Nelson Resource Management Plan – Private Plan Change 28: Officer Recommendations

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer Recommendation
S2.001	Tamara Cartwright	General - Private Plan Change 28	Oppose	Do not grant any rezoning for this project. Keep this valley rural.	Awaiting recommendation
S3.001	Mohun Krishnasamy	General - Private Plan Change 28	Oppose	The development of Maitahi Bayview be refused until further consultation and research into the impact of the traffic.	Awaiting recommendation
S5.001	Andrew Leighton	Controlled - REr.106D.2	Oppose	Reject the Maitai/Bayview Private Plan Change Request for rezoning.	Awaiting recommendation
S7.001	James Purves	General - Private Plan Change 28	Support	Please support the plan change to create new housing, safe from rising sea level, close to the city, not destroying productive land on the flat.	Awaiting recommendation
FS7.001	Dan McGuire		Oppose		Awaiting recommendation
FS5.002	Emily Gee		Oppose		Awaiting recommendation
FS3.023	Tony Haddon		Oppose		Awaiting recommendation
FS9.12	Peter Taylor		Oppose		Awaiting recommendation
S8.001	Jean Edwards	General - Private Plan Change 28	Oppose	OPPOSE /deny this plan change.	Awaiting recommendation
S10.001	Nigel WHINNEY	General - Private Plan Change 28	Oppose	More publicly available digestible information required	Reject
S11.001	Jeremy Budd	General - Private Plan Change 28	Support	I seek that the Council approve the private plan change request in full.	Awaiting recommendation
FS9.5	Peter Taylor		Oppose		Awaiting recommendation
S15.001	Christopher Harvey	Item - REr.106D	Support	I want the Nelson City Council to support the planned development in the Kaka Valley.	Awaiting recommendation
FS7.002	Dan McGuire		Oppose		Awaiting recommendation
FS3.005	Tony Haddon		Oppose		Awaiting recommendation
S16.001	Richard English	General - Private	Oppose	Delete reference to Walters Bluff connection to proposed development	Awaiting recommendation

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer Recommendation
		Plan Change 28			
S16.002	Richard English	General - Private Plan Change 28	Oppose	Deletion of Walters Bluff as a potential link to the proposed development	Awaiting recommendation
S16.003	Richard English	General - Private Plan Change 28	Oppose	No development to be permitted on the Botanical and Malvern Hills ridgelines	Awaiting recommendation
S16.004	Richard English	General - Private Plan Change 28	Oppose	Deletion of sub-division roading network as alternative to SH 6	Awaiting recommendation
S17.001	Dave North	General - Private Plan Change 28	Oppose	Oppose the development, or modify	Awaiting recommendation
S18.001	Melanie Beckett	General - Private Plan Change 28	Oppose	Proposed Private Plan Change 28 is rejected.	Awaiting recommendation
S20.001	Peter Lole	General - Private Plan Change 28	Oppose	To not allow the Plan Change.	Awaiting recommendation
S21.001	Geoffrey Hayes	X.2 Comprehensive Housing Development in the Residential Zone - Higher Density Area	Oppose	The Bayview-Maitahi area should remain zoned rural as it is at present. The Private Plan Change Request should be declined.	Awaiting recommendation
S22.001	Eve Ward	REd	Oppose	That the Council votes against this proposal	Awaiting recommendation

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer Recommendation
S23.001	Thomas Ratcliffe	General - Private Plan Change 28	Support	I totally support the change! I would support a more dense subdivision with smaller "lifestyle" blocks.	Awaiting recommendation
S24.001	Rita Symns	General - Private Plan Change 28	Support	The Private Plan Change proceeds and the proposed subdivision starts (ASAP). Make Valley area all residential.	Awaiting recommendation
FS5.001	Emily Gee		Oppose		Awaiting recommendation
FS3.024	Tony Haddon		Oppose		Awaiting recommendation
S25.001	Philomena Donlon	General - Private Plan Change 28	Oppose	Please do not turn this green land into urban sprawl, adding to global warming, leave it alone.	Awaiting recommendation
S27.001	Vicky Jackson	General - Private Plan Change 28	Oppose	Amend the development to lower numbers of houses.	Awaiting recommendation
S28.001	Marc Gutenstein	Policy - RE3.9 Maitahi Bayview Area (Schedule X)	Amend	Dedicated and uninterrupted pedestrian and cycle linkages should be an integral part of design and provided from the development area to Nelson Central School and town centre. Reduced speed limits and physical traffic control measures to limit vehicle speed between development area and town centre	Awaiting recommendation
FS10.002	Nelson Marlborough District Health Board		Support		Awaiting recommendation
S28.002	Marc Gutenstein	Objective - RE6 Maitahi Bayview Area (Schedule X)	Amend	Enhanced protection for Maitai river and river banks adjacent to and downstream of the development area	Accept in part
S30.001	Simon Biss	General - Private Plan Change 28	Oppose	Davies Drive may never in the future be used as access to the proposed area. If Plan Change 28 is approved in any way, the Council needs to be clear in its decision that Davies Drive may NEVER be used for access to the area. It would be dishonest of council to leave any doubt, so thereby enabling the issue to be raised again in the future.	Awaiting recommendation
S31.001	Errol Guthardt	General - Private Plan Change 28	Oppose	Do not approve the Plan Change.	Awaiting recommendation

