

# **Tasman Resource Management Plan - Change 57**

**Notified : Saturday, 28 November 2015**

## **Summary of Decisions Requested In Change 57**

**In Topic Order**

## Summary of Decisions Requested In Change 57 Submissions

### C57 GEN - Change 57

■ **336 Batten, Garrick**

C57.336.7 *Remedy:* Ensure Section 32 report gives greater consideration to effects on high quality land.

<b>Further Submissions :</b>	<u>Support</u>	FC57.4101.4	Brightwater Community Assn
------------------------------	----------------	-------------	-------------------------------

C57.336.8 *Remedy:* Ensure the rezoning is based on flood modelling using longer term data and complemented with citizen-based science.

C57.336.9 *Remedy:* Ensure the Section 32 report considers rezoning Rural 1 land at Brightwater in a regional context.

<b>Further Submissions :</b>	<u>Support</u>	FC57.4101.5	Brightwater Community Assn
------------------------------	----------------	-------------	-------------------------------

C57.336.10 *Remedy:* Provide better justification for additional residential land provision at Brightwater based on anticipated realistic demand.

<b>Further Submissions :</b>	<u>Support</u>	FC57.4101.6	Brightwater Community Assn
------------------------------	----------------	-------------	-------------------------------

■ **3976 Cameron, Jeremy & Karen and Wheeler, Louise**

C57.3976.2 *Remedy:* More management of effects of activities along Wai-iti River margin to reduce impacts on current landowner's privacy and lifestyle (refuse, bank erosion, dogs, motorbikes, etc)

■ **3978 Eastmond, Kelli-Anne**

C57.3978.2 *Remedy:* Ensure services such as wastewater and stormwater are upgraded to cope with new residential areas.

<b>Further Submissions :</b>	<u>Support</u>	FC57.4101.1	Brightwater Community Assn
------------------------------	----------------	-------------	-------------------------------

■ **3886 Fonterra Co-Operative Group Ltd**

C57.3886.7 *Remedy:* Explain reasons for preferred option chosen for managing industrial growth and flood hazard risk in Section 32 report.

C57.3886.8 *Remedy:* Give reasons for reduced building coverage in the Rural Industrial Closed Zone in Section 32 report.

■ **806 NZ Transport Agency**

C57.806.4 *Remedy:* Consider traffic impacts of deferred industrial and deferred residential development on the State Highway 6, Ellis Street and River Terrace Road intersection.

■ **3983 Snowdens Bush Vineyard Ltd**

C57.3983.1 *Remedy:* Retain Plan Change 57 (with amendments as sought in specific submissions).

■ **3984 West, Kenneth & Nanette**

C57.3984.1 *Remedy:* Retain Plan Change 57.

---

### Chapter 2 - Meanings of Words

■ **3886 Fonterra Co-Operative Group Ltd**

C57.3886.9 *Remedy:* Add a definition of "floodway".

---

#### 6.16.1.1 - Recognition of Flood Hazard Risk

■ **336 Batten, Garrick**

C57.336.2 *Remedy:* Delete amendments to issue 6.16.1.1 about flood hazard risk.

■ **3976 Cameron, Jeremy & Karen and Wheeler, Louise**

C57.3976.1 *Remedy:* Ensure that land located north west of Snowdens Bush to the Wai-iti River is precluded from future subdivision/rezoning to Residential from its Rural 1 status.

---

#### 6.16.1.2 - Management of Urban Expansion

■ **336 Batten, Garrick**

C57.336.3 *Remedy:* Delete amendments to issue 6.16.1.2 about managing urban expansion on land of high productive value.

---

#### 6.16.3.1 - Directing Development away from Flood-Prone Lands

■ **3973 Balgowan Investments Ltd**

C57.3973.1 *Remedy:* Amend policy 6.16.3.1 to recognise that mitigation can address flooding risk, particularly for business land.

