



## STAFF REPORT

**TO:** Environment and Planning Committee

**FROM:** Mandy Bishop, Consent Planner

**REFERENCE:** RM040905

**SUBJECT:** **DEBORAH HAYWOOD – REPORT EP05/05/01** - Report prepared for 2 May Hearing.

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### 1. APPLICATION BRIEF

#### 1.1 Proposal

The application is for a landuse consent to use the lower floor of an existing dwelling as a separate self-contained apartment to rent to tourists. The upper level of the house will continue to be used as a holiday home by the applicant.

#### 1.2 Location and Legal Description

The property is located at Torlesse Drive, Little Kaiteriteri.

The legal description of the land is Lot 8 DP 19385 Certificates of Title NL 13A/187.

#### 1.3 Zoning and Consent Requirements

The land is zoned Residential and is within the Coastal Environment Area and Land Disturbance Area 2 under the Proposed Tasman Resource Management Plan. This is considered to be an operative zoning so no analysis is given of the Transitional Plan provisions.

The application is considered to be a Discretionary Activity under the relevant rules of the Proposed Tasman Resource Management Plan in that:

- Two dwellings are proposed on the property;
- The minimum net area will be less than 450 square metres for each dwelling;
- Only three parking spaces are provided (at least four are required to be a permitted activity); and
- The activity of renting to tourists would be a commercial activity in the Residential zone.

## **2. INTRODUCTION**

### **2.1 The Setting**

The site is a sloping section amongst a mix of recently developed and developing permanent and holiday homes in the coastal environment of Little Kaiteriteri. Access to the property is off a right-of-way off Torlesse Drive that services five other properties (see Appendices 1 - 4 attached).

### **2.2 Background**

Applications for building consent and resource consent were received by Council on 29 July 2002 for a new dwelling with internal garage and gas burner. Resource consent was required for the new building in the Coastal Environment Area and earthworks. RM020432 for the controlled activities were granted on 3 September 2002 and Building Consent 021265 was issued on 10 September 2002. The plans for the lower level of the dwelling contained a bathroom, games room, bar, two bedrooms, a store room and internal stairs (see Appendix 5).

Following information received by Council the consent planner emailed the applicant on 14 April 2004 requesting confirmation that the lower floor usage of the subject property was as per the issued consents – the games room and bar. The applicant replied by email on 22 April 2004 stating this was correct. However the lower level was advertised on the internet as a two bedroom apartment sleeping a maximum of 8 people and available for rent as holiday accommodation.

The Council's Manager of Consents wrote to the applicant on 28 April 2004 stating non-compliance issues for the "apartment" and sought assurance the lower level of the dwelling ceased to be rented as an apartment until all non-complying matters were resolved. The applicant requested a Code of Compliance Certificate but this cannot be issued until amended plans are received and approved by Council for the conversion of the lower level to a separate apartment. Resource consent for the separate apartment to be rented as holiday accommodation was received at Council on 26 July 2004.

Following a site visit on 6 August 2004 Council determined all users of the right-of-way and adjoining property owners to be potentially adversely affected by the proposal and requested written approvals be obtained to proceed in a non-notified manner. Not all approvals were able to be gained so the application proceeded to be notified (see Appendix 6).

## **3. NOTIFICATION AND SUBMISSIONS**

Limited Notification of the application was sent to all affected parties on 21 January 2005.

Seven submissions were received, one of which was received from property owners not identified to be potentially adversely affected by the proposal so this submission is not included in this report. Two are requesting to be heard.

## **J and R Porter**

Support the application as Kaiteriteri is a holiday destination for families and accommodation is needed for this group. They trust the tenants will be responsible guests and did not wish to be heard.

## **T Mallabar**

Supported the application, but wanted the followed measures included in the consent:

1. A covenant placed on the title ensuring the resource consent to use the lower floor of the dwelling as a separate apartment is not transferable to any new owner;
2. Ms Haywood constructs a suitable fence between their properties; and
3. Parking arrangements are addressed as the right-of-way is not very wide.

He does not wish to be heard.

## **H Denize**

Opposed the application with the concerns of setting a precedent regarding the density provisions that will undermine the character of the area, there are no safeguards for tenants being responsible guests, the application was misleading and deficient in terms of assessing the effects of the proposal on the environment. She wishes to be heard in support of her submission.

