Tasman Regional Policy Statement (TRPS)

Change 1

Appendix 2 - S42A Report – October 2026

Summary of Council Recommendations by Submission Point

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1.0 Purpose and Structure of the Report

This Report is to be read alongside the Tasman Regional Policy Statement Change 1 s42A Report, and Appendix 1. The Table below lists all of the original submission points received on Change 1 to the Tasman Regional Policy Statement (TRPS), together with associated further submission points. Further submissions are shown in grey beneath the relevant original submission.

The Council s42A Report Recommendation' column has been completed for original submission points only where the recommendation is not otherwise addressed in the Change 1 to the TRPS s42A Report. This column has not been completed for further submission points, as the assessment of the relevant original submission in the s42A Report provides the basis for considering those further submissions.

2.0 Submission Table (showing Original Submissions with Further Submissions)

Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS1.1	Top of the South Dark Sky Committee and Supporters	Amend	Seeks inclusion of Dark Sky protections into TRPS C1. Refer to list of inclusions sought in documentation.		Reject
Further Submitter Point No:	**Further Submitter:**	**Further Submitter Position:**	**Further Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
FS36.1	Forest & Bird	Support	ALLOW submission #1. Insert regional policy direction in TRPS C1 requiring District Plans to incorporate Dark Sky shielding and warm lighting standards. SUPPORT requests to include Dark Sky protection policies and lighting controls in TRPS C1.		Reject
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS2.1	Max Brown	Support	The council should accept TRPS Change 1.		Accept in part
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS3.1	Tasman Bay Estates Ltd	Amend	It is requested that the definition be amended to include a new urban centre on the TBEL land at Tasman (all or part of that land shaded blue in Figure 1 above), or to more generally acknowledge that new urban areas may be added. It is also requested that any subsequent references to 'Tasman's Urban Environment' that list out specific areas, be similarly amended.		Reject
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS3.2	Tasman Bay Estates Ltd	Amend	It is requested that the provisions in section 5 (issues 5.1, 5.1A-C) be amended to: 1. Acknowledge that private plan changes can be a mechanism for meeting growth needs whilst also achieving a well-functioning urban environment.		Reject

			2. Changes to Issue 5.1A to recognise that not all growth areas currently included in PC81 are growth areas identified in the FDS, and to provide for a further growth area on the TBEL land at Tasman.		
Further Submitter Point No:	**Further Submitter:**	**Further Submitter Position:**	**Further Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
FS38.6	Andrew and Susan Talley	Oppose	Disallow the original submission.		Accept
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS3.3	Tasman Bay Estates Ltd	Amend	It is requested that the provisions in this section be amended to: 1. Include Tasman with Māpua/ Ruby Bay in the tables detailing growth targets at Objective 5.1A. This will enable any shortfall in the delivery of dwellings through brownfield development (relevant to the Richmond and Motueka figures) to be achieved elsewhere to achieve the overall growth targets. 2. Change the reasons at Objective 5.1C to acknowledge that greenfield growth may need to occur outside of FDS areas if brownfield development uptake is not sufficient to meet growth targets, and that additional greenfield land on the TBEL land at Tasman is available to address this whilst also meeting TRPS objectives regarding avoidance of natural hazards and loss of HPL.		Reject
Further Submitter Point No:	**Further Submitter:**	**Further Submitter Position:**	**Further Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
FS36.6	Forest & Bird	Oppose	DISALLOW submissions #3, #27, and #35. Retain directive language ("shall be consistent with") and cumulative assessment criteria in Policy 5.1B and Policy 5.1C. OPPOSE requests to: 1. Weaken Policy 5.1B from "shall be consistent with" to "have regard to". 2. Make Policy 5.1B criteria non-cumulative or unranked. 3. Enable unserviced greenfield sprawl / rural residential expansion outside FDS growth nodes (e.g., Tasman Bay Estates land).		Accept (in relation to OS3.3)
FS38.7	Andrew and Susan Talley	Oppose	Disallow in part the submission		Accept in part
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS3.4	Tasman Bay Estates Ltd	Amend	It is requested that the provisions in this section be amended to state that the scale and location of new urban development shall be consistent with already zoned land or the Future Development Strategy or adopted masterplans or structure plans, unless implementation of these has not resulted in the delivery of the housing growth targets		Reject

			identified in the TRPS, in which case additional urban areas may be considered. It is expected that the intent of this provision was that 'unanticipated' development, was intended to include urban development not included in the Future Development Strategy or currently adopted masterplans or structure plans.		
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS4.1	Fonterra Limited	Amend	Amend Policy 5.1A as shown: *Policy 5.1A* *Council will zone sufficient residential and business land capacity to meet expected demand in its urban environment, using spatial planning tools that seek to achieve the following overall:* *(i) An urban form that supports reductions in greenhouse gas emissions by integrating land use and transport;* *(ii) Consolidation and intensification of existing main commercial centres;* *(iii) Main commercial centres are supported by a network of smaller centres;* *(iv) New housing is focused in areas where people have good access to jobs, services and amenities by public and active transport and in locations where people want to live;* ***(v) New housing areas are planned and located to avoid reverse sensitivity and compatibility effects with business and industrial zones and activities.*** *(v**i**) A range of housing choices are provided that meet different needs of the community, including papakāinga and smaller, more affordable options;* *(vi**i**) New infrastructure is planned, funded and delivered efficiently to integrate with growth, and existing infrastructure is used efficiently;* *(viii) Sufficient public open space, reserves and other community facilities* *(~~viii~~**ix**) Impacts on the natural environment are minimised and opportunities for restoration are realised;* *(~~i~~x) Tasman is resilient to and can adapt to the likely future effects of climate change;* *(x**i**) Tasman is resilient to the risk of natural hazards;* *(xii) Highly productive land is prioritised for primary production; and* *(xiii) Revive and enhance the mauri of te Taiao.*		Accept in part
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS5.1	Fulton Hogan	Amend	Add an additional matter for consideration to Policy 5.1A: *Takes into account the aggregate requirements of infrastructure and urban development, and recognises the critical role of aggregates for the sustainable management of communities.*		Accept in part
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS6.1	Mt Hope Holdings	Support	The Submitter supports the change to the RPS		Accept in part
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**

OS7.1	Friedrich, Gerlinde, Phil and Simon Holer	Support	Support the general intent of Change 1, consistent with FDS and NPS UD		Accept in part
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS8.1	Mick Toll	Support	Support the change to the Regional Policy Statement.		Accept in part
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS9.1	Orange Family Trust and Orange Building Group	Support	Retain Objective 5.1A as notified.		Accept in part
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS9.2	Orange Family Trust and Orange Building Group	Support	Retain Objective 5.1B as notified.		Accept
Further Submitter Point No:	**Further Submitter:**	**Further Submitter Position:**	**Further Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
FS38.1	Andrew and Susan Talley	Oppose	Disallow the original submission.		Reject
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS9.3	Orange Family Trust and Orange Building Group	Support	Retain Objective 5.1C as notified.		Accept in part
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS9.4	Orange Family Trust and Orange Building Group	Support	Retain Objective 5.4 as notified.		Accept
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS9.5	Orange Family Trust and Orange Building Group	Support	Retain Objective 5.5 as notified.		Accept in part
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS9.6	Orange Family Trust and Orange Building Group	Support	Retain Policy 5.1 as notified.		Accept in part
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS9.7	Orange Family Trust and Orange Building Group	Support	Retain Policy 5.1A as notified.		Accept in part
Further Submitter Point No:	**Further Submitter:**	**Further Submitter Position:**	**Further Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**

FS38.2	Andrew and Susan Talley	Oppose	Disallow the original submission.		Accept in part
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS9.8	Orange Family Trust and Orange Building Group	Support	Retain Policy 5.1B as notified.		Accept in part
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS9.9	Orange Family Trust and Orange Building Group	Support	Retain Policy 5.2 as notified.		Accept
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS9.10	Orange Family Trust and Orange Building Group	Support	Retain Policy 5.6 as notified.		Accept
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS9.11	Orange Family Trust and Orange Building Group	Support	Retain Proposed Change 1 as notified and without amendment.		Accept in part
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**		
OS10.1	David Briggs	Amend	Amend Section 1.3 to include an explicit commitment to making mitigation of climate impacts a primary aim of the development strategy.		Reject
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS10.2	David Briggs	Amend	Amend Issues 5.1 and 5.1a to recognise that development targets and growth projections may need to be reduced to avoid adverse environmental impacts and to better balance competing objectives.		Reject
Further Submitter Point No:	**Further Submitter:**	**Further Submitter Position:**	**Further Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
FS38.11	Andrew and Susan Talley	Support	Allow the original submission		Reject
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS10.3	David Briggs	Amend	Amend Issue 5.1b and Objectives 5.1C, 5.4 and 5.5 to provide for stronger Council direction, oversight and enforcement of development design and implementation.		Accept in part
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**

