 No Plan amendments to 6.15.20.3(e).

Plan Topic Reference : 6.15.30

Final 563.5 Add to the end of the third paragraph after "Long Term Plan":
"While low impact stormwater systems are encouraged, they may not be appropriate on some areas such as hill or clay soil areas."

Final 563.8 No Plan amendments to explanation 6.15.30 in relation to these submissions.

Final 564.16 In the fifth paragraph, fourth sentence, insert "is closed" after "Ruby Bay" and change "closed" to "limited".

Final 565.3 Add to explanation 6.15.30 at the end of second to last paragraph:
"Buffers of varying widths are required on the estuary edge to allow for future restoration planting and sea level rise, to minimise bird disturbance and sedimentation in the estuary and its shellfish beds."

Final 566.11 Rewrite last sentence in 6.15.30 about walkways and parking as:
"Where new access for walkways is formed, it may be necessary to minimise adverse effects on the road network by providing parking in appropriate locations."

Final 566.20 Add to the end of third to last paragraph on wetlands:
"The Mapua wetland is a small area of private open space".

Plan Topic Reference : 11.1.3

Final 566.18 Add a new policy 11.1.3.12 in Chapter 11 (Land Transport Effects)
"To facilitate a regional cycle trail."

Plan Topic Reference : 13.1.3

Final 564.9 No Plan amendment to add a policy on replenishment at Ruby Bay.

Plan Topic Reference : 13.1.3.2

Final 564.4 No Plan amendments to policy 13.1.3.2.

Plan Topic Reference : 13.1.3.4A

Final 564.5 Add to the end of policy 13.1.3.4A:
"other than on specified sites"

Plan Topic Reference : 13.1.3.4B

Final 564.6 No Plan amendments to policy 13.1.3.4B.

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Plan Topic Reference : 13.1.3.4C

Final 564.7 No Plan amendments to policy 13.1.3.4C.

Plan Topic Reference : 13.1.20

Final 564.4 No Plan amendments to method 13.1.20.1(c).

Plan Topic Reference : 13.1.30

Final 564.8 Add to the end of the fifth paragraph, the following:
"The Council intends to maintain its rock revetments at Ruby Bay for up to the expiry of their consent (in 2044)".

Plan Topic Reference : 16.3

Final 565.8 No Plan amendments.

Plan Topic Reference : 16.3.3.1

Final 564.16 Add to Figure 16.3A a new provision (xi):
"(xi) Tahi St and Iwa St Residential Coastal One new allotment of at least 650m2 with a balance allotment of at least 650m2 may be created from a certificate of title existing at 26 February 2011

Final 567.3 No Plan amendments to add conditions for Mapua.

Final 567.7 Add to 16.3.3.1(j) after "Richmond East" reference to the Mapua Development Area and after "development areas":
"(excluding Residential Coastal Zone)".

Plan Topic Reference : 16.3.3.2

Final 564.16 Add new condition (d) to Restricted Discretionary Subdivision rule 16.3.3.2:
"Tahi and Iwa Streets, Mapua
(d) The subject land is not in the Residential Coastal Zone at Tahi Street or Iwa Street, Mapua."

Plan Topic Reference : 16.3.3.3

Final 564.16 Add a new condition to Discretionary Subdivision rule 16.3.3.3:
"(d) It is not in the Residential Coastal Zone at Tahi Street or Iwa Street, Mapua."

Final 565.1 No Plan amendments to rule 16.3.3.1(rr).

Final 565.20 No Plan amendments to discretionary subdivision rule 16.3.3.3(c).

Plan Topic Reference : 16.3.3.5

Final 565.20 No Plan amendments to non-complying subdivision rule 16.3.3.5.

Plan Topic Reference : 16.3.3.6

Final 564.16 1. Insert after 16.3.3.6 as 16.3.3.6A:
"16.3.3.6A Prohibited Subdivision (Residential Coastal Zone at Tahi or Iwa Street)
Except as provided for in Rule 16.3.3.1, subdivision in the Residential Coastal Zone at Tahi Street or Iwa Street is a prohibited activity for which no resource consent will be granted."
2. Delete the words: "and parts of Tahi and Iwa Streets at Mapua" from Prohibited Subdivision (Residential Closed Zone) rule 16.3.3.6.

Plan Topic Reference : 16.3.4.1

Final 565.9 No Plan amendments to rule 16.3.4.1(p).

Plan Topic Reference : 16.3.5.1

Final 564.17 Amend controlled activity rule 16.3.5.1(b) by changing "3.5 hectares" to "3.0 hectares".

Final 564.19 Add new condition (ba):
"The minimum area of allotments created by subdivision on Lot 7, DP16467 is 1.5 hectares and the land is subdivided in a way that results in no more than two allotments."