## Summary of Decisions Requested In Change 57 Submissions

---

### 6.16.3.1 - Directing Development away from Flood-Prone Lands

- **3975 BTK Developments Ltd**  
C57.3975.1      *Remedy:* Amend policy 6.16.3.1 to recognise that mitigation can address flooding risk, particularly for business land.
  - **3977 Coutts, R J Family Trust**  
C57.3977.1      *Remedy:* Amend policy 6.16.3.1 to recognise that mitigation can address flooding risk, particularly for business land.
  - **3886 Fonterra Co-Operative Group Ltd**  
C57.3886.5      *Remedy:* Reword policy 6.16.3.1 as: "To avoid significant flood hazard risk when rezoning land to meet residential, commercial and industrial demand".
- 

### 6.16.3.2 - Providing for Additional Rural Residential Land

- **336 Batten, Garrick**  
C57.336.4      *Remedy:* Delete amendments to policy 6.16.3.2 about managing the effects of the expansion of Brightwater on land of high productive value.
- 

### 6.16.3.3 - Minimising the Effects of Industrial Land

- **3973 Balgowan Investments Ltd**  
C57.3973.2      *Remedy:* Amend policy 6.16.3.3 to recognise that mitigation can address flooding risk, particularly for business land.
  - **3975 BTK Developments Ltd**  
C57.3975.2      *Remedy:* Amend policy 6.16.3.3 to recognise that mitigation can address flooding risk, particularly for business land.
  - **3977 Coutts, R J Family Trust**  
C57.3977.2      *Remedy:* Amend policy 6.16.3.3 to recognise that mitigation can address flooding risk, particularly for business land.
  - **3886 Fonterra Co-Operative Group Ltd**  
C57.3886.6      *Remedy:* Reword policy 6.16.3.3 as: "To limit resubdivision and manage the extent of buildings on industrial land that is subject to significant flood hazard risk".
  - **1212 Tasman District Council**  
C57.1212.1      *Remedy:* Retain old policy 6.16.3.3 about rationalising the provision of industrial land to minimise industrial effects. Retain new policy on resubdivision with a new policy number.
- 

### 6.16.3.5 - Access to and along the Wairoa River

- **3978 Eastmond, Kelli-Anne**  
C57.3978.1      *Remedy:* Amend Bryants "Lane" to Bryants "Road".
- 

### 6.16.3.6 - Access to the Brightwater School

- **3979 Johnston, Colin & Hazel**  
C57.3979.2      *Remedy:* Amend policy 6.16.3.6 on facilitating access to the Brightwater school so it is done in ways that do not adversely affect the privacy and security of adjacent residential properties.
- 

### 6.16.20.1 - Regulatory Method

- **3973 Balgowan Investments Ltd**  
C57.3973.3      *Remedy:* Retain former wording of method 6.16.20.1(a) regarding Flood Hazard Special Area rules.  
C57.3973.4      *Remedy:* Delete method 6.16.20.1(d): "rules relating to closed subdivision and coverage in industrial zones that are subject to flood hazard risk".
- **336 Batten, Garrick**  
C57.336.5      *Remedy:* Delete method (a) about rezoning land suitable for residential and business use following growth model evaluation.
- **3975 BTK Developments Ltd**  
C57.3975.3      *Remedy:* Retain former wording of method 6.16.20.1(a) regarding Flood Hazard Special Area rules.  
C57.3975.4      *Remedy:* Delete provision 6.16.20(d): "rules relating to closed subdivision and coverage in industrial zones that are subject to flood hazard risk".
- **3977 Coutts, R J Family Trust**  
C57.3977.3      *Remedy:* Retain former wording of method 6.16.20.1(a) regarding Flood Hazard Special Area rules.

## Summary of Decisions Requested In Change 57 Submissions

---

### **6.16.20.1 - Regulatory Method**

- C57.3977.4 *Remedy:* Delete provision 6.16.20.1(d): "rules relating to closed subdivision and coverage in industrial zones that are subject to flood hazard risk".
- 

### **6.16.20.3 - Works and Services Method**

- **3979 Johnston, Colin & Hazel**  
C57.3979.3 *Remedy:* Amend method (a) to ensure privacy and security of adjacent properties are considerations in regard to new walkways and open space.
- 