OS10.4	David Briggs	Amend	Amend Issue 5.7 to make clear that infrastructure funding, maintenance costs and service provision are secured before development proceeds and that service quality is maintained during development.		Reject
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS10.5	David Briggs	Amend	Amend Objective 5.1A to recognise the need for development to contribute to the reduction of greenhouse gas emissions.		Reject
Further Submitter Point No:	**Further Submitter:**	**Further Submitter Position:**	**Further Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
FS36.8	Forest & Bird	Support	ALLOW submissions #10, #13, and #16. Amend General Objective 2A, Objective 5.1A, and Policy 5.1A to enforce climate mitigation and strict coastal hazard avoidance. SUPPORT requests to: 1. Require urban growth to actively contribute to greenhouse gas emission reductions. Apply a strict precautionary approach to urban zoning in coastal environments exposed to current or future inundation.		Reject (in relation to OS10.5)
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS10.6	David Briggs	Amend	Amend Policies 5.1, 5.1A, 5.1B, 5.6 and 5.7 to: • ensure environmental and social needs are considered; • monitor and assess environmental and social impacts of development; and monitor compliance with policy objectives.		Reject
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS11.1	Katie-Jane Willloughby	Oppose	Oppose the proposed high-density and medium-density residential development. Support growth that is appropriate to the character and capacity of our community. However, do not support planning provisions that encourage high-density and medium-density housing in areas that have traditionally been low-density villages with open space, established character, and a strong sense of community. Development should be managed in a way that respects the existing scale and character of the community. Any future growth should occur gradually, with infrastructure, transport, water, wastewater, stormwater, and community facilities planned and delivered before significant increases in housing density are enabled. I ask the Council to retain the village character by rejecting or significantly reducing the		Reject

			proposed high-density and medium-density residential zoning and provisions. Future planning should prioritise low-density development that is consistent with the existing built environment and protects the qualities that make our community an attractive place to live. Decision sought: ● Decline the proposed high-density and medium-density residential provisions affecting our village. ● Retain planning provisions that protect the existing village character and low-density environment. ● Ensure any future growth is supported by adequate infrastructure and occurs at a scale that preserves the community's identity. ● Give greater weight to maintaining amenity values, open space, heritage values, and the distinctive village character when considering future urban growth. Refer to original Submission for more information		
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS12.1	Ruth and Bruno Zahner	Oppose	Remove the wording: "while recognising that urban amenity values in areas planned for intensification develop and change over time."		Reject
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS12.2	Ruth and Bruno Zahner	Amend	Remove "Māpua" from the description of Tasman's Urban Environment.		Reject
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS12.3	Ruth and Bruno Zahner	Amend	Remove the wording in Objective 5.1C requiring responsiveness to unanticipated or out-of-sequence plan change proposals that would supply significant development capacity, and remove the associated explanatory text supporting this approach.		Reject
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS12.4	Ruth and Bruno Zahner	Amend	Remove the wording in Objective 5.5 stating that amenity values and urban built form in areas planned for intensification should be recognised and allowed to develop and change over time, and remove the associated explanatory text supporting this approach		Reject
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS12.5	Ruth and Bruno Zahner	Oppose	"do not agree with any proposed changes"		Reject
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**

OS13.3	Andrew and Susan Talley	Amend	Amend the definitions to provide more precise references to the National Policy Statement on Urban Development, including the version, date and relevant clause.		Accept in part
Further Submitter Point No:	**Further Submitter:**	**Further Submitter Position:**	**Further Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
FS36.9	Forest & Bird	Support	ALLOW submissions #10, #13, and #16. Amend General Objective 2A, Objective 5.1A, and Policy 5.1A to enforce climate mitigation and strict coastal hazard avoidance. SUPPORT requests to: 1. Require urban growth to actively contribute to greenhouse gas emission reductions. Apply a strict precautionary approach to urban zoning in coastal environments exposed to current or future inundation.		Accept in part (in relation to OS13.3)
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS13.4	Andrew and Susan Talley	Oppose	The definition should include a map defining the urban boundaries of the various settlements. This is important to ensure growth is directed to key areas.		Reject
Further Submitter Point No:	**Further Submitter:**	**Further Submitter Position:**	**Further Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
FS37.1	Tasman Bay Estates Ltd	Support	Support in part/ oppose in part.		Reject
FS42.1	Flathills 175 Limited	Oppose	Oppose in part. Allow in part.		Accept
FS43.1	Seaton Palms Limited	Oppose	Oppose in part. Allow in part.		Accept
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS13.5	Andrew and Susan Talley	Amend	Amend the objective to make it clear whether it relates to the 'urban environment' as generally defined in the proposed changes to the definitions, or Tasman's Urban Environment, or at a broader level, to all communities within the district.		Reject
Further Submitter Point No:	**Further Submitter:**	**Further Submitter Position:**	**Further Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
FS37.2	Tasman Bay Estates Ltd	Support			Reject
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS13.6	Andrew and Susan Talley	Amend	Amend the objective so that it explicitly references the need for Tasman's urban environments to be resilient to the current and future effects of climate change.		Reject

			Insert an amendment to operative Objective 5.2 to address the requirement for urban development to only be accommodated where it can be demonstrated that the urban environment will be resilient to the current and future effects of climate change, will not create or increase climate change impacts on people, property or the environment, and where it will provide for the health and safety of current and future communities.		
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS13.7	Andrew and Susan Talley	Amend	Insert an amendment to operative General Objective 10 to require the Council to have robust and frequently updated information about Tasman's urban environment, including risks and constraints associated with natural hazards and the impact of climate change, and to use the best available information to inform planning decisions, particularly when planning for urban development.		Reject
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS13.8	Andrew and Susan Talley	Oppose	Remove the text relating to urban design and amenity. Amend the issue statement so that it is consistent with the National Policy Statement for Highly Productive Land (as amended December 2025).		Accept in part
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS13.9	Andrew and Susan Talley	Amend	Insert additional text identifying the key infrastructure constraints to accommodating the spatial growth strategy. Include a date reference so that it is clear which Future Development Strategy is being referred to. The proposed issue statement focuses predominantly on providing for population growth. While it is helpful to provide a statement of the proposed spatial strategy for accommodating growth, the issue statement should also provide a high-level description of the key infrastructure constraints, given the title of the issue statement.		Reject
Further Submitter Point No:	**Further Submitter:**	**Further Submitter Position:**	**Further Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
FS42.2	Flathills 175 Limited	Support	Support in part. Allow in part. WE SUPPORT the identification of key infrastructure constraints in the issue statement		Reject
FS43.2	Seaton Palms Limited	Support	Support in part. Allow in part. WE SUPPORT the identification of key infrastructure constraints in the issue statement		Reject
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS13.10	Andrew and Susan Talley	Oppose	Amend the issue statement to make it clear that the proposed spatial strategy provides for anticipated growth. Amend the issue statement so that unanticipated or out-of-sequence proposals will not be		Reject