## **J Hudson**

Supported the application as it provided better security for many empty houses in non-holiday periods, there was no material change to the existing house and the environment, it was a sustainable use of an existing resource and improved general amenity by enhancing the appreciation of recreational facilities. He requested occupants of the apartment use on-site parking provisions and not use the right-of-way to park on. He stated he did not wish to be heard but later emailed Council his wish to change that to be heard in the Hearing.

## **N Allen and A Jones-Allen**

Opposed the application and pointed out a number of inaccuracies in the application. They believe the on-site car parking is deficient, there are no controls over the existing planting being maintained or preserved thus affecting privacy of adjoining properties, potential for excessive noise especially as subsequent owners may not carefully select tenants, the precedent effect could undermine the integrity of the Plan and this type of commercial activity may impact on a nearby motel business.

Should consent be granted they request measures are put in place to mitigate effects on adjoining properties, adequate on-site parking be provided and the Council monitors conditions of consent. They did not wish to be heard.

## **S Geary**

Opposed the application for the same reasons as the Allen and Allen-Jones submission and also did not wish to be heard.

### **4. STATUTORY CONSIDERATIONS**

#### **4.1 Resource Management Act**

##### **Part II Matters**

In considering an application for resource consent, Council must ensure that if granted, the proposal is consistent with the purpose and principles set out in Part II of the Act.

If consent is granted, the proposed separate apartment must be deemed to represent the sustainable use and development of the land resource. The critical issue of this consent is the potential effect of the establishment and use of the separate apartment on the surrounding coastal environment.

These principles underpin all relevant Plans and Policy Statements, which provide more specific guidance for assessing this application.

##### **Section 104**

Subject to Part II matters, Council is required to have regard to those matters set out in Section 104. Of relevance to the assessment of this application, Council must have regard to:

- Any actual and potential effects of allowing the activity to go ahead (Section 104 (1) (a));
- Any relevant objectives and policies in the Tasman Regional Policy Statement and the Proposed Tasman Resource Management Plan (Section 104 (1) (b) );
- Any other relevant and reasonably necessary matter(s) to determine the consent (Section (1) (c)).

In respect of Section 104 (1) (b), the Proposed Tasman Resource Management Plan is now considered to be the dominant planning document, given its progress through the public submission and decision-making process.

Section 104B sets out the framework for granting or declining consent based on the status of an activity as set out in the relevant Plan.

#### **4.2 Tasman Regional Policy Statement**

The Regional Policy Statement seeks to achieve the sustainable management of land and coastal environment resources. Objectives and policies of the Policy Statement clearly articulate the importance of protecting land resources from inappropriate land use and development.

Because the Proposed Tasman Resource Management Plan was developed to be consistent with the Regional Policy Statement, it is considered that an assessment under the Proposed Plan will satisfy an assessment against Policy Statement principles.

### **4.3 Tasman Resource Management Plan**

The most relevant Objectives and Policies are contained in: Chapter 5 'Site Amenity Effects', Chapter 6 'Urban Environment Effects', Chapter 8 'Margins of Rivers, Lakes, Wetlands and the Coast' and Chapter 11 'Land Transport Effects'. These chapters articulate Council's key objectives: To contain urban use and development so that it avoids cumulative adverse effects on the natural character of the coastal environment and to ensure character and amenity values are maintained or enhanced.

The most relevant Rules which follow from these imperatives are contained in Chapter 16.2. "Transport (Access Parking and Traffic)" and Chapter 17.1 "Residential Zone Rules".

Details of the assessment of the proposed activity in terms of these matters is set out in the chapters following.

## **5. ASSESSMENT**

In accordance with Section 104 of the Resource Management Act, Council must consider the actual and potential effects on the environment of allowing the activity, have regard for any relevant objectives, policies, rules, and consider any other matters relevant and reasonably necessary to determine the application.

### **5.1 Assessment of Environmental Effects**

Pursuant to Section 104 (1) (a) of the Resource Management Act, the following effects assessment has been set out.

#### **Permitted Baseline**

Section 104(2) gives a consent authority the ability to disregard adverse effects on the environment of activities that the Plan permits, if it so wishes. This is the "permitted baseline" and can provide a yardstick for the effects that otherwise might arise.

Two dwellings on a residentially zoned property are potentially a controlled activity subject to meeting bulk and location and parking requirements. The application cannot meet the required density of 450 square metres per dwelling as the site would need to have a net area of 900 square metres and it is only 760.91 square metres in net area.

