

566 **Change 22: Open Space and Reserves**■ **SUBMISSIONS DEALT WITH IN THIS REPORT**

Consideration Order : 4

C22.342.4	Adventurer Leisure Properties Ltd	6.15.3.15	Delete reference to "Mapua waterfront park site" in policy 6.15.3.15.
C22.342.5	Adventurer Leisure Properties Ltd	6.15.20.3	Delete reference to " waterfront park" or clarify not Leisure Park.
C22.342.20	Adventurer Leisure Properties Ltd	AM 54	Delete indicative reserve/strip from Tourist Services Zone, Mapua.
<i>Oppose</i>	FC22.3151.1		
C22.342.21	Adventurer Leisure Properties Ltd	AM 87	Delete indicative reserve/strip from Tourist Services Zone, Mapua.
<i>Oppose</i>	FC22.3151.2		
C22.911.6	Freilich, D & A	AM 87	Delete the indicative walkway that passes the submitter's house and then joins up with the indicative road out to Mapua Drive.
<i>Oppose</i>	FC22.3151.22		
C22.911.7	Freilich, D & A	AM 87	Relocate the position of the indicative walkway that comes from an indicative reserve on the Wells property so that when it enters the submitter's land that it is kept to the southern boundary of Lot 1 DP 17669.
<i>Oppose</i>	FC22.3151.23		
C22.911.8	Freilich, D & A	AM 87	Delete the indicative walkway that comes out to Mapua Drive in proximity of the submitter's son's dwelling.
<i>Oppose</i>	FC22.3151.24		
C22.911.9	Freilich, D & A	AM 87	Delete from the planning maps the indicative reserve but include within the rules for subdivision for Mapua that there be an indicative neighbourhood reserve provided for on the submitters' land, and that it be located in a mutually agreed position with Council, taking into account urban design protocols for the location of neighbourhood reserves.
C22.1445.11	Director-General of Conservation	6.15.3.8	Retain policy 6.15.3.8.
<i>Support</i>	FC22.3151.15		
C22.1445.13	Director-General of Conservation	AM 87	Retain indicative reserve/strips, but include reference to esplanade provision of at least 20 metres width within the Mapua Development Area.
<i>Support</i>	FC22.3151.17		
C22.1445.14	Director-General of Conservation	AM 54	Retain indicative reserve/strips, but include reference to esplanade provision of at least 20 metres width within the Mapua Development Area.
<i>Support</i>	FC22.3151.18		
C22.1445.15	Director-General of Conservation	AM 87	Include an indicative reserve at least 5 metres wide on both sides of Seaton Valley Stream.
<i>Support</i>	FC22.3151.19		
C22.1649.1	Lynch, W J & E L	AM 87	Retain indicative walkway adjoining Lynch's land in Lot 1 DP 6858 and Lots 1 & 2 DP 19273.
C22.1649.2	Lynch, W J & E L	AM 54	Retain indicative walkway adjoining Lynch's land in Lot 1 DP 6858 and Lots 1 & 2 DP 19273.

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C22.1649.3	Lynch, W J & E L	AM 87	Reconsider need for easternmost indicative walkway in Seaton Valley Road and give preference to north-western walkway link to Dawson Road.
C22.2870.1	Gilkison, Bruce J	AM 54	Retain indicative cycleways/walkways in the Mapua area.
<i>Support</i>	FC22.3721.6		
C22.2870.2	Gilkison, Bruce J	AM 87	Retain indicative cycleways/walkways in the Mapua area.
<i>Support</i>	FC22.3721.7		
C22.2870.3	Gilkison, Bruce J	AM 87	Retain proposed reserves, parks and playing fields.
<i>Support</i>	FC22.3721.8		
C22.2870.4	Gilkison, Bruce J	AM 87	Improve access to Mapua and along Mapua beach.
<i>Support</i>	FC22.3721.9		
C22.2874.1	Mitchell, David & Judy	AM 87	Retain indicative coastal reserves, particularly south of Higgs Road in gullies and on headland west of gullies.
C22.2874.2	Mitchell, David & Judy	AM 87	Retain indicative reserve on waterfront park and land opposite it on the western side of Tahī St.
C22.2874.3	Mitchell, David & Judy	AM 87	Retain indicative reserve strip near end of Langford Drive around estuary to Higgs Reserve.
C22.2874.4	Mitchell, David & Judy	AM 87	Retain indicative playing field reserve and cycleway/walkway routes to it.
<i>Support</i>	FC22.3105.2		
C22.2874.6	Mitchell, David & Judy	C22 GEN	Keep surplus land at Dominion Stream flats, planting and linking to Higgs Reserve.
C22.2874.7	Mitchell, David & Judy	6.15.3	Add policy to improve access to Mapua Beach between estuary entrance to Old Mill walkway.
C22.2874.8	Mitchell, David & Judy	6.15.20	Add method for access to reserve strips along Mapua Beach.
C22.2874.9	Mitchell, David & Judy	6.15.1	Reinstate issue 6.15.1.6, including need for access.
C22.2874.10	Mitchell, David & Judy	6.15.3.8	Retain policy on highly connected open spaces and accessways.
<i>Support</i>	FC22.3721.17		
C22.2874.11	Mitchell, David & Judy	6.15.3	Add a new policy to develop an attractive Mapua section of the regional cycle trail (wording supplied).
<i>Support</i>	FC22.3721.18		
C22.2874.14	Mitchell, David & Judy	ZM 87	Retain Open Space Zone on Mapua wetland.
C22.2875.3	Tansley, Mrs Wilma	AM 87	Retain low-tide access provisions.
C22.3151.1	BibbySmith, Fiona and Family	AM 54	Retain indicative walkways at lower end of Dawson Rd to Seaton Valley Rd.
C22.3151.2	BibbySmith, Fiona and Family	AM 54	Provide for national cycleway in the future development of Mapua.
<i>Support</i>	FC22.3721.2		
C22.3151.3	BibbySmith, Fiona and Family	C22 GEN	Council to purchase Dominion Road flats.