			considered favourably unless it can be demonstrated that they will contribute to well-functioning urban environments. Identify the risks associated with such development, given the environmental and infrastructure constraints that apply in the district.		
Further Submitter Point No:	**Further Submitter:**	**Further Submitter Position:**	**Further Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
FS37.3	Tasman Bay Estates Ltd	Oppose			Accept
FS39.4	Mt Hope Holdings Ltd	Oppose			Accept
FS40.1	Appleby 88 Ltd	Oppose	The Submitter opposes submission points **OS13.2, OS13.10, OS13.14,** and **OS13.20** of **Submitter 13 (Andrew and Susan Talley)**, as detailed in the table at Appendix A.		Accept (in relation to OS13.10). Note that OS13.2 does not exist.
FS41.1	Stephen Orrah	Oppose	The Submitter opposes submission points OS13.10, OS13.14, OS13.20, and OS13.35 of Submitter 13 (Andrew and Susan Talley), as detailed in the table at Appendix A.		Accept (in relation to OS13.10)
FS42.3	Flathills 175 Limited	Oppose	Disallow the original submission.		Accept
FS43.3	Seaton Palms Limited	Oppose	Disallow the original submission.		Accept
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS13.11	Andrew and Susan Talley	Oppose	Insert amendments to reference the need to identify areas at risk from coastal inundation, active faults, liquefaction and tsunami. Amend the text so that it refers to risk-based assessment and proportionate management of natural hazard risk using the best available information, consistent with the direction in the NPS-NH.		Accept in part
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS13.12	Andrew and Susan Talley	Amend	Review and amend the proposed housing bottom lines, particularly for Māpua/Ruby Bay, based on an updated demand assessment using the 2023 Census, recent consents, titles and development uptake. Update the reasons text to reference the source of the housing bottom lines. Insert a new objective in Section 5.3, or amend Objective 5.1A, to require constraints to growth to be identified and considered when making decisions on urban development in Tasman's urban environment.		Accept in part
Further Submitter Point No:	**Further Submitter:**	**Further Submitter Position:**	**Further Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
FS42.4	Flathills 175 Limited	Oppose	Oppose in part. Allow in part.		Accept in part
FS43.4	Seaton Palms Limited	Oppose	Oppose in part. Allow in part.		Accept in part
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS13.13	Andrew and Susan Talley	Oppose	Delete Objective 5.1B and replace it with a policy that is consistent with and gives effect to Policy 1 of the NPS-UD. Alternatively, redraft the objective so that it gives effect to and is consistent with Objective		Reject

			3 of the NPS-UD, or provide alternative relief that ensures the provision gives full effect to the NPS-UD.		
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS13.14	Andrew and Susan Talley	Oppose	Amend the objective to more closely reflect the direction in Objective 6 of the NPS-UD that decisions on urban development affecting urban environments are integrated with infrastructure planning and funding decisions and are strategic over the medium and long term. Amend the reasons text to make it clear that unanticipated or out-of-sequence proposals will not be considered favourably unless it can be demonstrated they will contribute to well-functioning urban environments, and identify the risks associated with such development.		Reject
Further Submitter Point No:	**Further Submitter:**	**Further Submitter Position:**	**Further Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
FS37.4	Tasman Bay Estates Ltd	Oppose			Accept
FS39.5	Mt Hope Holdings Ltd	Oppose			Accept
FS40.2	Appleby 88 Ltd	Oppose	The Submitter opposes submission points **OS13.2, OS13.10, OS13.14,** and **OS13.20** of **Submitter 13 (Andrew and Susan Talley)**, as detailed in the table at Appendix A.		Accept (in relation to OS13.14 above). Note that OS13.2 does not exist.
FS41.2	Stephen Orrah	Oppose	The Submitter opposes submission points OS13.10, OS13.14, OS13.20, and OS13.35 of Submitter 13 (Andrew and Susan Talley), as detailed in the table at Appendix A.		Accept (in relation to OS13.14 above).
FS42.5	Flathills 175 Limited	Oppose	Disallow the original submission.		Accept
FS43.5	Seaton Palms Limited	Oppose	Disallow the original submission.		Accept
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS13.15	Andrew and Susan Talley	Oppose	Amend Objective 5.2 to give effect to the statutory direction in Objective 8 of the NPS-UD.		Reject
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS13.16	Andrew and Susan Talley	Oppose	Delete the proposed amendment to Objective 5.5 and retain the operative text. If the amendment is retained, redraft the objective and supporting reasons text so that it gives full effect to and accurately reflects Objective 4 of the NPS-UD. Amend Policy 5.7 so that it is consistent with Policy 6 of the NPS-UD.		Reject
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS13.17	Andrew and Susan Talley	Oppose	Amend the policy so that it is consistent with the direction in clauses 3.6 to 3.10 of the NPS-HPL. Amend the policy so it is clear how it is to		Accept in part

			be applied alongside proposed Policies 5.1A and 5.1B and resolve the current conflicts between these provisions.		
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS13.18	Andrew and Susan Talley	Oppose	Amend operative Policy 5.7 by inserting an additional clause to give effect to the policy direction in Policy 6 of the NPS-UD.		Accept
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS13.19	Andrew and Susan Talley	Oppose	Amend the policy by redrafting the outcomes into an objective and providing a supporting policy that provides clear direction on how conflicts between outcomes will be resolved and whether any outcomes have a higher priority than others. Amend the outcomes so they are consistent with and accurately reflect Policy 1 of the NPS-UD.		Accept in part
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS13.20	Andrew and Susan Talley	Oppose	Insert a new objective establishing the strategic spatial strategy for accommodating urban growth in the district. Amend the policy by splitting it into separate policies dealing with strategic growth and unanticipated or out-of-sequence proposals. Amend the policy to strengthen direction on growth sequencing, infrastructure readiness, and implementation of higher-order national direction. Remove the reference to the FDS annual implementation plan. Clarify how the policy is to be interpreted alongside operative provisions and amend the explanatory text.		Accept in part
Further Submitter Point No:	**Further Submitter:**	**Further Submitter Position:**	**Further Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
FS37.5	Tasman Bay Estates Ltd	Oppose	opposes this submission point to the extent that it may seek to discourage unanticipated or out-of-sequence urban development from the outset.		Reject in Part
FS39.6	Mt Hope Holdings Ltd	Oppose	Original submission is unclear.		Accept in Part
FS40.3	Appleby 88 Ltd	Oppose	The Submitter opposes submission points OS13.2, OS13.10, OS13.14, and OS13.20 of Submitter 13 (Andrew and Susan Talley), as detailed in the table at Appendix A.		Accept in part (in relation to OS.13.20 above). Note that OS13.2 does not exist.
FS41.3	Stephen Orrah	Oppose	The Submitter opposes submission points OS13.10, OS13.14, OS13.20, and OS13.35 of Submitter 13 (Andrew and Susan Talley), as detailed in the table at Appendix A.		Accept in part (in relation to OS.13.20 above).
FS42.6	Flathills 175 Limited	Oppose	Oppose in part. Allow in part.		
FS43.6	Seaton Palms Limited	Oppose	Oppose in part. Allow in part.		
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS13.21	Andrew and Susan Talley	Oppose	Insert a new objective establishing the strategic hierarchy of commercial centres. Amend the policy so that it provides direction on		Accept in part

			how the hierarchy is to be achieved and delivered. Amend the policy so that its scope is clear.		
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS13.22	Andrew and Susan Talley	Amend	Amend Policy 5.2 to give effect to the NPS-UD regarding climate change resilience. Amend the policy so that it is clear how it applies to urban development proposals within Tasman's urban environment and how it is to be applied alongside Policies 5.1A and 5.1B. Amend the policy so that it is consistent with national policy direction on natural hazards in the NPS-NH.		Reject
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS13.23	Andrew and Susan Talley	Oppose	Reinstate the explanatory text proposed to be deleted.		Accept
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS13.24	Andrew and Susan Talley	Amend	Amend Policy 5.7 to insert policy direction that changes to urban built form may involve significant changes to an area, acknowledging that such changes may detract from amenity values appreciated by some people but improve amenity values appreciated by others, including future generations, and that such changes are not of themselves an adverse effect.		Accept in part
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS13.25	Andrew and Susan Talley	Amend	Amend the housing and business land bottom lines in the plan change using robust and updated information about Tasman's urban environments, consistent with Objective 7 of the NPS-UD.		Reject
Further Submitter Point No:	**Further Submitter:**	**Further Submitter Position:**	**Further Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
FS42.7	Flathills 175 Limited	Oppose	Disallow the original submission.		Accept
FS43.7	Seaton Palms Limited	Oppose	Disallow the original submission.		Accept
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS13.26	Andrew and Susan Talley	Amend	Amend the section 32 report to provide evidence and analysis demonstrating that the Future Development Strategy gives effect to current national policy direction.		Noted
Further Submitter Point No:	**Further Submitter:**	**Further Submitter Position:**	**Further Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
FS42.14	Flathills 175 Limited	Support	Support in part. Allow in part.		Noted
FS43.14	Seaton Palms Limited	Support	Support in part. Allow in part.		Noted