However the effect of density is maintained as the dwellings are contained within the one building with a floor area of 220 square metres and a site coverage of 29 per cent (up to 33 per cent coverage is permitted). The applicant could construct another 25 square metre building on-site as a permitted activity provided it complied with height, setback and daylight angle provisions and provided it was not self-contained. This permitted activity would create greater visual density than the current proposal.

The Plan does not control the numbers of people who permanently reside on a site and allows for the residential renting of a dwelling. A home occupation visitor accommodation permitted standard allows for four guests at any one time, provided the access is not shared and four car parks are provided on-site. As the applicant does not live on-site renting the apartment as holiday accommodation is deemed to be a commercial activity but all holiday homes in the District that have guests staying for no more than three months at any one time would also be classed as commercial. The requirement for resource consent for this matter has not been enforced District-wide.

The parking requirements are two per dwelling and one space per two beds for home occupation visitor accommodation. Conditions of consent can ensure these provisions are met.

### **Traffic Effects**

The proposed separate apartment has the use of one car park. Holiday accommodation in the coastal environment is likely to involve boats of various kinds and will attract higher numbers of visiting family and friends. The shortfall in providing on-site parking will likely result in parking on the right-of-way or on-street parking that may have adverse effects on users of the right-of-way and road network that are more than minor.

### **Coastal Character and Amenity Values**

The coastal environment of Kaiteriteri is considered to be an area with high amenity values. Part II of the Resource Management Act under Section 6 (a) seeks to protect the coastal environment (6(a)) and outstanding landscapes from inappropriate subdivision, use and development. The Plan recognises the natural character of Kaiteriteri has been compromised but still has high scenic and recreation values and is a key tourist area.

The proposal is a form of development that is not specifically provided for in the Residential zone. The PTRMP provides for a second dwelling as a controlled activity subject to meeting criteria including density and parking. The use of a second dwelling for tourist accommodation is potentially a permitted activity had the applicant permanently lived on-site, could provide the necessary parking and limit the number of guests to four at any one time. Commercial activities, except as allowed for under Home Occupation rules are classed as discretionary activities in the Residential zone.

The Council's policies and objectives on the Urban Environment seek to protect the coastal environment from the adverse effects of activities thereby maintaining and enhancing the character and amenity values of the area.

Amenity values, as defined in Section 2 of the Resource Management Act 1991, means:

*“Amenity values” means those natural or physical qualities and characteristics of an area that contribute to people’s appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes.”*

The intensified use of residential allotments has the potential to detract from the amenity values of other properties by impeding the access of nearby properties, reducing privacy for adjoining properties and excessive noise inhibiting the ability of others to enjoy the use of their property. However there are no rules governing the number of people living in a residential home where noise levels and privacy concerns could be as significant.

The character of the Kaiteriteri area is a tourist and holiday destination with associated beach and water sport activities. The renting out of holiday homes is a common occurrence (albeit not permitted under Plan rules).

If this application was granted there are conditions that could be imposed to mitigate the adverse effects on the area’s character and amenity values so they are no more than minor.

### **Noise Effects**

The potential for excessive noise occurring from the renting of the apartment associated with parties and socialising from holidaymakers is no greater than the potential for noise problems for some residential use or other holiday homes in the area. The Plan provides standards for noise that must be complied with or a complaint can be lodged and addressed by noise control officers.

### **Effects on Privacy**

Issues over fencing and maintaining vegetation have been raised by submitters. The dwelling complies with zone and area rules in terms of setbacks, height, coverage and outdoor living areas. There are no rules regarding a requirement for fencing other than under the Fencing Act that Council does not administer. Compared to what may be permitted by the Plan (for example the constructing a separate sleepout of up to 25 square metres in area subject to meeting setback, height and daylight angle rules), the activities being contained in the existing dwelling preserves privacy for neighbours. Preserving the existing vegetation will maintain the on-site amenity as well as provide an adequate level of privacy for adjoining properties.

### **Future Effects**

One submitter requests the use of the separate apartment be covenanted so that it is not transferred to any subsequent owner. Once an effect is established however there are no differences in effects on the environment with a change in property ownership. Resource consents for land use activities stay with the subject property and no gain in terms of effects on the environment will occur by implementing the suggested covenant. All subsequent owners of the property are required to meet minimum standards prescribed by the Plan or comply with conditions of consent, if granted, or apply for subsequent resource consent.