### **6.16.30 - Principal Reasons and Explanation**

- **3973 Balgowan Investments Ltd**  
C57.3973.5 *Remedy:* Delete new wording about consolidating industrial activities south of SH 6 and closing subdivision in parts of the zone with most flood hazard risk.
- **336 Batten, Garrick**  
C57.336.6 *Remedy:* Delete explanation provided for rezoning Rural 1 to Residential.
- **3975 BTK Developments Ltd**  
C57.3975.5 *Remedy:* Delete new wording about consolidating industrial activities south of SH 6 and closing subdivision in parts of the zone with most flood hazard risk.
- **3977 Coutts, R J Family Trust**  
C57.3977.5 *Remedy:* Delete new wording about consolidating industrial activities south of SH 6 and closing subdivision in parts of the zone with most flood hazard risk.
- **3979 Johnston, Colin & Hazel**  
C57.3979.4 *Remedy:* Add new considerations for walkways:  
• Significant reduction in foot travel distance  
• No adverse effects on adjacent properties privacy and security
- **806 NZ Transport Agency**  
C57.806.1 *Remedy:* Provide more explanation of timing of the deferment of residential and industrial zonings.
- 

### **16.2.1 - Scope of Section**

- **806 NZ Transport Agency**  
C57.806.2 *Remedy:* Ensure no direct access to State Highway 6 from Deferred Residential Zone located between Wanderers Avenue and Lord Rutherford Road.
- 

### **16.3.4.1 - Controlled Subdivision (Business and Industrial Zones)**

- **3973 Balgowan Investments Ltd**  
C57.3973.6 *Remedy:* Delete the Light Industrial Closed Zone provisions from 5, 11 and 13 Factory Road which change status of subdivision so no longer a controlled activity.
- **3975 BTK Developments Ltd**  
C57.3975.6 *Remedy:* Delete the Light Industrial Closed Zone provisions from 5, 11 and 13 Factory Road which change status of subdivision so no longer a controlled activity.
- **3977 Coutts, R J Family Trust**  
C57.3977.6 *Remedy:* Delete the Light Industrial Closed Zone provisions from 5, 11 and 13 Factory Road which change status of subdivision so no longer a controlled activity.
- 

### **16.3.4.1 (aa) - Controlled Subdivision (Business and Industrial Zones)**

- **3886 Fonterra Co-Operative Group Ltd**  
C57.3886.13 *Remedy:* If Rural Industrial Closed zoning is retained at Factory Road, subdivision of three titles (map supplied) is either controlled or discretionary depending on lot size.
- 

### **16.3.4.4A - Discretionary Subdivision (Industrial Closed Zones)**

- **3973 Balgowan Investments Ltd**  
C57.3973.7 *Remedy:* Delete the Light Industrial Closed Zone discretionary subdivision provisions from 5, 11 and 13 Factory Road.
- **3975 BTK Developments Ltd**  
C57.3975.7 *Remedy:* Delete the Light Industrial Closed Zone discretionary subdivision provisions from 5, 11 and 13 Factory Road.
-

## Summary of Decisions Requested In Change 57 Submissions

---

### **16.3.4.4A - Discretionary Subdivision (Industrial Closed Zones)**

- **3977 Coutts, R J Family Trust**  
C57.3977.7      *Remedy:* Delete the Light Industrial Closed Zone discretionary subdivision provisions from 5, 11 and 13 Factory Road.
  - **3886 Fonterra Co-Operative Group Ltd**  
C57.3886.14      *Remedy:* If Rural Industrial Closed zoning is retained at Factory Road, subdivision of three titles (map supplied) is either controlled or discretionary depending on lot size.
- 

### **16.3.4.7 - Prohibited Subdivision (Industrial Closed Zones)**

- **3973 Balgowan Investments Ltd**  
C57.3973.8      *Remedy:* Delete the Light Industrial Closed Zone prohibited subdivision provisions from 5, 11 and 13 Factory Road.
  - **3975 BTK Developments Ltd**  
C57.3975.8      *Remedy:* Delete the Light Industrial Closed Zone prohibited subdivision provisions from 5, 11 and 13 Factory Road.
  - **3977 Coutts, R J Family Trust**  
C57.3977.8      *Remedy:* Delete the Light Industrial Closed Zone prohibited subdivision provisions from 5, 11 and 13 Factory Road.
  - **3886 Fonterra Co-Operative Group Ltd**  
C57.3886.15      *Remedy:* If Rural Industrial Closed zoning is retained at Factory Road, subdivision of three titles (map supplied) is either controlled or discretionary depending on lot size.
- 