Original Submitter Point No:	Original Submitter:	Original Submitter Position:	Original Submitter Decision Requested:	Council s42A Report Recommendation:	Council Final Recommendation:
OS13.27	Andrew and Susan Talley	Amend	Amend the section 32 report so that it accurately reflects the direction in Policy 6 of the NPS-UD.		Noted
Further Submitter Point No:	**Further Submitter:**	**Further Submitter Position:**	**Further Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
FS42.15	Flathills 175 Limited	Support	Support in part. Allow in part.		Noted
FS43.15	Seaton Palms Limited	Support	Support in part. Allow in part.		Noted
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS13.28	Andrew and Susan Talley	Amend	Amend the section 32 report to include a comprehensive analysis of the extent to which Plan Change 1 and the operative RPS give effect to relevant National Policy Statements, including the NPS-FM, NPS-HPL, NPS-I and the NZCPS.		Noted
Further Submitter Point No:	**Further Submitter:**	**Further Submitter Position:**	**Further Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
FS42.16	Flathills 175 Limited	Support	Support in part. Allow in part.		Noted
FS43.16	Seaton Palms Limited	Support	Support in part. Allow in part.		Noted
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS13.29	Andrew and Susan Talley	Amend	Amend Plan Change 1 provisions and Appendix G so that planning for growth is based on robust and up-to-date information regarding growth constraints and infrastructure delivery, provide stronger direction that not all areas are suitable for growth, amend General Objective 10 to require use of robust and frequently updated information, and update Appendix G to explain how Plan Change 1 implements Objective 7 of the NPS-UD.		Noted
Further Submitter Point No:	**Further Submitter:**	**Further Submitter Position:**	**Further Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
FS39.8	Mt Hope Holdings Ltd	Oppose	The relief sought by Submitter 13 at OS13.29, OS13.30, OS13.32, OS13.33, OS13.35 and OS13.36 seeks redrafting of various provisions. The Submitter's position on these points is uncertain until redrafting has taken place. As such, these points are opposed until such a time as the nature of any redrafting is confirmed and any implications of this are better understood.		Noted
FS40.5	Appleby 88 Ltd	Oppose	The relief sought at OS13.29, OS13.30, OS13.32, OS13.33, OS13.35 and OS13.36 seeks redrafting of various provisions. The Submitter's position on these points is unclear until redrafting has taken place. As such, these points are opposed until such a time as the nature of any redrafting is confirmed and any implications of this are better understood.		Noted
FS42.8	Flathills 175 Limited	Support	Support in part. Allow in part.		Noted
FS43.8	Seaton Palms Limited	Support	Support in part. Allow in part.		Noted

Original Submitter Point No:	Original Submitter:	Original Submitter Position:	Original Submitter Decision Requested:	Council s42A Report Recommendation:	Council Final Recommendation:
OS13.30	Andrew and Susan Talley	Amend	Amend the Plan Change 1 provisions to make them clearer and more certain. Ensure that there are clear linkages between objectives and policies, that objectives are drafted as desired outcomes, that policies explain how objectives are achieved, and that amendments to operative provisions retain the intended effect and meaning of the operative provisions.		Accept in part
Further Submitter Point No:	**Further Submitter:**	**Further Submitter Position:**	**Further Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
FS39.9	Mt Hope Holdings Ltd	Oppose	The relief sought at OS13.29, OS13.30, OS13.32, OS13.33, OS13.35 and OS13.36 seeks redrafting of various provisions. The Submitter's position on these points is unclear until redrafting has taken place. As such, these points are opposed until such a time as the nature of any redrafting is confirmed and any implications of this are better understood.		Accept in part (in relation to OS13.30 above).
FS40.6	Appleby 88 Ltd	Oppose	The relief sought at OS13.29, OS13.30, OS13.32, OS13.33, OS13.35 and OS13.36 seeks redrafting of various provisions. The Submitter's position on these points is unclear until redrafting has taken place. As such, these points are opposed until such a time as the nature of any redrafting is confirmed and any implications of this are better understood.		Accept in part (in relation to OS13.30 above).
FS42.17	Flathills 175 Limited	Support	Allow the original submission.		Accept in part
FS43.17	Seaton Palms Limited	Support	Allow the original submission.		Accept in part
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS13.31	Andrew and Susan Talley	Amend	Amend the provisions so that they use consistent terminology and provide clarity and certainty regarding where and how provisions are intended to apply.		Accept in part
Further Submitter Point No:	**Further Submitter:**	**Further Submitter Position:**	**Further Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
FS42.18	Flathills 175 Limited	Support	Allow the original submission.		Accept in part
FS43.18	Seaton Palms Limited	Support	Allow the original submission.		Accept in part
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS13.32	Andrew and Susan Talley	Amend	Amend and restructure the provisions so that important topics such as intensification and quality urban form are addressed through a single objective supported by clearly linked implementing policies.		Reject
Further Submitter Point No:	**Further Submitter:**	**Further Submitter Position:**	**Further Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
FS39.10	Mt Hope Holdings Ltd	Oppose	The relief sought by Submitter 13 at OS13.29, OS13.30, OS13.32, OS13.33, OS13.35 and OS13.36 seeks redrafting of various provisions. The Submitter's position on these points is uncertain until redrafting has taken place. As such, these points are opposed until such a time as the nature of any redrafting is confirmed and any implications of this are		Accept (in relation to OS13.32 above).

			better understood.		
FS40.7	Appleby 88 Ltd	Oppose	The relief sought at OS13.29, OS13.30, OS13.32, OS13.33, OS13.35 and OS13.36 seeks redrafting of various provisions. The Submitter's position on these points is unclear until redrafting has taken place. As such, these points are opposed until such a time as the nature of any redrafting is confirmed and any implications of this are better understood.		Accept (in relation to OS13.32 above).
FS42.19	Flathills 175 Limited	Support	Allow the original submission.		Reject
FS43.19	Seaton Palms Limited	Support	Allow the original submission.		Reject
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS13.33	Andrew and Susan Talley	Amend	Insert a new objective describing the strategic spatial strategy for accommodating urban development in Tasman over the medium and long term.		Reject
Further Submitter Point No:	**Further Submitter:**	**Further Submitter Position:**	**Further Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
FS39.13	Mt Hope Holdings Ltd	Oppose	The relief sought by Submitter 13 at OS13.29, OS13.30, OS13.32, OS13.33, OS13.35 and OS13.36 seeks redrafting of various provisions. The Submitter's position on these points is uncertain until redrafting has taken place. As such, these points are opposed until such a time as the nature of any redrafting is confirmed and any implications of this are better understood.		Accept (in relation to OS13.33)
FS40.8	Appleby 88 Ltd	Oppose	The relief sought at OS13.29, OS13.30, OS13.32, OS13.33, OS13.35 and OS13.36 seeks redrafting of various provisions. The Submitter's position on these points is unclear until redrafting has taken place. As such, these points are opposed until such a time as the nature of any redrafting is confirmed and any implications of this are better understood.		Accept (in relation to OS13.33)
FS42.12	Flathills 175 Limited	Oppose	Oppose in part. Allow in part. We do not oppose the RPS expressing a strategic spatial strategy. We oppose an objective framed so that the spatial strategy operates as a closed list of locations, which would have the same foreclosing effect as OS13.35.Any such objective should be expressed so that it guides where growth is directed without excluding land demonstrated on the evidence to be suitable.		Reject in Part (in relation to OS13.33)
FS43.12	Seaton Palms Limited	Oppose	Oppose in part. Allow in part. We do not oppose the RPS expressing a strategic spatial strategy. We oppose an objective framed so that the spatial strategy operates as a closed list of locations, which would have the same foreclosing effect as OS13.35.Any such objective should be expressed so that it guides where growth is directed without excluding land demonstrated on the evidence to be suitable.		Reject in Part (in relation to OS13.33)
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS13.34	Andrew and Susan Talley	Amend	Broaden the scope of Plan Change 1 to include amendments addressing natural hazard decision-making and climate change resilience in the context of urban growth, in line with the NPS-UD and NPS-NH.		Noted