## 5.2 Relevant Plans and Policy Statements.

The landuse activity must be deemed to be consistent with relevant objectives and policies pursuant to Section 104 (1) (c) and (d) of the Act. The most relevant Plan is considered to be the proposed Tasman Resource Management Plan and will be used in this assessment. Because this was developed to be consistent with the Regional Policy Statement, the assessment would also be considered satisfy an assessment under the Policy Statement.

The following summarises the most relevant plan matters and provides brief assessment commentary:

*Chapter 5 - Site Amenity Effects* Council must ensure that the character and amenity values of the site and surrounding environment are protected, and any actual or potential effects of the proposed activities must be avoided remedied or mitigated, including cross boundary effects.

*Objectives: 5.1, 5.2, and 5.3* As detailed in the assessment of effects (Chapter 5.1), there will be an effect of the proposed activity on character and amenity values.

*Policies: 5.1.1, 5.1.4, 5.1.9, 5.2.1, 5.2.2, 5.2.3, 5.2.4, 5.2.7, 5.2.8, 5.3.1, 5.3.4.*

*Chapter 6 – Urban Environment Effects* Urban expansion is managed to ensure effects on the character of coastal locations are no more than minor.

*Objectives: 6.2, 6.3, 6.5, 6.13* The Plan encourages the efficient use of land and infrastructures within Kaiteriteri for activities related to the visitor industry as long as adverse effects are mitigated.

*Policies: 6.2.1, 6.2.1A, 6.3.3, 6.5.4, 6.13.7*

*Chapter 8 – Margins of Rivers, Lakes, Wetlands and the Coast* Protection of the coastal environment from inappropriate use and development promotes the sustainable management of natural and physical resources

*Objective 8.2  
Policy 8.2.6*



*Chapter 11 - Land Transport Effects* The potential effects of the proposed activity on traffic safety must be avoided, remedied or mitigated.

*Objective 11.1*

*Policy 11.1.4.* This matter is discussed in more detail in the assessment of effects (Chapter 5.1).

*Chapter 16.2.3 – Provision for Parking and Loading* – Permitted activity performance conditions that specify for minimum on-site parking requirements are contained in this rule.

*Chapter 17.1 – Residential Zone Rules* – The proposed activity is subject to permitted and controlled activity performance standards and conditions set out in Rules 17.1.2, 17.1.4 and 17.1.4A.

Chapter 5 *Site Amenity Effects* is concerned with the effects of land uses that cross property boundaries that may add to or detract from the use and enjoyment of neighbouring properties. They may also affect local character.

Objective 5.1.0 seeks to avoid, remedy or mitigate adverse effects from land use on the use and enjoyment of other land and on the qualities of natural and physical resources. Policies specify effects on site amenity and off-site effects of noise, vehicles, buildings and structures are avoided, remedied or mitigated.

Objective 5.2.0 seeks to maintain and enhance amenity values on-site and within communities. Policies include privacy issues, daylight, sunlight, outdoor living provisions, amenity through vegetation, enabling a variety of housing types and traffic effects.

Objective 5.3.0 seeks to maintain and enhance the special visual and aesthetic character of localities. Policies include maintaining the low density character of urban areas and adverse effects on the character of the area are avoided, remedied or mitigated.

The proposal utilises an existing physical resource where the effect on the urban density is unchanged. As the dwelling complies with setback, outdoor living, height and daylight angle requirements, only the effects of the change of use needs to be addressed (see assessment in 5.1 above). The proposed use is compatible with the character of the Kaiteriteri area.

Chapter 6 *Urban Environment Effects* is concerned with the effects of urban growth and development.

Objective 6.2.0 and its related policies acknowledge urban growth and development can be sustained if it is consistent with available services and infrastructure. The subject property is fully serviced although access is by a shared right-of-way.

Objective 6.3.0 and related policies seeks to contain urban development so that it avoids cumulative adverse effects on the coastal environment. The proposed activities are contained within an existing building and are of a nature that is compatible with the Kaiteriteri holiday environment.

Objective 6.5.0 and related policies seek to provide for a wide range of commercial activities on appropriately located sites and that effects of tourist activities are contained in key tourist areas such as Kaiteriteri.

Issue 6.13 (d) "*Opportunity for the establishment of land use activities related to the visitor industry*" is one of the main issues identified for the Kaiteriteri area and policy 6.13.7 encourages the efficient use of land and infrastructure within Kaiteriteri.

The proposal is not contrary to these provisions in Chapter 6 as long as effects on the roading system and adjoining properties are mitigated.