### **17.1 - Residential Zone Rules**

- **3979 Johnston, Colin & Hazel**  
C57.3979.5      *Remedy:* Prohibit elevated walkways and recreation development within 50m of residential properties or where screening more than 2 metres high would be required to maintain privacy of residential property.
- 

### **17.4.1 - Scope of Section**

- **3973 Balgowan Investments Ltd**  
C57.3973.9      *Remedy:* Delete reference to Light Industrial Closed Zone in preamble to Industrial Zone rules.
  - **3975 BTK Developments Ltd**  
C57.3975.9      *Remedy:* Delete reference to Light Industrial Closed Zone in preamble to Industrial Zone rules.
  - **3977 Coutts, R J Family Trust**  
C57.3977.9      *Remedy:* Delete reference to Light Industrial Closed Zone in preamble to Industrial Zone rules.
- 

### **17.4.3.1 - Permitted Activities (Building Construction or Alteration)**

- **3973 Balgowan Investments Ltd**  
C57.3973.10      *Remedy:* Reinstate previous provision (a) for buildings as a permitted activity on submitter's site (13 Factory Road).  
  
C57.3973.11      *Remedy:* Delete addition of (c)(iii) regarding maximum building coverage in Brightwater Light Industrial Zone from 90 percent to 60 percent and reference to floodway.
  - **3975 BTK Developments Ltd**  
C57.3975.10      *Remedy:* Reinstate previous provision (a) for buildings as a permitted activity on submitter's site (11 Factory Road).  
  
C57.3975.11      *Remedy:* Delete addition of (c)(iii) regarding maximum building coverage in Brightwater Light Industrial Zone from 90 percent to 60 percent and reference to floodway.
  - **3977 Coutts, R J Family Trust**  
C57.3977.10      *Remedy:* Reinstate previous provision (a) for buildings as a permitted activity on submitter's site (5 Factory Road).  
  
C57.3977.11      *Remedy:* Delete addition of (c)(iii) regarding maximum building coverage in Brightwater Light Industrial Zone from 90 percent to 60 percent and reference to floodway.
- 

### **17.4.3.2 - Controlled Activities (Building Construction or Alteration)**

- **3973 Balgowan Investments Ltd**  
C57.3973.12      *Remedy:* Delete change of maximum building coverage in Brightwater Light Industrial Closed Zone to 15 percent.
-

## Summary of Decisions Requested In Change 57 Submissions

---

### 17.4.3.2 - Controlled Activities (Building Construction or Alteration)

- **3975 BTK Developments Ltd**  
C57.3975.12     *Remedy:* Delete change of maximum building coverage in Brightwater Light Industrial Closed Zone to 15 percent.
- **3977 Coutts, R J Family Trust**  
C57.3977.12     *Remedy:* Delete change of maximum building coverage in Brightwater Light Industrial Closed Zone to 15 percent.

---

### 17.4.3.3 - Restricted Discretionary Activities (Building Construction or Alteration)

- **3973 Balgowan Investments Ltd**  
C57.3973.13     *Remedy:* Delete the addition to matter (3) regarding increased flood hazard risk when considering applications for increased building coverage in Industrial Zones.
- **3975 BTK Developments Ltd**  
C57.3975.13     *Remedy:* Delete the addition of matter (3) regarding increased flood hazard risk when considering applications for increased building coverage in Industrial Zones.
- **3977 Coutts, R J Family Trust**  
C57.3977.13     *Remedy:* Delete the addition of matter (3) regarding increased flood hazard risk when considering applications for increased building coverage in Industrial Zones.