Further Submitter Point No:	Further Submitter:	Further Submitter Position:	Further Submitter Decision Requested:	Council s42A Report Recommendation:	Council Final Recommendation:
FS42.9	Flathills 175 Limited	Support	Support in part. Allow in part.		Noted
FS43.9	Seaton Palms Limited	Support	Support in part. Allow in part.		Noted
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS13.35	Andrew and Susan Talley	Amend	Amend Plan Change 1 provisions to provide stronger and more directive policies that prioritise intensification over greenfield expansion and avoid unanticipated or out-of-sequence development except where such development can clearly demonstrate that it will achieve a well-functioning urban environment.		Reject
Further Submitter Point No:	**Further Submitter:**	**Further Submitter Position:**	**Further Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
FS37.14	Tasman Bay Estates Ltd	Oppose			Accept
FS39.11	Mt Hope Holdings Ltd	Oppose	The relief sought by Submitter 13 at OS13.29, OS13.30, OS13.32, OS13.33, OS13.35 and OS13.36 seeks redrafting of various provisions. The Submitter's position on these points is uncertain until redrafting has taken place. As such, these points are opposed until such a time as the nature of any redrafting is confirmed and any implications of this are better understood.		Accept (in relation to OS13.35 above).
FS40.4	Appleby 88 Ltd	Oppose	The relief sought at OS13.29, OS13.30, OS13.32, OS13.33, OS13.35 and OS13.36 seeks redrafting of various provisions. The Submitter's position on these points is unclear until redrafting has taken place. As such, these points are opposed until such a time as the nature of any redrafting is confirmed and any implications of this are better understood.		Accept (in relation to OS13.35 above).
FS41.4	Stephen Orrah	Oppose	The Submitter opposes submission points OS13.10, OS13.14, OS13.20, and OS13.35 of Submitter 13 (Andrew and Susan Talley), as detailed in the table at Appendix A.		Accept (in relation to OS13.35 above).
FS42.11	Flathills 175 Limited	Oppose	Disallow the original submission.		Accept
FS43.11	Seaton Palms Limited	Oppose	Disallow the original submission.		Accept
FS36.12	Forest & Bird	Support	ALLOW submissions #13 and #20. Insert policy gateways requiring confirmed infrastructure capacity, natural hazard avoidance, and HPL protection prior to greenfield zoning release. SUPPORT requests to establish mandatory "gateways" for 3 waters infrastructure capacity, natural hazard avoidance, and Highly Productive Land (NPS-HPL) protection prior to greenfield zoning.		Reject (in relation to OS13.35)
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS13.36	Andrew and Susan Talley	Amend	Amend Plan Change 1 provisions to strengthen direction on identifying and managing environmental and infrastructure constraints, including inserting a new objective in Section 5.3, or amending proposed objectives, to require such constraints to be identified and considered when making decisions regarding urban development in Tasman's urban environment.		Noted

Further Submitter Point No:	Further Submitter:	Further Submitter Position:	Further Submitter Decision Requested:	Council s42A Report Recommendation:	Council Final Recommendation:
FS39.12	Mt Hope Holdings Ltd	Oppose	The relief sought by Submitter 13 at OS13.29, OS13.30, OS13.32, OS13.33, OS13.35 and OS13.36 seeks redrafting of various provisions. The Submitter's position on these points is uncertain until redrafting has taken place. As such, these points are opposed until such a time as the nature of any redrafting is confirmed and any implications of this are better understood.		Noted (in relation to OS13.36 above).
FS40.9	Appleby 88 Ltd	Oppose	The relief sought at OS13.29, OS13.30, OS13.32, OS13.33, OS13.35 and OS13.36 seeks redrafting of various provisions. The Submitter's position on these points is unclear until redrafting has taken place. As such, these points are opposed until such a time as the nature of any redrafting is confirmed and any implications of this are better understood.		Noted (in relation to OS13.36 above).
FS42.10	Flathills 175 Limited	Support	Support in part. Allow in part.		Noted
FS43.10	Seaton Palms Limited	Support	Support in part. Allow in part.		Noted
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS13.37	Andrew and Susan Talley	Amend	Amend Plan Change 1 provisions to provide strong direction on the use of frequently updated and robust information to inform planning decisions.		Noted
Further Submitter Point No:	**Further Submitter:**	**Further Submitter Position:**	**Further Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
FS42.13	Flathills 175 Limited	Support	Allow the original submission.		Noted
FS43.13	Seaton Palms Limited	Support	Allow the original submission.		Noted
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS14.1	Ministry of Education	Amend	The Ministry has an interest in the acknowledgement for and provision of educational facilities, which are essential social and community infrastructure.	Following a review of the full submission and all submission points lodged by MoE, this matter is considered to have been incorrectly recorded as a separate submission point in the Summary of Submissions. The relief sought by MoE is addressed through submission points 14.2, 14.3, 14.4 and 14.5. No separate officer recommendation is considered to be required.	
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS14.2	Ministry of Education	Amend	The Ministry requests that amendments are made to the proposed provisions to define additional infrastructure as per the NPS-UD and enable 'additional infrastructure' to support future growth through the subsequent provisions. 2.0 Interpretations of Terms		Accept in part

			additional infrastructure means: (a) public open space (b) community infrastructure as defined in section 197 of the Local Government Act 2002 (c) land transport (as defined in the Land Transport Management Act 2003) that is not controlled by local authorities (d) social infrastructure, such as schools and healthcare facilities (e) a network operated for the purpose of telecommunications (as defined in section 5 of the Telecommunications Act 2001) (f) a network operated for the purpose of transmitting or distributing electricity or gas		
Further Submitter Point No:	**Further Submitter:**	**Further Submitter Position:**	**Further Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
FS38.14	Andrew and Susan Talley	Support	Support in part. Allow in part the original submission		Accept in part
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS14.3	Ministry of Education	Amend	Wording to read: Tasman's urban centres grow and develop in accordance with a planned built urban form that is well functioning, supported by efficient and effective infrastructure services, <u>additional infrastructure</u> and a well-connected transport network, while remaining responsive to unanticipated or out of sequence plan change proposals, where those proposals would supply significant development capacity.		Accept in part
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS14.4	Ministry of Education	Amend	The Ministry requests that amendments are made to the proposed provisions to define additional infrastructure as per the NPS-UD and enable 'additional infrastructure' to support future growth through the subsequent provisions. 2.0 Interpretations of Terms additional infrastructure means: (a) public open space (b) community infrastructure as defined in section 197 of the Local Government Act 2002 (c) land transport (as defined in the Land Transport Management Act 2003) that is not controlled by local authorities (d) social infrastructure, such as schools and healthcare facilities (e) a network operated for the purpose of telecommunications (as defined in section 5 of the Telecommunications Act 2001) (f) a network operated for the purpose of transmitting or distributing electricity or gas		Accept
Further Submitter Point No:	**Further Submitter:**	**Further Submitter Position:**	**Further Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
FS38.15	Andrew and Susan Talley	Support	Support in part. Allow in part the original submission		Accept

Original Submitter Point No:	Original Submitter:	Original Submitter Position:	Original Submitter Decision Requested:	Council s42A Report Recommendation:	Council Final Recommendation:
OS14.5	Ministry of Education	Amend	include the following point (xiii) at the end of policy 5.1B to read: Early engagement with the Ministry of Education demonstrates, through documented shared outcomes, that the provision of additional infrastructure such as educational facilities has been appropriately considered and supports integrated land use and infrastructure planning.		Reject
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS16.1	Chip Felton and Michelle Lang	Amend	Retain the reference to "the character of small towns" in amended Objective 5.5 and further amend the objective to indicate how the two limbs should be reconciled where a small town is also an area planned for intensification. Alternatively, insert a policy under Objective 5.5 providing that direction.		Accept in part
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS16.2	Chip Felton and Michelle Lang	Amend	Amend Objective 5.1C and Policy 5.1C so that responsiveness to unanticipated or out-of-sequence private plan change proposals is conditional on confirmation that servicing capacity exists, or is funded and programmed within the first ten years of the Long Term Plan, to support the additional capacity proposed.		Reject
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS16.3	Chip Felton and Michelle Lang	Amend	Amend Policy 5.1A, or insert a new policy, to require that plan-enabled development capacity be aligned with infrastructure capacity that is confirmed, funded and programmed, and that district plans include sequencing mechanisms or infrastructure triggers where infrastructure capacity is not available.		Reject
Further Submitter Point No:	**Further Submitter:**	**Further Submitter Position:**	**Further Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
FS38.8	Andrew and Susan Talley	Support	Allow the original submission.		Reject
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS16.4	Chip Felton and Michelle Lang	Amend	Amend TRPS Change 1 to give effect to the National Policy Statement for Indigenous Biodiversity in the context of urban development and require that plan changes enabling urban growth assess effects on indigenous biodiversity and receiving estuarine environments, including Waimea Inlet, at a catchment scale.		Reject