Chapter 8 *Margins Of Rivers, wetlands and Coast* has objective and policies that seek to ensure that subdivision and development does not adversely affect the natural character, landscape character and amenity values of the coastal environment. (8.2.6)

It is considered that this proposal, subject to the recommended conditions and amendments will not be contrary to these coastal objectives and policies.

Chapter 11 *Land Transport Effects* seeks to ensure the safe and efficient provision of the road network. Policy 11.1.4 addresses adequate parking spaces to avoid or mitigate adverse effects on the road network.

It is considered that this proposal, subject to the recommended conditions and amendments will not be contrary to these transport objectives and policies.

In conclusion it is considered that the proposed activities subject to the recommended conditions and in this particular location, are not contrary to the policies and objectives of the Proposed Plan.

### **5.3 Part II Matters**

The proposed land use activities are considered to be consistent with the purpose and principles contained in Part II of the Resource Management Act.

Part II of the Act is concerned about "maintaining and enhancing amenity values" under Section 7 (c). As I have discussed earlier the proposal has the potential to adversely affect the amenity values of nearby properties but these effects can be mitigated through consent conditions so they are no more than minor.

It is considered that the application is consistent with the Act's purpose of achieving the sustainable management of natural and physical resources by converting an existing dwelling internally.

## 5.4 Matters of Discretion and Control in the Plan

The proposal is a discretionary activity due to the inability to provide adequate on-site parking and the commercial activity. These two matters aside the application would be a restricted discretionary activity where Council has restricted its discretion to matters including:

- the extent to which the character of the site will remain dominated by open space and vegetation rather than buildings;
- the ability to mitigate any adverse effects of the proposal on adjoining sites, including planting and landscaping;
- provision for the collection and disposal of stormwater and sewage;
- the timing of reviews of conditions and purpose of reviews; and
- financial contributions, bonds and covenants and administrative charges.

## 5.5 Other Matters

### Precedence and Cumulative Effects

Precedence in itself is not an “effect” but the subsequent approval of this proposal to lead to other similar applications from Residential properties each wanting like treatment. This can lead to a cumulative effect that is very much a relevant adverse effect under Section 3 (d) of the Act.

In resource management terms, the cumulative effect of establishing a pattern of consent decisions based on other applicants wanting similar outcomes, can have adverse effects on significant resource management issues.

The issue of "precedence" must be acknowledged in practical terms as giving rise to cumulative adverse effects.

- Applications for consent are lodged on the basis that consent to previous applications have been granted under like conditions.
- Council can expect pressure to act consistently in its application of Plan objectives, policies, rules and assessment criterion. That is, Council is expected to be consistent in its decision-making.

There are various factors that make this application different from other properties:

1. It is the internal conversion of an existing dwelling that had complied with controlled activity standards for new dwellings in the Coastal Environment Area and earthworks in Land Disturbance Area 2
2. It is a site that is surrounded by residential development and can be fully serviced.

3. It is a known tourist and holiday destination where the natural character of the coast has already been compromised. The Plan seeks to direct development to this area and provide the opportunity to establish activities related to the visitor industry.
4. It is considered that the proposed development subject to the recommended conditions is likely to result in similar environmental outcomes as what could be done as a permitted activity on the present site.

## **6. CONCLUSIONS**

- 6.1 The proposal is a Discretionary Activity under the Proposed Plan.
- 6.2 While the density provision cannot be met for two dwellings on a property the visual effect is the same and even less dense than other properties in the area and what could occur on-site as a permitted activity.
- 6.3 When the comparison is made with what could occur as of right on the site at present with no limit to residential numbers and what is proposed with the recommended conditions, it is considered that the effects on the environment will be no more than minor.
- 6.4 The property does have unique characteristics that I have set out above that would enable Council to approve the proposed activities without undermining the integrity of the Plan to achieve its environmental outcomes.
- 6.5 The policies and objectives of the Proposed Plan seek to ensure the use of the land does not adversely affect the character and amenity of the area and encourage development in established serviced settlements and key tourist areas such as Kaiteriteri.
- 6.6 It is acknowledged that there may be adverse effects that are more than minor on the users of the right-of-way and roading network by not providing adequate on-site parking. Conditions of consent, if granted, can ensure adequate parking is provided.
- 6.7 The proposal utilises part of an existing physical resource. This is in accordance with the principles of sustainable management under Part II of the Resource Management Act 1991.
- 6.8 It is considered that this proposal, in this particular site, subject to the recommended conditions, is not contrary to the policies and objectives of the Proposed Plans and the adverse effects on the environment are will be no more than minor. Therefore the application should be approved under Section 104B of the Resource Management Act 1991.