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C22.3151.4	BibbySmith, Fiona and Family	AM 87	Retain and create walkway between Pomona Rd and Seaton Valley Rd.
C22.3151.5	BibbySmith, Fiona and Family	AM 87	Retain indicative playing field reserve on Seaton Valley Rd site.
C22.3151.8	BibbySmith, Fiona and Family	AM 87	Retain ecological corridors along Seaton Valley Stream and estuary and allow walkways.
C22.3151.9	BibbySmith, Fiona and Family	AM 87	Complete walkway from Mapua Causeway along Seaton Valley Stream as soon as possible.
C22.3174.1	Freilich, Aidan & Adam	AM 87	Delete indicative walkway northwest of Adam Freilich's property.
C22.3174.2	Freilich, Aidan & Adam	AM 87	Delete indicative walkway that passes close to D&A Freilich's dwelling and packhouse.
C22.3672.2	Mapua Community Assn/Waimea Estuary Sub-Committee	6.15.1.9	Keep Dominion Stream flats as a flood-ponding area and sediment filter for Waimea Estuary.
<i>Support</i>	FC22.3721.16		
C22.3672.3	Mapua Community Assn/Waimea Estuary Sub-Committee	ZM 54	Gazette Higgs Reserve and prepare management plan.
C22.3690.1	Baker, Dave & Price, Lynn	AM 87	Remove playing field indicative reserve on Seaton Valley Rd and find site nearer to Mapua, or use Moutere Hills centre.
C22.3693.1	Barlow, Kathyn & Martyn	AM 54	Remove northern indicative walkway/cycleway from Dawson Rd to Seaton Valley Rd.
C22.3693.2	Barlow, Kathyn & Martyn	AM 54	Complete and maintain existing walkways between Seaton Valley Rd and Dominion Rd.
C22.3698.1	Dawson Road Residents Group	AM 54	Remove northern indicative walkway/cycleway from Dawson Rd to Seaton Valley Rd.
<i>Oppose</i>	FC22.3105.1 FC22.3151.20		
C22.3698.2	Dawson Road Residents Group	AM 54	Complete and maintain existing walkways between Seaton Valley Rd and Dominion Rd.
<i>Oppose</i>	FC22.3151.21		
C22.3699.1	Dixon-Didier, David & Chilcott, Anne	AM 54	Remove northern indicative walkway/cycleway from Dawson Rd to Seaton Valley Rd.
C22.3700.1	D'Rose, David C & Jennifer	AM 54	Remove northern indicative walkway/cycleway from Dawson Rd to Seaton Valley Rd.
C22.3700.2	D'Rose, David C & Jennifer	AM 54	Complete and maintain existing walkways between Seaton Valley Road and Dominion Road.
C22.3702.1	Friends of Mapua Wetland Inc.	AM 87	Retain indicative coastal reserves, particularly south of Higgs Road in gullies and on headland west of gullies.
<i>Support</i>	FC22.3151.25		
C22.3702.2	Friends of Mapua Wetland Inc.	ZM 87	Retain zoning of waterfront park and the indicative reserve opposite it on the western side of properties in Tahi Street.
<i>Support</i>	FC22.3151.26		

C22.3702.3	Friends of Mapua Wetland Inc.	AM 87	Retain indicative reserve strip near end of Langford Drive around estuary to Higgs Reserve.
<i>Support</i>	FC22.3151.27		
C22.3702.4	Friends of Mapua Wetland Inc.	AM 87	Retain indicative playing field reserve and cycleway/walkway routes to it.
<i>Support</i>	FC22.3151.28		
C22.3702.5	Friends of Mapua Wetland Inc.	ZM 87	Retain Open Space Zone on Mapua wetland.
<i>Support</i>	FC22.3151.29		
C22.3702.7	Friends of Mapua Wetland Inc.	C22 GEN	Keep surplus land at Dominion Stream flats from development, and plant and link to Higgs Reserve.
<i>Support</i>	FC22.3721.3	FC22.3151.31	
C22.3702.8	Friends of Mapua Wetland Inc.	6.15.1	Reinstate issue 6.15.1.6, including need for access.
<i>Support</i>	FC22.3151.32		
C22.3702.9	Friends of Mapua Wetland Inc.	6.15.3.8	Retain policy on highly connected open spaces and accessways.
<i>Support</i>	FC22.3721.4	FC22.3151.33	
C22.3702.10	Friends of Mapua Wetland Inc.	6.15.3	Add a new policy to develop an attractive Mapua section of the regional cycle trail (wording supplied).
<i>Support</i>	FC22.3721.5	FC22.3151.34	
C22.3713.1	Lane, M A & A M	AM 54	Remove northern indicative walkway/cycleway from Dawson Rd to Seaton Valley Rd.
C22.3713.2	Lane, M A & A M	AM 54	Complete and maintain existing walkways between Seaton Valley Rd and Dominion Rd.
C22.3714.1	Lavery, Simon B & Deborah L	AM 54	Remove northern indicative walkway/cycleway from Dawson Rd to Seaton Valley Rd.
C22.3717.1	Lyn, Murray & Rosemary	AM 54	Remove northern indicative walkway/cycleway from Dawson Rd to Seaton Valley Rd.
C22.3717.2	Lyn, Murray & Rosemary	AM 54	Complete and maintain existing walkways between Seaton Valley Rd and Dominion Rd.
C22.3718.1	Mapua and District Cycle-Walkways Group	AM 87	Retain indicative coastal reserves, particularly south of Higgs Road in gullies and on headland west of gullies.
<i>Support</i>	FC22.3151.85		
C22.3718.2	Mapua and District Cycle-Walkways Group	AM 87	Retain zoning of waterfront park and the indicative reserve opposite it on the western side of properties in Tahī Street.
<i>Support</i>	FC22.3151.86		
C22.3718.3	Mapua and District Cycle-Walkways Group	AM 87	Retain indicative reserve strip near end of Langford Drive around estuary to Higgs Reserve.
<i>Support</i>	FC22.3151.87		
C22.3718.4	Mapua and District Cycle-Walkways Group	AM 87	Retain indicative playing field reserve and cycleway/walkway routes to it.
<i>Support</i>	FC22.3151.88		
C22.3718.5	Mapua and District Cycle-Walkways Group	ZM 87	Retain Open Space Zone on Mapua wetland.