Further Submitter Point No:	Further Submitter:	Further Submitter Position:	Further Submitter Decision Requested:	Council s42A Report Recommendation:	Council Final Recommendation:
FS36.2	Forest & Bird	Support	ALLOW submission #16. Amend Section 5 (Urban Development) to mandate NPS-IB compliance, net indigenous biodiversity gain, and whole catchment ecological assessments for growth areas. SUPPORT requests to: 1. Amend TRPS C1 to explicitly give effect to the National Policy Statement for Indigenous Biodiversity (NPS-IB). 2. Require catchment scale ecological assessments of urban growth on receiving estuarine environments (including Waimea Inlet). Require urban growth to deliver net gains in indigenous biodiversity.		Reject
FS38.10	Andrew and Susan Talley	Support	Allow the original submission.		Reject
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS16.5	Chip Felton and Michelle Lang	Amend	Amend TRPS Change 1 to require that urban growth delivers net gain in indigenous biodiversity, including through indigenous revegetation of riparian margins, reserves and open space within urban growth areas, and retention of existing indigenous and mature vegetation.		Reject
Further Submitter Point No:	**Further Submitter:**	**Further Submitter Position:**	**Further Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
FS36.3	Forest & Bird	Support	ALLOW submission #16. Amend Section 5 (Urban Development) to mandate NPS-IB compliance, net indigenous biodiversity gain, and whole catchment ecological assessments for growth areas. SUPPORT requests to: 1. Amend TRPS C1 to explicitly give effect to the National Policy Statement for Indigenous Biodiversity (NPS-IB). 2. Require catchment scale ecological assessments of urban growth on receiving estuarine environments (including Waimea Inlet). Require urban growth to deliver net gains in indigenous biodiversity.		Reject
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS16.6	Chip Felton and Michelle Lang	Amend	Amend TRPS Change 1 to require a precautionary approach to urban zoning in the coastal environment, including that new urban zoning not be conferred on land identified as subject to inundation at mean high water springs or the 1% AEP storm tide level over the 100-year		Reject

			planning horizon, and that assessments apply the most recent Ministry for the Environment coastal hazards guidance.		
Further Submitter Point No:	**Further Submitter:**	**Further Submitter Position:**	**Further Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
FS36.10	Forest & Bird	Support	ALLOW submissions #10, #13, and #16. Amend General Objective 2A, Objective 5.1A, and Policy 5.1A to enforce climate mitigation and strict coastal hazard avoidance. SUPPORT requests to: 1. Require urban growth to actively contribute to greenhouse gas emission reductions. 2. Apply a strict precautionary approach to urban zoning in coastal environments exposed to current or future inundation.		Reject
FS38.9	Andrew and Susan Talley	Support	Allow the original submission.		Reject
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS16.7	Chip Felton and Michelle Lang	Amend	Amend TRPS Change 1 to require that a local adaptive planning strategy be in place before urban intensification or upzoning is enabled in coastal settlements identified as vulnerable to sea-level rise.		Reject
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS17.1	PT (Booster Investments) Nominees Limited	Support	Retain Plan Change 1 to the Tasman Regional Policy Statement as notified.		Accept in part
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS18.1	Vicmatt Properties Ltd	Support	Retain Objective 5.1A as drafted		Accept in part
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS18.2	Vicmatt Properties Ltd	Support	Retain Objective 5.1C as drafted.		Accept in part
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS18.3	Vicmatt Properties Ltd	Support	Retain Policy 5.1 as drafted.		Accept in part
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS18.4	Vicmatt Properties Ltd	Support	Retain Policy 5.1A as drafted.		Accept in part
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS19.1	Katania Terraces Ltd	Support	Retain Objective 5.3 and associated urban development policies and definitions as notified.		Accept

Original Submitter Point No:	Original Submitter:	Original Submitter Position:	Original Submitter Decision Requested:	Council s42A Report Recommendation:	Council Final Recommendation:
OS20.1	Adrienne Matthews	Support	Prioritise intensification and brownfield redevelopment before any greenfield expansion.		Reject
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS20.2	Adrienne Matthews	Oppose	Add mandatory gateways for infrastructure capacity, hazard avoidance, and productive-land protection before greenfield zoning proceeds.		Reject
Further Submitter Point No:	**Further Submitter:**	**Further Submitter Position:**	**Further Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
FS36.11	Forest & Bird	Support	ALLOW submissions #13 and #20. Insert policy gateways requiring confirmed infrastructure capacity, natural hazard avoidance, and HPL protection prior to greenfield zoning release. SUPPORT requests to establish mandatory "gateways" for 3 waters infrastructure capacity, natural hazard avoidance, and Highly Productive Land (NPS-HPL) protection prior to greenfield zoning.		Reject (in relation to OS20.2 above).
FS38.19	Andrew and Susan Talley	Support	Support in part. Allow in part the original submission.		Reject
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS20.3	Adrienne Matthews	Amend	Require settlement-specific infrastructure schedules proving funded, deliverable capacity before zoning becomes operative. Require transparent water-balance evidence for each settlement.		Reject
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS20.4	Adrienne Matthews	Amend	Require cumulative productive-land accounting and avoid rezoning where alternatives exist.		Reject
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS20.5	Adrienne Matthews	Amend	Require hazard-avoidance tests before zoning; complete Motueka adaptation planning; investigate elevated clay land for future growth.		Reject
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS20.6	Adrienne Matthews	Support	Require comparative hazard, access, insurability, and productive-land assessments before papakāinga zoning.		Reject
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS22.1	G P Investments Ltd	Support	Support TRPS Plan Change		Accept in part

Original Submitter Point No:	Original Submitter:	Original Submitter Position:	Original Submitter Decision Requested:	Council s42A Report Recommendation:	Council Final Recommendation:
OS23.1	Stephen Orrah	Support	Approve TRPS C1.		Accept in part
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS24.1	Wakatū Inc	Support			Accept in part
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS25.1	Hermann Seifried	Support	Retain Proposed Change 1 to the Tasman Regional Policy Statement as notified.		Accept in part
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS26.1	Planscapes (NZ) Ltd	Amend			Noted
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS27.1	Tahimana Ltd	Oppose	Amend General Objective 2A to clarify that providing urban development capacity does **not** exclude residential development already anticipated in Rural 3 and Rural Residential zones.		Reject
Further Submitter Point No:	**Further Submitter:**	**Further Submitter Position:**	**Further Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
FS37.6	Tasman Bay Estates Ltd	Support			Reject
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS27.2	Tahimana Ltd	Oppose	Amend Issue 5.1 to acknowledge that residential development is also anticipated in Rural 3 and Rural Residential zones.		Reject
Further Submitter Point No:	**Further Submitter:**	**Further Submitter Position:**	**Further Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
FS37.7	Tasman Bay Estates Ltd	Support			Reject
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS27.3	Tahimana Ltd	Oppose	Amend Issues 5.1A, 5.1B and 5.1C to explicitly recognise Rural 3 and Rural Residential zones as anticipated residential areas.		Reject
Further Submitter Point No:	**Further Submitter:**	**Further Submitter Position:**	**Further Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
FS37.8	Tasman Bay Estates Ltd	Support			Reject

Original Submitter Point No:	Original Submitter:	Original Submitter Position:	Original Submitter Decision Requested:	Council s42A Report Recommendation:	Council Final Recommendation:
OS27.4	Tahimana Ltd	Oppose	Amend Issue 5.7 to acknowledge that growth also occurs in planned rural residential zones.		Reject
Further Submitter Point No:	**Further Submitter:**	**Further Submitter Position:**	**Further Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
FS37.9	Tasman Bay Estates Ltd	Support			Reject
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS27.5	Tahimana Ltd	Oppose	Amend Objectives 5.1A, 5.1B and 5.1C, or insert a new objective, recognising the benefits of rural residential living opportunities in zones specifically identified for that purpose.		Reject
Further Submitter Point No:	**Further Submitter:**	**Further Submitter Position:**	**Further Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
FS37.10	Tasman Bay Estates Ltd	Support			Reject
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS27.6	Tahimana Ltd	Oppose	Amend Policy 5.1B to clarify that: • "already zoned land" includes Rural 3 and Rural Residential land; and development in these zones is not unanticipated or out-of-sequence.		Accept in part
Further Submitter Point No:	**Further Submitter:**	**Further Submitter Position:**	**Further Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
FS36.7	Forest & Bird	Oppose	DISALLOW submissions #3, #27, and #35. Retain directive language ("shall be consistent with") and cumulative assessment criteria in Policy 5.1B and Policy 5.1C. OPPOSE requests to: 1. Weaken Policy 5.1B from "shall be consistent with" to "have regard to". 2. Make Policy 5.1B criteria non-cumulative or unranked. Enable unserviced greenfield sprawl / rural residential expansion outside FDS growth nodes (e.g., Tasman Bay Estates land).		Accept (in relation to OS27.6 above)
FS37.11	Tasman Bay Estates Ltd	Support			Accept in part
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**