## **7. RECOMMENDATION**

That pursuant to Section 104B of the Resource Management Act, I recommend the application to use the lower floor of an existing dwelling as a separate self-contained apartment to rent to tourists be granted.

## 8. CONDITIONS

If the Committee grant the application, I recommend the following conditions be imposed:

### 1. Parking.

A minimum of two on-site car parks per self-contained unit be provided at all times. Should the lower apartment be rented to tourists the following on-site car parks need to be provided:

- a) Up to and including four guests – no additional requirement;
- b) For five and six guests – the use of three on-site car parks; and
- c) For seven and eight guests – the use of four on-site car parks.

#### **Note:**

Should the upper level be occupied at the same time as the lower floor is rented there needs to be 2 car parks for the upper level in addition to the amounts required for the lower level as stated in b) and c) above.

### 2. Right-of-way

The occupants, guests or their visitors of the subject property shall not park any vehicle on the right-of-way

### 3. Landscaping

The vegetation on-site shall be maintained in general accordance with the landscaping plan attached to this consent labelled Plan A dated 8/8/02.

### 4. Completion of required works

The renting of the lower level apartment shall not commence until the parking requirements have been met and a Code of Compliance Certificate has been obtained.

### 5. Monitoring

The resource consent holder shall, in order to allow for the monitoring of consent conditions, provide a minimum of three working days written notice to Council's Manager, Environmental Information or his agent before the commencement of renting the lower level apartment.

### 6. Review

The Council may, at six monthly intervals from the date of this consent is issued, review any or all of the conditions of the consent pursuant to Section 128 of the Resource Management Act 1991. The purpose of such a review would be to deal with any adverse effect on the environment which may arise from the exercise of the consent that was not accurately foreseen at the time of granting of the consent, and which is therefore more appropriate to deal with at a later stage; and/or to require the consent holder to adopt the best practicable

option to remove or reduce any adverse effects on the environment resulting from noise, parking, loss of privacy, loss of amenity and the number of people renting the lower level apartment.

## **NOTATIONS**

1. Monitoring of the consent is required under Section 35 of the Resource Management Act 1991 and a deposit fee is payable at this time. Should monitoring costs exceed this initial fee, Council will recover this additional amount from the resource consent holder. Costs are able to be minimised by consistently complying with conditions and thereby reducing the frequency of Council visits.
2. This consent is issued pursuant to the Resource Management Act 1991, the Transitional District Plan (Waimea Section) and the Proposed Tasman Resource Management Plan. It does not constitute building consent and the conversion works should obtain the necessary approvals pursuant to the Building Act 1991.
3. Any matters not referred to in this application for resource consent or are otherwise covered in the consent conditions must comply with the Proposed Tasman Resource Management Plan (PTRMP) or the Resource Management Act 1991.
4. Council will require payment of a development contribution in accordance with Council's Development Contributions Policy under the Local Government Act 2002 for the development subject of this resource consent.

The Development Contributions Policy is found in the Long Term Council Community Plan (LTCCP) and the amount to be paid will be in accordance with the requirements which are current at the time the relevant development contribution is paid in full. A 5% discount is available if the payment is made prior to the uplifting of the building consent (see attached brochure).

Mandy Bishop  
**Consent Planner**











**APPENDIX 6**

<b>Name of affected party</b>	<b>Property legal description</b>	<b>Approval obtained ?</b>	<b>Submission in support/opposition</b>	<b>Wish to be heard?</b>
Allen N and Allen-Jones A	Lot 1 DP 337780	N	Oppose	N
Gearry Scott Joseph	Lot 2 DP 337780	N	Oppose	N
Wilson C and M Andrews	Lot 3 DP 337780	N		
Scott Elizabeth Isabel Warne	Lot 3 DP 304871	Y		
Porter Jeffrey David	Lot 11 DP 19385	Y	Support	N
Hudson J and L and Toebes G	Lot 1 DP 332055	Y	Support	Y
Mallabar B and A	Lot 2 DP 332055	N	Support with conditions	N
Heritage Trustee Co Ltd	Lot 7 DP 19385	Y		
Denize Helen Adair	Lot 10 DP 19385	N	Oppose	Y