Support	FC22.3151.89		
C22.3718.7	Mapua and District Cycle-Walkways Group	C22 GEN	Keep surplus land at Dominion Stream flats for enhancement and cycle trail.
Support	FC22.3721.11	FC22.3151.91	
C22.3718.8	Mapua and District Cycle-Walkways Group	AM 54	Retain cycleway/walkway links that use SH 60 underpasses.
Support	FC22.3721.12	FC22.3151.92	
C22.3718.9	Mapua and District Cycle-Walkways Group	AM 87	Improve public access to the esplanade strips between Old Mill Walkway and channel near Leisure Park and add policy (wording supplied).
Support	FC22.3151.93		
C22.3718.10	Mapua and District Cycle-Walkways Group	6.15.1	Reinstate issue 6.15.1.6, including need for access.
Support	FC22.3151.94		
C22.3718.13	Mapua and District Cycle-Walkways Group	6.15.3.8	Retain policy on highly connected open spaces and accessways.
Support	FC22.3721.13	FC22.3151.97	
C22.3718.14	Mapua and District Cycle-Walkways Group	6.15.3	Add a new policy to develop an attractive Mapua section of the regional cycle trail (wording supplied).
Support	FC22.3721.14	FC22.3151.98	
C22.3718.15	Mapua and District Cycle-Walkways Group	AM 87	Avoid shared driveways where the number of properties means a public road would benefit the community.
Support	FC22.3151.99		
C22.3718.18	Mapua and District Cycle-Walkways Group	6.15.30	Retain simplified statement about parking being provided in association with new walkways.
Support	FC22.3151.102		
C22.3720.5	Mt Hope Holdings Ltd	AM 87	Retain indicative walkway along south boundary of Lot 2 DP 8474.
C22.3720.6	Mt Hope Holdings Ltd	AM 87	Delete indicative walkway on north east part of Lot 2 DP 8474.
C22.3721.1	Nelson Cycle Trail Trust	6.15.20.3	Add new methods including purchasing land at Dominion Stream flats and creating links to SH 60 underpasses.
Support	FC22.3151.111		
C22.3721.3	Nelson Cycle Trail Trust	6.15.1.4	Amend issue 6.15.1.4 to refer to "cycle and walking connections".
Support	FC22.3151.113		
C22.3721.5	Nelson Cycle Trail Trust	6.15.3.8	Amend policy 6.15.3.8 to: "...local and regional accessways".
Support	FC22.3151.115		
C22.3721.7	Nelson Cycle Trail Trust	16.3.20	In section headed 'Mapua Development Area' refer to "Rural 3 community and the wider region".
Support	FC22.3151.117		
C22.3721.8	Nelson Cycle Trail Trust	16.3.20	Retain new paragraph in 'Pedestrian and Cycle Linkages' section.
Support	FC22.3151.118		
C22.3721.10	Nelson Cycle Trail Trust	6.15.3	Add a new policy to develop an attractive Mapua section of the regional cycle trail (wording supplied).
Support	FC22.3151.120		
C22.3721.11	Nelson Cycle Trail Trust	AM 87	Add cycleway connection from Aranui Park to Higgs Road.
Support	FC22.3151.121		

C22.3721.12	Nelson Cycle Trail Trust	ZM 54	Add cycleway connection from Chaytor Road to Higgs Road eastern boundary.
<i>Support</i>	FC22.3151.123		
C22.3724.1	Rayward, Mark & van den Berg, Wendy	AM 54	Relocate indicative walkway route from 170b Seaton Valley Rd to the firebreak on the forest block on the adjoining property to the east.
C22.3725.1	Renshaw, G B & H L	AM 87	Delete indicative playing field reserve in Seaton Valley and upgrade and extend Mapua Domain or use Stafford Drive north site.
C22.3727.1	Robinson, Tim & Catherine	AM 54	Remove northern indicative walkway/cycleway from Dawson Rd to Seaton Valley Rd.
C22.3727.2	Robinson, Tim & Catherine	AM 54	Complete and maintain existing walkways between Seaton Valley Rd and Chaytor Rd.
<i>Support</i>	FC22.3721.19		
C22.3730.1	Schweizer, W & J	AM 54	Remove northern indicative walkway/cycleway from Dawson Rd to Seaton Valley Rd.
C22.3730.2	Schweizer, W & J	AM 54	Complete and maintain existing walkways between Seaton Valley Rd and Chaytor Rd.
<i>Support</i>	FC22.3721.22		
C22.3732.1	Shirer, Mike & McLeod, Sarah	AM 87	Ensure indicative playing field has adequate lighting, traffic and screen planting provisions.
C22.3734.1	Smillie, Pete & Jill	AM 54	Remove northern indicative walkway/cycleway from Dawson Rd to Seaton Valley Rd.
C22.3735.1	Stephens, Mark	ZM 54	Remove indicative walkway/cycleway from Pomona Rd to Seaton Valley Rd.
<i>Oppose</i>	FC22.3151.124		
C22.3735.2	Stephens, Mark	ZM 54	Remove indicative walkway/cycleway from Dawson Rd to Seaton Valley Rd and upgrade existing Seaton Valley Rd walkway/cycleway.
<i>Oppose</i>	FC22.3151.125		
C22.3736.17	Talley, P; Ryder, J; Fitchett, J	AM 87	Delete indicative reserve/strip from 154 Aranui Rd.
<i>Oppose</i>	FC22.3151.142		
C22.3739.4	Waugh, J and Armstrong, A	AM 54	Delete indicative walkway from 6 Iwa Street.
<i>Oppose</i>	FC22.3151.144		
C22.3739.5	Waugh, J and Armstrong, A	AM 87	Delete indicative walkway from 6 Iwa Street.
<i>Oppose</i>	FC22.3151.145		

■ ASSESSMENT

1.0 Report 566 addresses submissions on the following matters:

- The Policy framework for the network of open spaces and access ways
 - Policy 6.15.3.8
 - Issue statement in Chapter 6 – Urban Environment effects

- Indicative walkways and related matters
 - Indicative walkways – General submissions
 - Support for indicative walkways, Dawson Road, Pomona and Seaton valley Stream
 - Indicative walkways between Dawson and Seaton valley Roads
 - Indicative walkways in the vicinity of the Lynch property
 - Indicative walkways on the Freilich properties
 - Indicative walkway adjoining Aranui Park
 - Indicative walkway from Seaton Valley to Pomona Road
 - Indicative walkway adjoining coastal margin at 6 Iwa Street
 - Cycleway links in association with underpasses and parking
 - Indicative Reserve/Strip adjoining coastal marine area/Access to Mapua Beach
- Indicative reserves
 - Indicative esplanade strip/reserve notation adjoining coastline
 - Indicative reserve of Freilich land
 - Submission from Director General of Conservation regarding esplanades
 - Indicative reserves in gullies/Higgs Reserve and Dominion Stream Flats
- Indicative reserve for future sports ground – Seaton Valley
- Cycle ways - Policy and Explanation
- Recreation Zone – Waterfront park policy
- Proposed Open Space Zoning

2.0 POLICY FRAMEWORK FOR THE NETWORK OF OPEN SPACES AND ACCESSWAYS

POLICY 6.15.3.8

Policy 6.15.3.8 is "To create a highly connected network of open spaces and access ways through and around Mapua and Ruby Bay that encourages people to walk and cycle".

Submissions C22.1445.11, C22.3702.9, C22.3718.13 and C22.2874.8, .9 and .10 support and seek to retain Policy 6.15.3.8 which aims to create a highly connected network of open spaces and access ways around Mapua and Ruby Bay.

Submitter C22.3721.5 wants to qualify the policy so that it refers to "local and regional" access ways. This wording could be added to provide recognition that some regional routes for walking and cycling will pass through Mapua.

ISSUE STATEMENT IN CHAPTER 6 – URBAN ENVIRONMENT EFFECTS

There are three submissions (C22.2874.9, C22.3718.10 and C22.3702.8) that seek the reinstatement of the original issue 6.15.1.6 statement in Chapter 6 which is to recognise special natural features and the need for access at Mapua.