OS27.7	Tahimana Ltd	Oppose	Amend Section 5.4 to recognise that residential development capacity is also provided through Rural Residential and Rural 3 zones.		Reject
Further Submitter Point No:	**Further Submitter:**	**Further Submitter Position:**	**Further Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
FS37.12	Tasman Bay Estates Ltd	Support			Reject
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS27.8	Tahimana Ltd	Oppose	Make any additional amendments necessary to ensure consistency between Change 1 and the operative TRMP, and to avoid unintended limitations on Rural 3 residential development.		Accept in part
Further Submitter Point No:	**Further Submitter:**	**Further Submitter Position:**	**Further Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
FS37.13	Tasman Bay Estates Ltd	Support			Accept in part
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS28.1	Richmond Pohara Holding Ltd	Oppose	Amend Change 1 to provide greater clarity for urban settlements outside the defined urban environments of Richmond, Brightwater, Wakefield, Māpua and Motueka.		Reject
Further Submitter Point No:	**Further Submitter:**	**Further Submitter Position:**	**Further Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
FS38.16	Andrew and Susan Talley	Support	Allow the original submission		Reject
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS28.2	Richmond Pohara Holding Ltd	Oppose	A specific amendment to reinstate the reference to Golden Bay in Introduction 5.1		Reject
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS28.3	Richmond Pohara Holding Ltd	Oppose	Additional amendments to reinstate or insert clear provisions providing for housing development in other settlements in Tasman District outside the Urban Environment towns, including the coastal settlement of Pōhara, in accordance with the stated issues that the TRPS says are addressed within the TRPS.		Reject
Further Submitter Point No:	**Further Submitter:**	**Further Submitter Position:**	**Further Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
FS38.18	Andrew and Susan Talley	Support	Allow the original submission		Reject
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS29.1	NZ Transport Agency Waka Kotahi	Amend	Amend text as below. *New infrastructure is planned, funded and delivered efficiently to*		Reject

			integrate with growth, and existing infrastructure is used <u>safely and efficiently</u>.		
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS29.2	NZ Transport Agency Waka Kotahi	Support	None		Accept
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS29.3	NZ Transport Agency Waka Kotahi	Amend	None		Accept
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS30.1	Nelson City Council	Support	Retain the proposed provisions but strengthen them to more clearly demonstrate how Policy 2 of the NPS-UD will be given effect to.		Accept in part
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS31.1	Dick Bennison	Support	Retain		Accept
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS31.2	Dick Bennison	Support	Retain		Accept
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS31.3	Dick Bennison	Support	Retain		Accept in part
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS31.4	Dick Bennison	Support	Retain but with addition to enable additional urban development on undulating land adjacent to existing settlements.		Accept in part
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS31.5	Dick Bennison	Support	Retain		Accept in part
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS31.6	Dick Bennison	Support	Retain		Accept
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS31.7	Dick Bennison	Support	Retain		Accept

Original Submitter Point No:	Original Submitter:	Original Submitter Position:	Original Submitter Decision Requested:	Council s42A Report Recommendation:	Council Final Recommendation:
OS31.8	Dick Bennison	Support	Retain with emphasis in minimum sufficient development capacities.		Reject
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS31.9	Dick Bennison	Support	Retain		Accept
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS31.10	Dick Bennison	Support	Retain		Accept in part
Further Submitter Point No:	**Further Submitter:**	**Further Submitter Position:**	**Further Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
FS38.5	Andrew and Susan Talley	Oppose	Disallow the original submission.		Reject in part
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS31.11	Dick Bennison	Support	Retain		Accept in part
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS31.12	Dick Bennison	Support	Retain		Accept in part
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS31.13	Dick Bennison	Support	Retain		Accept in part
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS31.14	Dick Bennison	Support	Retain		Accept in part
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS31.15	Dick Bennison	Support	Retain		Accept in part
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS31.16	Dick Bennison	Support	Retain		Accept in part
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS32.1	Te Rūnanga o Ngāti Rārua	Amend	Support in part. Retain Objective as notified, amend to include cultural values for the reasons for this objective. Refer to original submission for full details.		Accept in part

Further Submitter Point No:	Further Submitter:	Further Submitter Position:	Further Submitter Decision Requested:	Council s42A Report Recommendation:	Council Final Recommendation:
FS36.16	Forest & Bird	Support	ALLOW submissions #32, #33, and #34. Retain Papakāinga provisions and explicitly incorporate cultural values in the supporting reasons for Section 5 objectives. SUPPORT requests to retain proposed Papakāinga policies (Policy 5.1A(v), Policy 5.1B(xii)) and explicitly incorporate cultural values into objective reasons.		Accept in part (in relation to OS32.1 above).
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS32.2	Te Runanga o Ngati Rarua	Support	Support and retain as notified. Refer to original submission for full details.		Accept
Further Submitter Point No:	**Further Submitter:**	**Further Submitter Position:**	**Further Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
FS36.17	Forest & Bird	Support	ALLOW submissions #32, #33, and #34. Retain Papakāinga provisions and explicitly incorporate cultural values in the supporting reasons for Section 5 objectives. SUPPORT requests to retain proposed Papakāinga policies (Policy 5.1A(v), Policy 5.1B(xii)) and explicitly incorporate cultural values into objective reasons.		Accept (in relation to OS32.2 above).
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS32.3	Te Runanga o Ngati Rarua	Support	Support and retain Policy 5.1A (v) and (xii). Refer to original submission for full details.		Accept in part
Further Submitter Point No:	**Further Submitter:**	**Further Submitter Position:**	**Further Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
FS36.18	Forest & Bird	Support			Accept in part
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS32.4	Te Runanga o Ngati Rarua	Support	Support and retain Policy 5.1B (xii) as notified. Refer to original submission for full details.		Accept in part
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS33.1	Te Ātiawa o te Waka-a-Māui Trust,	Amend	Support in part. Retain objective as notified. Add cultural values to the reasons for this objective.		Accept in part
Further Submitter Point No:	**Further Submitter:**	**Further Submitter Position:**	**Further Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**

FS36.13	Forest & Bird	Support	ALLOW submissions #32, #33, and #34. Retain Papakāinga provisions and explicitly incorporate cultural values in the supporting reasons for Section 5 objectives. SUPPORT requests to retain proposed Papakāinga policies (Policy 5.1A(v), Policy 5.1B(xii)) and explicitly incorporate cultural values into objective reasons.		Accept in part (in relation to OS33.1 above).
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS33.2	Te Ātiawa o te Waka-a-Māui Trust,	Support	Support and retain Objective 5.1B as notified. Refer to full submission for full details.		Accept
Further Submitter Point No:	**Further Submitter:**	**Further Submitter Position:**	**Further Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
FS36.14	Forest & Bird	Support	ALLOW submissions #32, #33, and #34. Retain Papakāinga provisions and explicitly incorporate cultural values in the supporting reasons for Section 5 objectives. SUPPORT requests to retain proposed Papakāinga policies (Policy 5.1A(v), Policy 5.1B(xii)) and explicitly incorporate cultural values into objective reasons.		Accept (in relation to OS33.2 above).
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS33.3	Te Ātiawa o te Waka-a-Māui Trust,	Support	Refer to original submission for full details. Support and retain Policy 5.1A (v) and (xii) as notified.		Accept in part
Further Submitter Point No:	**Further Submitter:**	**Further Submitter Position:**	**Further Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
FS36.15	Forest & Bird	Support	ALLOW submissions #32, #33, and #34. Retain Papakāinga provisions and explicitly incorporate cultural values in the supporting reasons for Section 5 objectives. SUPPORT requests to retain proposed Papakāinga policies (Policy 5.1A(v), Policy 5.1B(xii)) and explicitly incorporate cultural values into objective reasons.		Accept in part (in relation to OS33.3 above).
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS33.4	Te Ātiawa o te Waka-a-Māui Trust,	Support	Support and retain Policy 5.1B (xii).		Accept in part
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS34.1	Partnership CKSV Mapua Limited	Support	Support and retain Policy 1.3(ia).		Accept