---

### 17.4.20 - Principal Reasons for Rules

- **3973 Balgowan Investments Ltd**  
C57.3973.14     *Remedy:* Delete comments about flood hazard risk in reason for limiting building coverage on Wairoa River flood plain at Brightwater.
- **3975 BTK Developments Ltd**  
C57.3975.14     *Remedy:* Delete comments about flood hazard risk in reason for limiting building coverage on Wairoa River floodplain at Brightwater.
- **3977 Coutts, R J Family Trust**  
C57.3977.14     *Remedy:* Delete comments about flood hazard risk in reason for limiting building coverage on Wairoa River floodplain at Brightwater.

---

### 17.12.2.1 - Permitted Activities (Land Use)

- **3886 Fonterra Co-Operative Group Ltd**  
C57.3886.11     *Remedy:* Retain maximum coverage of 75 percent for Rural Industrial Zone in condition (n) and delete lower maximum and floodway provision from Rural Industrial Closed Zone.

---

### AM 90 - Area Map for Brightwater

- **3886 Fonterra Co-Operative Group Ltd**  
C57.3886.10     *Remedy:* Show extent of Wairoa River floodway in and around Brightwater.
- **3979 Johnston, Colin & Hazel**  
C57.3979.1     *Remedy:* Delete any walkways/indicative walkways between Katania Heights and its extension and Lord Rutherford Road South.
- **4098 Knight, David J**  
C57.4098.1     *Remedy:* Delete indicative road adjoining Snowden Place.
- **4099 Knight, Louise**  
C57.4099.1     *Remedy:* Delete indicative road on 22 Waimea West Road and find alternative access for proposed (residential) development.
- **4100 Knight, Richard J**  
C57.4100.1     *Remedy:* Delete indicative road on 22 Waimea West Road.
- **806 NZ Transport Agency**  
C57.806.3     *Remedy:* Ensure indicative road (linking Lord Rutherford Road to Wanderers Avenue) has adequate separation distance from State Highway 6 intersection.
- **3983 Snowdens Bush Vineyard Ltd**  
C57.3983.3     *Remedy:* Provide access via 32 Waimea West Road (Lot 1 DP 11913) to Snowdens Bush Vineyard Ltd, M & C Cook and other properties.

## Summary of Decisions Requested In Change 57 Submissions

### ZM 90 - Zone Map for Brightwater

■ **3973 Balgowan Investments Ltd**

C57.3973.15 *Remedy:* Delete Closed Zone status from Light Industrial areas where assessed flood risk is low to medium.

<b>Further Submissions :</b>	<u>Oppose</u>	FC57.806.1	NZ Transport Agency
------------------------------	---------------	------------	---------------------

C57.3973.16 *Remedy:* Either delete Rural 1 Deferred Residential Zone on land south east of Snowdens Bush and between Wanderers Avenue and Lord Rutherford Road or change policy to allow management of flood risk in areas of low to medium risk.

■ **336 Batten, Garrick**

C57.336.1 *Remedy:* Delete rezoning of Rural 1 land to Residential deferred (southeast of Snowdens Bush and southwest of Wanderers Avenue).

<b>Further Submissions :</b>	<u>Support</u>	FC57.4101.2	Brightwater Community Assn
------------------------------	----------------	-------------	-------------------------------

■ **4054 Birt, Damian**

C57.4054.1 *Remedy:* Delete Rural 1 Deferred Residential Zone on land south east of Snowdens Bush.

■ **87 Brightwater Engineering**

C57.87.1 *Remedy:* Retain Brightwater Engineering property accessed off Spencer Place as Light Industrial Zone.

<b>Further Submissions :</b>	<u>Oppose</u>	FC57.806.2	NZ Transport Agency
------------------------------	---------------	------------	---------------------

C57.87.2 *Remedy:* Retain balance of Brightwater Engineering land (northeast towards Nelson) as Light Industrial Closed subject to removal of Closed zone status when Mt Heslington Stream is diverted.

<b>Further Submissions :</b>	<u>Oppose</u>	FC57.806.3	NZ Transport Agency
------------------------------	---------------	------------	---------------------

■ **3525 Brown, George R L (Dick)**

C57.3525.1 *Remedy:* Delete Rural 1 Deferred Residential Zone south east of Snowdens Bush and rezone no further land of high productive value.