The original issue statement is quite non-specific as to where there is a need for access at Mapua. The new issue statement 6.15.1.1 refers to the demand for public access along the coastal marine area which is subject to coastal hazards.

Access to Mapua Beach is raised by a number of submitters including submitter C22.2874.7 who requests a new policy as follows:

"To improve public access to the Mapua Beach from the Western Entrance of the Waimea estuary to the Old Mill Walkway"

The submitter states that access along the coast is now limited to low to mid-tide walking and that the main access to the beach (from the school to Old Mill Walkway) is too narrow to cater for the diversity of users on it.

3.0 INDICATIVE WALKWAYS AND RELATED MATTERS

INDICATIVE WALKWAYS - GENERAL SUBMISSIONS

Plan Change 22 includes a network of indicative walkways. Several of these indicative walkway routes provide linkages in the Rural Residential Zone from one road to another. The consultation phase of the Plan change provided information that many residents wanted better connections between Residential and Rural Residential zones and between both these zones to the school and other facilities.

Submitter C22.2470.1 and .2 supports the Council's initiatives to expand cycle/walkways in the Mapua area, citing their "increasing value for children, recreation, tourism and transport, particularly as energy and carbon issues become increasingly significant".

SUPPORT FOR INDICATIVE WALKWAYS AT DAWSON ROAD, POMONA ROAD AND SEATON VALLEY STREAM

Submitter C22.3151.1, .4 and .9 requests that the indicative walkways at the eastern end of Dawson Road and between Pomona and Seaton Valley Road and from the causeway adjoining Seaton Valley Stream be retained.

INDICATIVE WALKWAYS BETWEEN DAWSON AND SEATON VALLEY ROADS

There are two indicative walkways shown between Seaton Valley Road and Dawson Road. A group of ten submitters (C22.3693.1 & .2, C22.3698.1 & .2, C22.3699.1, C22.3700.1 & .2, C22.3713.1 & .2, C22.3714.1, C22.3717.1 & .2, C22.3727.1 & .2, C22.3730.1 & .2 and C22.3734.1), most of who share an access way on the northern side of Dawson Road, have vigorously opposed the indicative walkway shown on their land - giving many reasons why it should not be there – e.g. pets, invasion of privacy, unsafe waterways and ponds, lack of footpath on Dawson Road, lack of subdivision potential on relatively small lots.

Instead the group would like the existing walkways such as along Seaton Valley Road and Chaytor Road to be completed and regularly maintained. The Engineering Department expects to complete the footpath on Seaton Valley Road by 2029. The Chaytor walkway is being upgraded as part of the regional cycle trail.

These submissions have been considered and it is recommended that the southern walkway link from Dawson Road to Seaton Valley Road be pursued in preference to the northern link. Apart from two properties at the western end of this indicative walkway which are zoned Rural Residential, all the properties are zoned Deferred Residential and therefore have potential for further subdivision and the creation of walkway links in association with any subdivision. One of the Rural Residential zoned properties has a subdivision application under consideration which includes the vesting of part of a future walkway link in this southern end of Dawson Road.

INDICATIVE WALKWAYS IN THE VICINITY OF THE LYNCH PROPERTY AT SEATON VALLEY

Another submitter (C22.1649.1, .2 & .3) generally supports the indicative walkway adjacent to the western boundary of their orchard which forms the western connection of the walkway to Seaton Valley Road described above. They question the need for two indicative walkways and request that if the eastern option is preferred by Council then they request that it does not come any closer to the submitters' orchard land.

Since the Plan Change 22 was notified the adjoining landowner to the south east has applied for a subdivision which includes a walkway reserve adjoining the eastern boundary of the submitter's property. The submitter has been consulted with respect to that application and the proposed vesting of a walkway reserve.

INDICATIVE WALKWAYS ON THE FREILICH PROPERTIES

Submitters C22.3174.1 & .2 and C22.911.6, .7 & .8 both request the deletion of the indicative walkways that pass their houses and packhouse and the relocation of the position of an indicative walkway to the southern boundary of Lot 1 DP17669 so they do not lose privacy at their dwelling or bisect their operating orchard on Lot 1 DP 18287 and Lot 1 DP 17669.

INDICATIVE WALKWAY ADJOINING ARANUI PARK

A submitter (C22.3720.5) who has a 4 hectare property west of Aranui Park zoned Rural 1 Deferred Residential supports the indicative walkway connecting Aranui Park with Higgs Road along the southern boundary beside the Mapua wetland. However they do not support the northern indicative walkway which sidles the bank into Aranui Park because some earthworks would be required.

INDICATIVE WALKWAY FROM SEATON VALLEY TO POMONA ROAD

One submitter C22.3724.1 opposes the part of the indicative walkway that follows the eastern boundary of their property from Seaton Valley to Pomona Road on the grounds that they don't want to lose their privacy and have public use of the bike track they have built. They suggest moving the middle part of the route further eastwards to the neighbouring property. A submitter C22.3735.1 who owns a property at 208 Seaton Valley Road also opposes this walkway and the Dawson Road walkway. They submit that it is more logical to upgrade walkways and cycleways adjacent to Seaton Valley Road.

INDICATIVE WALKWAY ADJOINING COASTAL MARGIN AT 6 IWA STREET

A submission (C22.3739.4 & .5) from the landowner at 6 Iwa Street opposes the indicative walkway shown on the coastal boundary of their property.

CYCLEWAY LINKS IN ASSOCIATION WITH UNDERPASSES AND PARKING

Submitter C22.3718.8 & .18 commends the opportunities that have been created for new cycle- and walk-way links within the Mahana and Mapua area which use SH 60 underpasses. They support explanation 6.15.30: "Where new walkway accesses are formed, it will be necessary to minimise adverse effects on the road network by providing parking opportunities in appropriate locations" but suggest it should be amended to read "Where access is formed for new walkways, it will be necessary"

INDICATIVE RESERVE/STRIP ADJOINING COASTAL MARINE AREA/ACCESS TO MAPUA BEACH

Access to Mapua Beach is raised by a number of submitters (C22.2870.4, C22.3718.9). Submitter C22.2870.4 wants access to Mapua and along Mapua Beach improved, submitting that the beach is extremely popular and access to it is becoming increasingly difficult, and that this issue should be given a very high priority.

The Mapua and District Cycle-Walkways group is very concerned at the lack of policies or plan to improve public access to Mapua Beach and the deteriorating access from the Leisure Park to Old Mill Walkway. They urge Council to plan and organise access to the reserves/strips along the rock walls behind Mapua Beach that have been created after recent subdivisions.

One submitter C22.2875.3 endorses walkways and cycleways but notes that we cannot always have them where we want them and that we may have to wait until the tide recedes.

The esplanade strips resulting from subdivisions in recent years are welcomed but submitters' concern is they will have little use until public access to them is improved.