Plan Topic Reference : 16.3.5.2

Final 564.19 Add in brackets after the words "controlled conditions of rule 16.3.5.1": "(other than condition 16.3.5.1(ba))."

Plan Topic Reference : 16.3.5.3

Final 564.17 No Plan amendments to discretionary subdivision rule 16.3.5.3.

Plan Topic Reference : 16.3.5.4

Final 564.17 No Plan amendments to rule 16.3.5.4.

Final 564.19 Add after "16.3.5.1(b)" the following: "(ba)"

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Plan Topic Reference : 16.3.8

- Final 565.15 No Plan amendments to minimum lot size in the Korepo Road Rural Residential Deferred Zone extension.
Final 565.16 No Plan amendments to reduce the minimum lot size of the Mapua Rural Residential Zone.
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Plan Topic Reference : 16.3.20

- Final 566.18 Amend the 'Mapua Development Area' paragraph in Principal Reasons for Rules 16.3.20 to read as follows:
"The Mapua Development Area cycleways to connect with the facilities in Mapua, the Rural 3 community and the wider region."
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Plan Topic Reference : Sch. 16.3C

- Final 567.7 Add to schedule after the words "Richmond East Development Area" each time they occur, reference to the Mapua Development Area and after "development areas": "(excluding Residential Coastal Zone)".
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Plan Topic Reference : Sch. 16.13A

- Final 565.7 Remove the ex Wells apple shed from Schedule 16.13A.
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Plan Topic Reference : 17.1.3.1

- Final 565.12 No Plan amendments to height limit in 17.1.3.1(q)(i).
Final 565.19 Add to 17.1.3.1(v) an exception to the 25m setback from rural zone boundary as follows:
"and except that on NL 13C/756 or its successor titles at lower Seaton Valley, the setback is at least 5 metres from the Rural 1 Deferred Residential 2031 Zone boundary."
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Plan Topic Reference : 17.1.3.2

- Final 564.16 Amend in condition (d) of Controlled Activities (Building Construction) rule 17.1.3.2 the words "the Residential Closed Zone at Mapua" to read "the Residential Coastal Zone at Mapua"
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Plan Topic Reference : 17.1.3.4

- Final 564.16 Add a new condition to Restricted Discretionary Activities (Building Construction) rule 17.1.3.4:
"Residential Coastal Zone Reserve Building Area
(k) There is sufficient space for a reserve building area for the existing dwelling."
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Plan Topic Reference : 17.1.20

- Final 564.16 No Plan amendments to statement about second dwellings in parts of Tahī and Iwa Streets.
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Plan Topic Reference : 17.2.4.1

- Final 565.5 Alter maximum coverage in Tourist Services Zone, Mapua rule 17.2.4.1(b)(iii) to 33 percent.
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Plan Topic Reference : 17.2.20

- Final 565.5 No Plan amendments to 17.2.20.
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Plan Topic Reference : 17.5.1

- Final 564.17 No Plan amendments to rule 17.5.1.
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Plan Topic Reference : 17.8.3

- Final 565.15 No Plan amendments to 17.8.3(f).
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Plan Topic Reference : 17.14

- Final 565.11 Add new section:
"17.14.7 Mapua Special Development Area
(a) The rules in the Residential Zone applicable in the Mapua Special Development Area on 29 Aranui Road, Lot 59, DP 17242 are deferred until adequate reticulated water, stormwater and wastewater are provided by the Council or to the satisfaction of the Council.
(b) In the interim, the effective zoning of the land shown as deferred will be Residential Zone.
(c) The removal of the deferred status will be completed by a resolution of the Council, followed by advice to landowners once services have been provided."
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Plan Topic Reference : 18.5.2.1

- Final 568.1 1. No Plan amendments to rule 18.5.2.1(p)(i) in respect to Tourist Services Zone at Mapua.
2. No Plan amendments to rule 18.5.2.1 to make recontouring a permitted activity.
Final 568.2 No Plan amendments to rule 18.5.2.1 to allow filling at Iwa Street as a permitted activity.
Final 568.4 No Plan amendments to permitted activity rule 18.5.2.1
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Final 568.5 Add new condition 18.5.2.1(p)(iv):
"It is not filling on the land on part NL10B/1050 as notated on the planning maps."

Plan Topic Reference : 18.5.2.3

Final 564.12 Delete rule 18.5.2.3(b) and rewrite as:
"It is not within the Coastal Risk Area or in the Residential Coastal Zone at Iwa Street, Mapua."
Final 568.1 1. Delete rule 18.5.2.3(b) and rewrite as:
"It is not within the Coastal Risk Area or in the Residential Coastal Zone at Iwa Street, Mapua."
2. No Plan amendments to rule 18.5.2.3 to make recontouring a controlled activity.
Final 568.2 No Plan amendments to controlled activity rule 18.5.2.3 to allow filling at Iwa Street as a permitted activity.
Final 568.5 Add new condition 18.5.2.3(c):
"It is not filling on the land on part NL10B/1050 as notated on the planning maps."