<b>Further Submissions :</b>	<u>Support</u>	FC57.4101.3	Brightwater Community Assn
------------------------------	----------------	-------------	-------------------------------

C57.3525.2 *Remedy:* Delete new Residential Zone between Wanderers Avenue and Lord Rutherford Road.

■ **3975 BTK Developments Ltd**

C57.3975.15 *Remedy:* Delete Closed Zone status from Light Industrial areas where assessed flood risk is low to medium.

<b>Further Submissions :</b>	<u>Oppose</u>	FC57.806.4	NZ Transport Agency
------------------------------	---------------	------------	---------------------

C57.3975.16 *Remedy:* Either delete Rural 1 Deferred Residential Zone on land south east of Snowdens Bush and between Wanderers Avenue and Lord Rutherford Road or change policy to allow management of flood risk in areas of low to medium risk.

■ **3977 Coutts, R J Family Trust**

C57.3977.15 *Remedy:* Delete Closed Zone status from Light Industrial areas where assessed flood risk is low to medium.

<b>Further Submissions :</b>	<u>Oppose</u>	FC57.806.5	NZ Transport Agency
------------------------------	---------------	------------	---------------------

C57.3977.16 *Remedy:* Either delete Rural 1 Deferred Residential Zones on land south east of Snowdens Bush and between Wanderers Avenue and Lord Rutherford Road or change policy to allow management of flood risk in areas of low to medium risk.

■ **3886 Fonterra Co-Operative Group Ltd**

C57.3886.1 *Remedy:* Retain new residential growth away from flood prone land and away from Brightwater's existing industrial areas.

C57.3886.2 *Remedy:* Rezone strip of land between Factory Road and Wairoa River (Sec 250 Waimea East Dist) from Light Industrial Closed to Rural 1 (map supplied).

C57.3886.3 *Remedy:* Retain proposed zoning of Rural Industrial to Rural 1 on Lot 4 DP 377009 (map supplied).

C57.3886.4 *Remedy:* Delete Rural Industrial Closed Zone from CT115/3, CT9B/133 and CT78/13 on Factory Road. Retain as Rural Industrial (map supplied).

C57.3886.12 *Remedy:* Rezone three titles at Factory Road (map supplied) from Rural Industrial Closed to Rural Industrial.

■ **4100 Knight, Richard J**

C57.4100.2 *Remedy:* Delete rezoning of rural land with access from Snowden Place.

■ **3980 McDonald, Malcolm**

C57.3980.1 *Remedy:* Rezone 96A Ellis Street from Residential to Commercial or Light Industrial Zone.

## Summary of Decisions Requested In Change 57 Submissions

---

### ZM 90 - Zone Map for Brightwater

■ **3981 Nelson Diocesan Trust Board**

C57.3981.1      *Remedy:*    Rezone Nelson Diocesan Trust Board land in CFR NL 62/57 from Conservation to Residential Zone (land adjoins Snowdens Bush Scenic Reserve and Waimea West Road).

■ **3982 Seifried, H & A and Barlow, R & F**

C57.3982.1      *Remedy:*    Rezone part of R & F Barlow and H & A Seifried properties surrounding the Seifried dam and including the ridgeline behind the Seifried dam from Rural 1 Zone to Residential Zone (approx. 9 ha – map supplied).

<b>Further Submissions :</b> <u>Oppose</u> FC57.806.6                      NZ Transport Agency
--

■ **2782 Seifried, H & A M**

C57.2782.1      *Remedy:*    Rezone additional Rural 1 zoned land to Residential Deferred zone south west of the Deferred Residential Zone between Pifure Stream and State Highway 6 (map provided).

<b>Further Submissions :</b> <u>Oppose</u> FC57.4102.1                      Dunn, Kim                      FC57.806.7                      NZ Transport Agency
--

■ **3983 Snowdens Bush Vineyard Ltd**

C57.3983.2      *Remedy:*    Rezone balance of Snowdens Bush Vineyard Ltd property between Bryants Road and creek from Rural 1 to Deferred Residential.

<b>Further Submissions :</b> <u>Oppose</u> FC57.806.8                      NZ Transport Agency
--

---