Staff acknowledge that due to the narrowness of the existing accessway off Aranui Road and the presence of the rock revetments adjoining the coast, access is limited to and along Mapua beach at higher states of the tide until such time as subdivisions occur and a continuous esplanade strip can be created or reserve vested or access is negotiated with landowners. A method to investigate access by negotiation is recommended.

The views of two affected landowners are given in 4.0 below.

4.0 INDICATIVE ESPLANADE STRIP/ RESERVE NOTATION ADJOINING COASTLINE

There are two submitters (C22.342.20 & .21 and C22.3736.17) who oppose the indicative reserve strip shown on their properties that border the coastline at Mapua and Ruby Bay and request that "indicative reserve/strip" notation on the area maps be removed. The reason given is that the subject land is private property.

INDICATIVE RESERVE ON FREILICH LAND

Submitter C22.911.9 requests that the indicative reserve notations shown on his property be removed from Area Map 87 and submit that Council include within the rules for subdivision that there be an indicative reserve provided for on the submitter's land, and that it be located on a mutually agreed position with the Council, taking into account urban design protocols.

Good urban design requires that the indicative location of future walkways and reserves is planned in advance of subdivision. The location of the indicative reserves and walkways in Plan Change 22 was chosen to provide a network of walk/cycle linkages and reserves which provide for public access to and along waterways, protect conservation values of waterways, provide connected, open and safe reserve areas with high amenity, and viewpoints. The final location of the reserve will be agreed between the subdivider and Council, however the notation on the area maps provides an indication of the preferred approximate location for future reserves.

SUBMISSION FROM DIRECTOR GENERAL OF CONSERVATION REGARDING ESPLANADES

Submitter C22.1445.13, .14 & .15 supports the indicative reserve/strip notation on planning maps 54 and 87 and submits that they help recognise and provide for section 6(d) of the RMA 1991 and give effect to NZCPS policies 18 and 19. The submitter has requested that the indicative reserve strips within the Mapua Development Area on Area Maps 54 and 87 be shown as esplanade reserves with a minimum 20 metres width. The submitter also supports a 5-metre wide indicative reserve adjoining both sides of Seaton Valley Stream.

INDICATIVE RESERVES IN GULLIES/HIGGS RESERVE AND DOMINION STREAM FLATS

Submitters C22.3718.1, .3 & .7, C22.3151.3, C22.2874.1, .3 & .6, C22.3702.1 & .7 support the indicative reserves, particularly south of Higgs Reserve, adjoining the coast and in the gullies to the west and seeks to keep surplus land at Dominion flats from development, and plant and link to Higgs Reserve. They also submit that the Council purchases surplus Ruby Bay Bypass land at Dominion Stream flats. Like the submissions above this matter is separate to Plan Change 22. However submitter C22.3721.1 has asked that the land purchase at Dominion Stream flats be added as a non-regulatory method in 6.15.30.

Submitter 3672.3 has asked for Higgs "reserve" land that was gifted to the Council for recreation, to be gazetted as a reserve so it can be managed under the Reserves Act.

5.0 INDICATIVE RESERVE FOR FUTURE SPORTS GROUND – SEATON VALLEY

There are eight submissions which refer to the indicative reserve within Seaton Valley. These are submissions C22.3690.1, C22.3702.4, C22.3725.1, C22.3732.1, C22.3151.5, C22.3718.4, C22.2874.4 and C22.2870.3.

Submission C22.3690.1 requests that the indicative reserve notation be removed and located on a site closer to

Mapua or use the Moutere Hills Centre.

Submissions C22.2870.3, C22.3702.4, C22.3718.4 and C22.2874.4 support the indicative reserve and seek to retain both the reserve and cycle/walkway routes to it.

Submission C22.3725.1 opposes the location of the indicative reserve. They submit that it should be located within the Mapua township, that the roads are dangerous, and the existing domain provides sufficient space. They also submit that the location of playing fields would create light pollution in a quiet rural area.

Submitter C22.3732.1 submits that a future sports ground will change the nature of the existing quiet valley. They submit that if and when the sports ground is set up, provision should be made to prevent any untoward effect on existing residents in the valley. They note that adequate roading and speed zoning needs to be provided and pedestrians need to be catered for at the entrance to the sports ground if it is to be off Seaton Valley Road. They request buffer planting and hoods or screens to minimise light pollution.

Submitter C22.3151.15 supports the location of the playing fields, noting that the immediate area will be a growth area as development is moved to higher ground. They submit that it will also provide the opportunity for some larger trees that are not easily incorporated into urban reserves.

6.0 CYCLEWAYS – POLICY AND EXPLANATION

Four submitters (C22.3702; C22.3721.3, .7, .8 .11 .12; C22.2874; C22.3718) urge the Council to consider adding a separate policy that supports the development of an attractive Mapua section of the Regional Tasman Cycle Trail to allow visitors to enjoy the attractions of the area.

Submitter C22.3721.3 Nelson Cycle Trails Trust requests that policy 6.15.1.4 be amended to read:
 “To have ample well connected open space incorporating cycle and walking connections in new development areas and adjoining the Waimea Estuary”

The same submitter asks for Explanation 16.3.20 to be amended to read:
 “The Mapua Development Area ... cycleways to connect with the facilities in Mapua and the Rural 3 community and the wider region”.

This submitter also requests that the planning maps be amended to add a new cycle connection route through the area shown as future subdivision from Aranui Park to Higgs Road and to show an indicative cycle trail route.

7.0 RECREATION ZONE – WATERFRONT PARK POLICY

Several submissions (C22.3702.2, C22.3718.2 and C22.2874.2) support the inclusion on the zoning maps of the Mapua Waterfront Park and indicative reserve on the opposite side of Toru Street.

One other submission (C22.342.4& .5) is confused about the title “Waterfront Park” and wants it removed from policy 6.15.3.15 and the method statement. However, most people seem to know that the term “waterfront park” refers to the Council’s land south of the Mapua wharf (rather than the Mapua Leisure Park).

8.0 PROPOSED OPEN SPACE ZONE

Submissions C22.3702.5, C22.3718.5 and C22.2874.14: These three submissions support the open space zone on the Mapua wetland area and the provision of adjacent cycle walkway routes within Aranui Park.

■ RECOMMENDATIONS AND REASONS

Recommendation 566.1

C22.1445.11 <i>Allow</i>	Director-General of Conservation FC22.3151.15	Allow
C22.2874.10 <i>Allow</i>	Mitchell, David & Judy FC22.3721.17	Allow
C22.3702.9 <i>Allow</i>	Friends of Mapua Wetland Inc. FC22.3151.33 FC22.3721.4	Allow
C22.3718.13 <i>Allow</i>	Mapua and District Cycle-Walkways Group FC22.3151.97 FC22.3721.13	Allow
C22.3721.5 <i>Allow in Part</i>	Nelson Cycle Trail Trust FC22.3151.115	Allow In Part

Plan Amendments

Topic : 6.15.3.8

Retain policy 6.15.3.8 but add that accessways are "local and regional accessways".