Plan Topic Reference : 18.9

Final 563.3 Amend all references to "Coastal Hazard Area" to "Coastal Risk Area".

Plan Topic Reference : 18.9.2.1

Final 564.10 Rewrite conditions as:
"Either
(d) The building to be constructed is relocatable and not habitable.
OR
(e) The building is not a coastal protection structure.
OR
(f) The habitable building alteration is the reconstruction, maintenance, repair or the removal of an existing lawfully established building provided it does not increase the degree to which the building fails to comply with the Plan rules."

Plan Topic Reference : 18.9.2.2

Final 564.11 Rewrite matter (1A) as follows:
"(1A) The risk of coastal erosion and flooding and adverse effects on the building and property from present and potential future coastal erosion and flooding hazards."

Plan Topic Reference : 18.9.2.3

Final 564.12 1. Delete condition 18.9.2.3(b).
2. Add to matters:
"(4) Any effects on recreation."

Plan Topic Reference : 18.9.2.4

Final 564.12 No Plan amendments.

Plan Topic Reference : AM 54

Final 564.13 No Plan amendments to extent of Coastal Risk Area.
Final 566.3 Retain majority of indicative walkways.
Final 566.4 Retain majority of indicative walkways
Final 566.5 Delete indicative walkway on mid length of Dawson Road.
Final 566.9 Relocate the indicative walkway between submitter 3735's property (170b Seaton Valley Rd) and the larger neighbouring property to the east (Lot 10 DP 16842) so it is on the boundary between the two properties.
Final 566.10 No Plan amendments.
Final 566.13 No Plan amendments.

Plan Topic Reference : AM 87

Final 564.13 No Plan amendments to extent of Coastal Risk Area.
Final 566.3 Retain majority of indicative walkways
Final 566.6 Delete indicative walkway west of the submitters' property.
Final 566.7 1. Relocate indicative walkway further north of Lot 2 DP 17670 as shown on Map 1.
2. Delete indicative walkway on D&A Freilich property and relocate adjoining the northern boundary of Lot 1 DP 18287 as shown on Map 1.
Final 566.8 1. Retain walkway along southern boundary of Lot 2 DP 8474.
2. Delete walkway on north east part of Lot 2 DP 8474.
Final 566.10 No Plan amendments.
Final 566.12 Retain indicative reserves/strips along Mapua/Ruby Bay coastline.
Final 566.13 No Plan amendments to indicative esplanade strip/reserve notation adjoining the coastline.
Final 566.14 No Plan amendments.
Final 566.15 No Plan amendments to indicative reserves.
Final 566.17 No Plan amendments.

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Final 567.4	Delete indicative road on from Brown site and relocate to existing driveway on submitter's property (Lot 2 DP 8474).
Final 567.5	Relocate indicative road on submitter's land at least 20 metres further south on Seaton Valley Road.

Plan Topic Reference : ZM 54

Final 566.16	No Plan amendments.
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Plan Topic Reference : ZM 87

Final 564.15	No Plan amendments to the Residential Closed Zone at Ruby Bay.
Final 564.16	Rename the Residential Closed Zone at Tahī Street and part of Iwa Street as Residential Coastal Zone.
Final 564.17	No Plan amendments to Rural 1 Coastal Zone.
Final 565.4	<ol style="list-style-type: none">1. Delete Commercial Zone from 7, 7A and 8 Toru Street.2. Delete Commercial Zone on Seaton Valley Road site.3. No Plan amendments to the Residential Zone rules in respect to commercial activities.
Final 565.5	No Plan amendments to Mapua Development Area.
Final 565.11	Include the Aranui Syndicate property in the Mapua Special Development Area as Residential Zone.
Final 565.14	No Plan amendments to zoning of Van Laanen property, 31 Korepo Road.
Final 565.15	No Plan amendments.
Final 565.17	<ol style="list-style-type: none">1. No Plan amendments to rezone Lot 2 DP 8474 to Residential.2. No Plan amendments to rezone Freilich property on Mapua Drive to Residential.3. Rezone Lot 1 DP 17670 from Deferred Residential 2031 to Rural Residential Deferred Residential.
Final 565.18	No Plan amendments on low-lying land south of Mapua wetland to retain Rural 1 Zone.
Final 566.19	No Plan amendments.
Final 566.20	No Plan amendments to Open Space Zone on Mapua wetland.
Final 567.2	No Plan amendments.
Final 567.3	No Plan amendments to rezone Lot 2 DP 8474 to Residential.
Final 568.4	No Plan amendments to zoning of submitters' land as Rural 1 Closed.
Final 568.5	Add a notation that land in the Aranui Basin is subject to condition 18.5.2.1(p)(iv).