Original Submitter Point No:	Original Submitter:	Original Submitter Position:	Original Submitter Decision Requested:	Council s42A Report Recommendation:	Council Final Recommendation:
OS34.2	Partnership CKSV Mapua Limited	Support	Support and retain issue (ii) as notified.		Accept
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS34.3	Partnership CKSV Mapua Limited	Support	Support and retain the interpretation of Well-Functioning Urban Environment as notified.		Accept
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS34.4	Partnership CKSV Mapua Limited	Support	Support and retain General Objective 2A and corresponding reasons as notified.		Accept
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS34.5	Partnership CKSV Mapua Limited	Support	Support and retain Policy 5.1 as notified.		Accept in part
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS34.6	Partnership CKSV Mapua Limited	Support	Support and retain Issue 5.1 as notified		Accept in part
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS34.7	Partnership CKSV Mapua Limited	Support	Support and retain Issue 5.1A as notified. New Issue 5.1A reflects Tasman's statutory obligation to provide sufficient housing and business land capacity and implements the foundational work of the Nelson Tasman Future Development Strategy.		Accept in part
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS34.8	Partnership CKSV Mapua Limited	Support	Support and retain Issue 5.1B as notified		Accept
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS34.9	Partnership CKSV Mapua Limited	Support	Support and retain Issue 5.1C as notified		Accept
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS34.10	Partnership CKSV Mapua Limited	Support	Support and retain Objective 5.1A		Accept in part

Further Submitter Point No:	Further Submitter:	Further Submitter Position:	Further Submitter Decision Requested:	Council s42A Report Recommendation:	Council Final Recommendation:
FS36.20	Forest & Bird	Support	ALLOW submissions #32, #33, and #34. Retain Papakāinga provisions and explicitly incorporate cultural values in the supporting reasons for Section 5 objectives. SUPPORT requests to retain proposed Papakāinga policies (Policy 5.1A(v), Policy 5.1B(xii)) and explicitly incorporate cultural values into objective reasons.		Accept in part (in relation to OS34.10 above).
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS34.11	Partnership CKSV Mapua Limited	Support	Support and retain Objective 5.1B		Accept
Further Submitter Point No:	**Further Submitter:**	**Further Submitter Position:**	**Further Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
FS36.19	Forest & Bird	Support	ALLOW submissions #32, #33, and #34. Retain Papakāinga provisions and explicitly incorporate cultural values in the supporting reasons for Section 5 objectives. SUPPORT requests to retain proposed Papakāinga policies (Policy 5.1A(v), Policy 5.1B(xii)) and explicitly incorporate cultural values into objective reasons.		Accept (in relation to OS34.11 above).
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS34.12	Partnership CKSV Mapua Limited	Support	Support and retain Objective 5.1C		Accept in part
Further Submitter Point No:	**Further Submitter:**	**Further Submitter Position:**	**Further Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
FS38.3	Andrew and Susan Talley	Oppose	Disallow the original submission.		Reject
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS34.13	Partnership CKSV Mapua Limited	Support	Retain Objective 5.5 and corresponding reasons as notified.		Accept in part
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS34.14	Partnership CKSV Mapua Limited	Support	Support and retain Policy 5.1		Accept in part
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS34.15	Partnership CKSV Mapua Limited	Support	Support and retain Policy 5.1A		Accept in part

Original Submitter Point No:	Original Submitter:	Original Submitter Position:	Original Submitter Decision Requested:	Council s42A Report Recommendation:	Council Final Recommendation:
OS34.16	Partnership CKSV Mapua Limited	Support	Support and retain Policy 5.1B		Accept in part
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS34.17	Partnership CKSV Mapua Limited	Support	Support and retain Policy 5.3		Accept
Further Submitter Point No:	**Further Submitter:**	**Further Submitter Position:**	**Further Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
FS38.4	Andrew and Susan Talley	Oppose	Disallow the original submission.		Reject
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS35.1	Kairos Trust	Amend	• AMEND the first paragraph of Policy 5.1B so that the scale and location of new urban development is to “have regard to”, or be “generally consistent with”, already zoned land, the Future Development Strategy, adopted masterplans or structure plans, rather than “shall be consistent with”; and • INSERT into Policy 5.1B, or its explanation, a provision to the effect that land which was raised with the Council during preparation of the Future Development Strategy but was not assessed on its merits is not, for that reason alone, to be treated as “unanticipated” urban development. Refer to original submission for full details.		Reject
Further Submitter Point No:	**Further Submitter:**	**Further Submitter Position:**	**Further Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
FS36.4	Forest & Bird	Oppose	DISALLOW submissions #3, #27, and #35. Retain directive language ("shall be consistent with") and cumulative assessment criteria in Policy 5.1B and Policy 5.1C. OPPOSE requests to: 1. Weaken Policy 5.1B from "shall be consistent with" to "have regard to". 2. Make Policy 5.1B criteria non-cumulative or unranked. Enable unserviced greenfield sprawl / rural residential expansion outside FDS growth nodes (e.g., Tasman Bay Estates land).		Accept (in relation to OS35.1 above).
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS35.2	Kairos Trust	Amend	Refer to original submission for full details. AMEND Policy 5.1B so that criteria (i) to (xii) are expressed and applied as matters to be considered in an overall evaluative judgement, consistent with their description as		Accept in part

			"unranked criteria", rather than as cumulative requirements each of which must be met — by replacing the conjunctive "and" linking the criteria with wording such as "Council will have particular regard to the following matters"; and • AMEND criterion (vi) so that a proposal's contribution to development capacity may be demonstrated qualitatively as well as by scale — including by reference to the diversity of housing types and typologies provided, the provision of visitor accommodation, and the contribution to a well-functioning urban environment — rather than by reference to scale alone.		
Further Submitter Point No:	**Further Submitter:**	**Further Submitter Position:**	**Further Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
FS36.5	Forest & Bird	Oppose	DISALLOW submissions #3, #27, and #35. Retain directive language ("shall be consistent with") and cumulative assessment criteria in Policy 5.1B and Policy 5.1C. OPPOSE requests to: 1. Weaken Policy 5.1B from "shall be consistent with" to "have regard to". 2. Make Policy 5.1B criteria non-cumulative or unranked. Enable unserviced greenfield sprawl / rural residential expansion outside FDS growth nodes (e.g., Tasman Bay Estates land).		Accept (in relation to OS35.2 above).
FS38.12	Andrew and Susan Talley	Oppose	Disallow the original submission.		Reject
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS35.3	Kairos Trust	Amend	Refer to original submission for full details. AMEND Objective 5.1C so that responsiveness to unanticipated or out of sequence plan change proposals is not confined to proposals supplying "significant development capacity" measured by scale, and extends to proposals that make a significant qualitative contribution to housing choice, typology diversity or a well-functioning urban environment, consistent with Objective 5.1B.		Reject
Further Submitter Point No:	**Further Submitter:**	**Further Submitter Position:**	**Further Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
FS38.13	Andrew and Susan Talley	Oppose	Disallow the original submission.		Accept
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS35.4	Kairos Trust	Amend	Refer to original submission for full details. INSERT into Policy 5.1B, or a related policy, a requirement that the identification and assessment of development capacity within the Nelson Tasman urban environment be undertaken on an integrated, cross-boundary basis between Tasman District Council and Nelson City Council, consistent with the NPS UD and with the joint basis on which the Future Development Strategy was		Reject

			prepared, and that land is not to be discounted from consideration by reason only of its position relative to the territorial boundary.		
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS35.5	Kairos Trust	Amend	Refer to original submission for full details. INSERT an objective and supporting policy requiring that, where urban development is enabled on or adjoining land on which lawfully established activities operate, reverse sensitivity effects are recognised and managed through the design, location and control of the new sensitive activity, rather than through additional constraint on the established activity.		Accept in part
Original Submitter Point No:	**Original Submitter:**	**Original Submitter Position:**	**Original Submitter Decision Requested:**	**Council s42A Report Recommendation:**	**Council Final Recommendation:**
OS35.6	Kairos Trust	Amend	Refer to original submission for full details. The submitter seeks that consequential amendments be made to the objectives, policies, methods, explanations and reasons of TRPS C1 as necessary to give effect to their submission.	The relief sought through this submission point has been addressed through submission points 35.1, 35.2, 35.3, 35.4 and 35.5 in this Appendix and in the the s42A report. No separate officer recommendation is considered to be required.	