Reasons

1. The policy on creating a well connected network of open spaces and accessways is well supported by submissions.
2. The policy follows the sound urban design principle of connectivity.
3. A minor amendment to the policy has been made to clarify that accessways at Mapua can be an integral part of local and regional accessways.

Recommendation 566.2

C22.2874.7	Mitchell, David & Judy	Allow
C22.2874.9	Mitchell, David & Judy	Allow In Part
C22.3702.8	Friends of Mapua Wetland Inc.	Allow In Part
<i>Allow in Part</i>	FC22.3151.32	
C22.3718.10	Mapua and District Cycle-Walkways Group	Allow In Part
<i>Allow in Part</i>	FC22.3151.94	

Plan Amendments

Topic : 6.15.1.4

Add to end of Policy 6.15.1.4:
"to recognise its special natural features"

Topic : 6.15.3

Add new policy 6.15.3.18:
"To endeavour to improve public access to the Mapua Beach and to the western entrance of the Waimea estuary".

Reasons

1. The Plan change has introduced new policies which aim to facilitate public access to and along the coast and to/from and within the surrounding rural and rural-residential areas. Special natural features are now referred to in issue 6.15.1.4.
2. Public access to and along the coastal marine area is a matter of national importance that Council is required to recognise and provide for under the Resource Management Act 1991 and the NZ Coastal Policy Statement 2011..
3. There are historical circumstances which have had the effect of limiting access at higher states of the tide and the prohibition on subdivision on allotments less than 3.5 hectares limits future opportunities for the creation of esplanade strips for public access unless landowners undertake boundary adjustments or agree to create strips outside the subdivision process.

Recommendation 566.3

C22.2870.1	Gilkison, Bruce J	Allow
<i>Allow</i>	FC22.3721.6	
C22.2870.2	Gilkison, Bruce J	Allow
<i>Allow</i>	FC22.3721.7	

Plan Amendments

Topic : AM 54

Retain majority of indicative walkways.

Topic : AM 87

Retain majority of indicative walkways

Reasons

1. The submitter supports the Council's intention to expand the cycle/walkway network.
2. It is agreed with the submitter that energy conservation and carbon issues will become increasingly significant.

Recommendation 566.4

C22.3151.1	BibbySmith, Fiona and Family	Allow
C22.3151.4	BibbySmith, Fiona and Family	Allow
C22.3151.9	BibbySmith, Fiona and Family	Allow

Plan Amendments

Topic : AM 54

Retain majority of indicative walkways

Reasons

1. It is important to provide off road walk and cycle connections between roads within rural, rural residential and residential areas in order to provide linkages that are an alternative to the use of roads.
2. Off road connections are valuable for recreation and energy conservation.

Recommendation 566.5

C22.3693.1	Barlow, Kathyn & Martyn	Allow
C22.3693.2	Barlow, Kathyn & Martyn	Allow
C22.3698.1	Dawson Road Residents Group	Allow
<i>Disallow</i>	FC22.3105.1 FC22.3151.20	
C22.3698.2	Dawson Road Residents Group	Allow
<i>Disallow</i>	FC22.3151.21	
C22.3699.1	Dixon-Didier, David & Chilcott, Anne	Allow
C22.3700.1	D'Rose, David C & Jennifer	Allow
C22.3700.2	D'Rose, David C & Jennifer	Allow
C22.3713.1	Lane, M A & A M	Allow
C22.3713.2	Lane, M A & A M	Allow
C22.3714.1	Lavery, Simon B & Deborah L	Allow
C22.3717.1	Lyn, Murray & Rosemary	Allow
C22.3717.2	Lyn, Murray & Rosemary	Allow
C22.3727.1	Robinson, Tim & Catherine	Allow
C22.3727.2	Robinson, Tim & Catherine	Allow
<i>Allow</i>	FC22.3721.19	
C22.3730.1	Schweizer, W & J	Allow
C22.3730.2	Schweizer, W & J	Allow
<i>Allow</i>	FC22.3721.22	
C22.3734.1	Smillie, Pete & Jill	Allow

Plan Amendments

Topic : AM 54

Delete indicative walkway on mid length of Dawson Road.

Reasons

1. The landowners affected are resistant to the walkway link and seek the upgrading of existing walkways in the neighbourhood. The other reasons for objecting to a future walkway include pets, invasion of privacy, unsafe waterways and ponds, and lack of a footpath on Dawson Road.
2. There is a low likelihood of future subdivision and associated opportunity to create a walkway.

Recommendation 566.6

C22.1649.1	Lynch, W J & E L	Allow In Part
C22.1649.2	Lynch, W J & E L	Allow In Part
C22.1649.3	Lynch, W J & E L	Allow In Part

Plan Amendments

Topic : AM 87

Delete indicative walkway west of the submitters' property.

Reasons

1. There is considerable landowner resistance to the indicative walkway being linked across properties to the west of the submitters' boundary.
2. Since notification of Plan Change 22 there is a subdivision application under consideration which has volunteered a walkway link on the adjoining property to the south east. This provides the most direct route to both the land zoned for future residential development and to Mapua settlement.

Recommendation 566.7

C22.911.6 <i>Disallow</i>	Freilich, D & A FC22.3151.22	Allow
C22.911.7 <i>Disallow</i>	Freilich, D & A FC22.3151.23	Allow In Part
C22.911.8 <i>Disallow</i>	Freilich, D & A FC22.3151.24	Allow In Part
C22.3174.1	Freilich, Aidan & Adam	Allow In Part
C22.3174.2	Freilich, Aidan & Adam	Allow

Plan Amendments

Topic : AM 87

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.

Reasons

1. It is acknowledged that the indicative walkway adjoining the submitters' dwelling and pack house is somewhat redundant due to the relocation of the indicative walkway to the north west and the location of a future road link which will provide connection for future residents to Mapua Drive.
2. The submitter has lodged a subdivision application which includes a walkway link adjoining the northern boundary of the properties referred to in this submission.
3. The bulk of the walking connections for future residents to Mapua can be provided via the future footpath/road links to Mapua Drive (opposite Higgs Road) and Seaton Valley Road. However, a walkway link connecting a future internal road to Mapua Drive will provide a convenient short cut for future residents within the eastern most part of the future development and away from the two busy intersections.

Recommendation 566.8

C22.3720.5	Mt Hope Holdings Ltd	Allow
C22.3720.6	Mt Hope Holdings Ltd	Allow

Plan Amendments

Topic : AM 87

1. Retain walkway along southern boundary of Lot 2 DP 8474.
2. Delete walkway on north east part of Lot 2 DP 8474.

Reasons

In response to submissions the Engineering Department has recommended that the indicative road onto Mapua Drive be relocated. This could provide walkway connection onto Mapua Drive which is closer to Aranui Park and as such one walkway link in the vicinity of the south eastern corner of the submitter's property connecting the internal road of a future subdivision to the Park is considered to be sufficient to provide access to the Park and the Mapua retail area.

Recommendation 566.9

C22.911.9	Freilich, D & A	Disallow
C22.3724.1	Rayward, Mark & van den Berg, Wendy	Allow In Part

C22.3735.1	Stephens, Mark	Disallow
<i>Allow</i>	FC22.3151.124	
C22.3735.2	Stephens, Mark	Disallow
<i>Allow</i>	FC22.3151.125	

Plan Amendments

Topic : AM 54

Relocate the indicative walkway between the submitter'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.

Reasons

1. While the upgrade of walkways and cycleways on Seaton Valley Road is expected to be complete by 2029 and the importance of this is acknowledged, it is also important to provide off-road walk and cycle connections between roads within rural residential and residential areas in order to provide connectivity and a network of walkway and cycle options for the existing and future communities. The indicative walkway is only indicative and is likely to be created if/when a landowner subdivides, and their property is in a general location that could form part of a possible future link.
2. It is recommended that the route is shown on the boundary between the submitter (C22.3724.1) and the neighbour to the east's larger property. This may give the Council more flexibility in negotiating a walkway route in this general locality.

Recommendation 566.10

C22.3739.4	Waugh, J and Armstrong, A	Disallow
<i>Allow</i>	FC22.3151.144	
C22.3739.5	Waugh, J and Armstrong, A	Disallow
<i>Allow</i>	FC22.3151.145	

Plan Amendments

Topic : AM 54

No Plan amendments.

Topic : AM 87

No Plan amendments.

Reasons

1. The submitter has recently agreed to the vesting of a reserve adjoining the coastal margin of the property at 6 Iwa Street in conjunction with a recent subdivision application.
2. The margin of the coastal marine area between the Mapua Leisure Park and the Mapua Wharf is a popular public walking route and a long term strategy to improve high tide access is consistent with Part II of the Resource Management Act which identifies public access to and along the coastal marine area as a matter of national importance.
3. Coastal access is also a matter of priority under the Resource Management Act 1991, the NZ Coastal Policy Statement 2010 and the Tasman Resource Management Plan.

Recommendation 566.11

C22.3718.8	Mapua and District Cycle-Walkways Group	Allow
<i>Allow</i>	FC22.3151.92 FC22.3721.12	
C22.3718.18	Mapua and District Cycle-Walkways Group	Allow
<i>Allow</i>	FC22.3151.102	

Plan Amendments

Topic : 6.15.30

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

Reasons

The statement about walkways and parking has been simplified without losing its meaning.

Recommendation 566.12

C22.2870.4	Gilkison, Bruce J	Allow
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<i>Allow</i>	FC22.3721.9	
C22.2875.3	Tansley, Mrs Wilma	Allow
C22.3718.9	Mapua and District Cycle-Walkways Group	Allow
<i>Allow</i>	FC22.3151.93	

Plan Amendments

Topic : AM 87

Retain indicative reserves/strips along Mapua/Ruby Bay coastline.

Reasons

Maintaining access to and along the coastal marine area is a matter of national importance under Section 6(d) of the Resource Management Act.

Recommendation 566.13

C22.342.20	Adventurer Leisure Properties Ltd	Disallow
<i>Allow</i>	FC22.3151.1	
C22.342.21	Adventurer Leisure Properties Ltd	Disallow
<i>Allow</i>	FC22.3151.2	
C22.3736.17	Talley, P; Ryder, J; Fitchett, J	Disallow
<i>Allow</i>	FC22.3151.142	

Plan Amendments

Topic : AM 54

No Plan amendments.

Topic : AM 87

No Plan amendments to indicative esplanade strip/reserve notation adjoining the coastline.

Reasons

- Section 6 (d) of the RMA 1991 requires that Council recognise and provide for the maintenance and enhancement of public access to and along the coastal marine area as a matter of national importance. Achieving high tide access along the coastline at Mapua, including the Mapua Leisure Park and P Talley, J Ryder and J Fitchett properties, is an important feature in providing continuous all tide access along the coast from Mapua Wharf to Ruby Bay.
- The Council has been creating esplanade strips on subdivision and protecting the Old Mill Walkway esplanade reserve to enhance public walking access in an area where the long term availability of public access is threatened by erosion and sea level rise. It is acknowledged that if subdivision potential in the coastal margin of the Mapua Township is limited then opportunities to enhance public access via the creation of esplanade strips will also be more limited. However, esplanade provisions can be provided if boundary adjustments are undertaken or, alternatively, Council could negotiate with landowners to facilitate access via easements.
- Coastal access is a matter of national priority under the Resource Management Plan 1991, NZ Coastal Policy Statement and the Tasman Resource Management Plan.

Recommendation 566.14

C22.2874.8	Mitchell, David & Judy	Allow
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Plan Amendments

Topic : 6.15.20

Add under "Investigations", new (c):
 "(c) Investigate access easements/strips along Mapua/Ruby Bay beach.

Topic : AM 87

No Plan amendments.

Reasons

- Facilitating access to and along the coastal marine area is an important task for the Council.
- Coastal access is a matter of priority under Section 6(d) of the Resource Management Act 1991, NZ Coastal Policy Statement and the Tasman Resource Management Plan.

Recommendation 566.15

C22.1445.13 <i>Allow in Part</i>	Director-General of Conservation FC22.3151.17	Allow In Part
C22.1445.14 <i>Allow in Part</i>	Director-General of Conservation FC22.3151.18	Allow In Part
C22.1445.15 <i>Allow in Part</i>	Director-General of Conservation FC22.3151.19	Allow In Part
C22.3151.8	BibbySmith, Fiona and Family	Allow
C22.3702.3 <i>Allow</i>	Friends of Mapua Wetland Inc. FC22.3151.27	Allow

Plan Amendments

Topic : AM 87

No Plan amendments to indicative reserves.

Other Action**Reasons**

1. The indicative reserve/strips shown along the coastline on planning maps 54 and 87 already have a width of 20 metres. The submission supports esplanade reserves; however the Council has lost esplanade reserve to coastal processes in this locality so it is recommended that, where possible, esplanade strips are created on subdivision as this mechanism preserves public access regardless of movements in the position of mean high water springs. It also leaves ownership of any erosion protection structures with the landowner rather than the Council.
2. The indicative reserve adjoining Seaton Valley Stream is shown as being in excess of 5 metres wide on either side on Maps 54 and 87.

Recommendation 566.16

C22.2874.1	Mitchell, David & Judy	Allow In Part
C22.2874.3	Mitchell, David & Judy	Allow In Part
C22.2874.6	Mitchell, David & Judy	Allow In Part
C22.3151.3	BibbySmith, Fiona and Family	Allow In Part
C22.3672.2 <i>Allow in Part</i>	Mapua Community Assn/Waimea Estuary Sub-Committee FC22.3721.16	Allow In Part
C22.3672.3	Mapua Community Assn/Waimea Estuary Sub-Committee	Allow
C22.3702.1 <i>Allow in Part</i>	Friends of Mapua Wetland Inc. FC22.3151.25	Allow In Part
C22.3702.7 <i>Allow in Part</i>	Friends of Mapua Wetland Inc. FC22.3151.31 FC22.3721.3	Allow In Part
C22.3718.1 <i>Allow in Part</i>	Mapua and District Cycle-Walkways Group FC22.3151.85	Allow In Part
C22.3718.3 <i>Allow in Part</i>	Mapua and District Cycle-Walkways Group FC22.3151.87	Allow In Part
C22.3718.7 <i>Allow in Part</i>	Mapua and District Cycle-Walkways Group FC22.3151.91 FC22.3721.11	Allow In Part
C22.3721.1 <i>Allow in Part</i>	Nelson Cycle Trail Trust FC22.3151.111	Allow In Part

Plan Amendments

Topic : ZM 54

No Plan amendments.

Other Action

1. Council Property officer to continue to pursue purchase of surplus Ruby Bay bypass land.
2. Gazetting of Higgs 'reserve' land.

Reasons

1. The community's interest in part of the NZTA land which is surplus to their requirements following the construction and road legalisation associated with the Ruby Bay Bypass is noted. Council has confirmed an interest in the purchase of part of this land and is currently negotiating with the NZTA. At the time of writing no decision had been made as to which areas are to be purchased.
2. The gazettal of Higgs reserve is a sound option to provide ongoing management of this valuable parcel of coastal land. This would be a separate process that Council would need to undertake outside the Plan Change 22 process.

Recommendation 566.17

C22.2870.3 <i>Allow</i>	Gilkison, Bruce J FC22.3721.8	Allow
C22.2874.4 <i>Allow</i>	Mitchell, David & Judy FC22.3105.2	Allow
C22.3151.5	BibbySmith, Fiona and Family	Allow
C22.3690.1	Baker, Dave & Price, Lynn	Disallow
C22.3702.4 <i>Allow</i>	Friends of Mapua Wetland Inc. FC22.3151.28	Allow
C22.3718.4 <i>Allow</i>	Mapua and District Cycle-Walkways Group FC22.3151.88	Allow
C22.3721.3 <i>Allow in Part</i>	Nelson Cycle Trail Trust FC22.3151.113	Allow In Part
C22.3725.1	Renshaw, G B & H L	Disallow
C22.3732.1	Shirer, Mike & McLeod, Sarah	Allow In Part

Plan Amendments

Topic : AM 87

No Plan amendments.

Reasons

1. A number of options for a new playing field site were considered in the section 37 report prepared by staff. Council was unable to find a sufficiently large enough space in or adjacent to Mapua Township, nor was there the potential to obtain a water right with sufficient capacity to maintain a future sports field. The area of land immediately to the south east of the indicative reserve was considered to be too low-lying and is anticipated to be subject to increasing flooding and saturated soils in association with sea level rise.
2. Works can be undertaken to minimise some of the effects resulting from the use of future sports fields on nearby landowners including buffer planting, screening and amenity planting and the provision of hoods and directional lighting to minimise light spill if lighting is provided at some time in the future.

Recommendation 566.18

C22.2874.11 <i>Allow in Part</i>	Mitchell, David & Judy FC22.3721.18	Allow In Part
C22.3151.2 <i>Allow in Part</i>	BibbySmith, Fiona and Family FC22.3721.2	Allow In Part
C22.3702.10 <i>Allow in Part</i>	Friends of Mapua Wetland Inc. FC22.3151.34 FC22.3721.5	Allow In Part
C22.3718.14 <i>Allow in Part</i>	Mapua and District Cycle-Walkways Group FC22.3151.98 FC22.3721.14	Allow In Part
C22.3721.7	Nelson Cycle Trail Trust	Allow

<i>Allow</i>	FC22.3151.117	
C22.3721.8	Nelson Cycle Trail Trust	Allow In Part
<i>Allow in Part</i>	FC22.3151.118	
C22.3721.10	Nelson Cycle Trail Trust	Allow In Part
<i>Allow in Part</i>	FC22.3151.120	
C22.3721.11	Nelson Cycle Trail Trust	Allow In Part
<i>Allow in Part</i>	FC22.3151.121	
C22.3721.12	Nelson Cycle Trail Trust	Allow In Part
<i>Allow in Part</i>	FC22.3151.123	

Plan Amendments

Topic : C22 GEN

Add a new policy 11.1.3.12 in Chapter 11 Transport:
"To facilitate a regional loop cycle trail".

Topic : 16.3.20

Amend 16.3.20 to read as follows:

"The Mapua Development Area cycleways to connect with the facilities in Mapua and the Rural 3 community and the wider region."

Reasons

1. The policy is amended so that it applies to all the settlements which the Regional Tasman Cycle Trail passes through and to other areas which have similar local trails.
2. There are already indicative walkways and roads shown on the Planning maps in the vicinity of the proposed route of the Regional Tasman Cycle Trail.

Recommendation 566.19

C22.342.4	Adventurer Leisure Properties Ltd	Disallow
C22.342.5	Adventurer Leisure Properties Ltd	Disallow
C22.2874.2	Mitchell, David & Judy	Allow
C22.3702.2	Friends of Mapua Wetland Inc.	Allow
<i>Allow</i>	FC22.3151.26	
C22.3718.2	Mapua and District Cycle-Walkways Group	Allow
<i>Allow</i>	FC22.3151.86	

Plan Amendments

Topic : 6.15.3.15

No Plan amendments.

Topic : ZM 87

No Plan amendments.

Reasons

1. The submissions support the recreation zoning of the Mapua Waterfront Park and the indicative reserve notation on the planning maps.
2. It is apparent that submitter C22.342 is confusing the title Mapua Waterfront Park with the Mapua Leisure Park. No change is recommended to the policy as it is appropriate for the Council-owned site south of Mapua Wharf.

Recommendation 566.20

C22.2874.14	Mitchell, David & Judy	Allow
C22.3702.5	Friends of Mapua Wetland Inc.	Allow
<i>Allow</i>	FC22.3151.29	
C22.3718.5	Mapua and District Cycle-Walkways Group	Allow
<i>Allow</i>	FC22.3151.89	

C22.3718.15

Mapua and District Cycle-Walkways Group

Allow

Allow

FC22.3151.99

Plan Amendments

Topic : 6.15.30

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

Topic : ZM 87

No Plan amendments to Open Space Zone on Mapua wetland.

Reasons

While the submission is supported, for clarity the text has been annotated to show that the area is private open space so that there is no confusion that it is open to the public.