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer Recommendation
S33.001	Royal Forest and Bird Protection Society	General - Private Plan Change 28	Amend	We urge that consideration is given to the environment qualities of this region and that provision is made for the health of wetland and waterways, and native habitats for birdlife, lizards and insects. Amendments sought: far more enlightened environmental understanding - a holistic approach.	Awaiting recommendation
FS10.017	Nelson Marlborough District Health Board		Support in part		Awaiting recommendation
S34.001	Michelle McLean	General - Private Plan Change 28	Oppose	Do not allow plan change and development	Awaiting recommendation
S35.001	Benjamin Foord	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S36.001	Birgit Neumann	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined.	Awaiting recommendation
S37.001	Sally Moore	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined.	Awaiting recommendation
S38.001	Ana Dorrington	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined.	Awaiting recommendation
S39.001	Sylvia Wesney	General - Private Plan Change 28	Support	The request for Plan Change 28 be approved	Awaiting recommendation
FS3.009	Tony Haddon		Oppose		Awaiting recommendation
S40.001	Chris Louth	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined.	Awaiting recommendation
S41.001	Dan McGuire	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined.	Awaiting recommendation
S42.001	Marion Harvey	General - Private	Oppose	Private Plan Change 28 should be declined.	Awaiting recommendation

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer Recommendation
		Plan Change 28			
S43.001	Malin Wahlgren	General - Private Plan Change 28	Oppose	That the plan change is rejected by the council.	Awaiting recommendation
S43.002	Malin Wahlgren	General - Private Plan Change 28	Oppose	The the plan change is rejected.	Awaiting recommendation
S43.003	Malin Wahlgren	General - Private Plan Change 28	Oppose	The plan change is rejected.	Awaiting recommendation
S44.001	Johan Wahlgren	General - Private Plan Change 28	Oppose	The Plan Change is rejected	Awaiting recommendation
S45.001	Gerald Renshaw	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined.	Awaiting recommendation
S46.001	Raymond Ikink	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined.	Awaiting recommendation
S47.001	Denise Hill	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined.	Awaiting recommendation
S48.001	David Ward	General - Private Plan Change 28	Support	Approve as long as there are sufficient protections for the main ridgeline to prevent/hide buildings on it.	Awaiting recommendation
S48.002	David Ward	General - Private Plan Change 28	Support	Approve as long as appropriate improvements to Nile St and Maitai Valley Road to accommodate increased traffic.	Awaiting recommendation

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer Recommendation
S49.001	Yvon Smits	General - Private Plan Change 28	Oppose	Private Plan Change 28 be rejected unless there are changes to ensure robust protection and improvement of water quality, river ecology and associated habitat; and that there are measures to ensure the river (particularly the swimming holes) and the amenity value of the Maitai Valley and is adequately monitored and protected. This would need to include measures to reduce and calm traffic.	Awaiting recommendation
S50.001	Andrew Baxter	General - Private Plan Change 28	Oppose	Decline. Or alternatively approve but prohibiting any road linking across the hills to Atawhai. Or alternatively build a new purposebuilt feeder road from the hill tops down to the State Highway north of the Bayview Road intersection.	Awaiting recommendation
S51.001	David Jackson	General - Private Plan Change 28	Oppose	Reject the Plan Change in its entirety	Awaiting recommendation
FS12.001	Geoffrey John Harley		Oppose		Awaiting recommendation
S51.002	David Jackson	Item - REr.106D	Oppose	Reject the Bayview Portion of the Plan Change If the entirePlan Change is not rejected, then the Bayview portion of the PlanChange is amended to: a) Provide on the Structure Planan indicative road connection in a position that can connect to Walters Bluffand to Frenchay Drive, and b) Remove any roading connectioninto the Kaka Valley and Ralphine Way, and c) Provide a more detailedStructure Plan that shows indicative local streets with the Plan Change area,and d) Only approve the Plan Change asamended above if the Council has been able to secure legal rights over landoutside the Plan Change area to ensure the necessary connections of roads withinthe proposed PC to Walters Bluff and Frenchay Drive.	Awaiting recommendation
FS12.002	Geoffrey John Harley		Oppose		Awaiting recommendation
S51.003	David Jackson		Oppose	Reject theKaka Valley portion of the Plan Change entirely. (not withstanding my opposition toapproving the PC in Kaka Valley): Amend the PC subdivision rulesto make public notification mandatory.	Awaiting recommendation
FS12.003	Geoffrey John Harley		Oppose		Awaiting recommendation
S51.004	David Jackson	General - Private Plan Change 28	Oppose	(not withstanding my opposition toapproving the PC in Kaka Valley). Add a rule that no solid fuel burnersshall be installed in any building on any residential site within the KakaValley (this being defined as any site where natural water flows or would flow intoKaka	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer Recommendation
				Valley).	
FS10.022	Nelson Marlborough District Health Board		Support		Reject
S51.005	David Jackson	General - Private Plan Change 28	Oppose	Reject the Bayview Portion of the Plan Change If the entire Plan Change is not rejected, then I seek that the Bayview portion of the Plan Change is amended to remove the Residential Lower Density Zone and replace it with Residential Standard Zoning (removing the 1500m2 and 800m2 minimum lot sizes from the relevant rules).	Awaiting recommendation
FS12.004	Geoffrey John Harley		Support		Awaiting recommendation
FS13.001	Ministry of Education		Oppose		Awaiting recommendation
S51.006	David Jackson		Oppose	Reject the Kaka Valley portion of the Plan Change entirely. (not withstanding my opposition to approving the PC in Kaka Valley): Amend the subdivision rule to exclude use of zincalum or bare corrugated iron roofing, and testing of stormwater detention areas for heaving metals and other contaminants.	Awaiting recommendation
S53.001	Sali Matthews	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined.	Awaiting recommendation
S54.001	Lesley Bandy	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined.	Awaiting recommendation
S55.001	John Potter	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined.	Awaiting recommendation
S56.001	Gwendolin Daly	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined. The community need to be consulted on how they want their city to look.	Awaiting recommendation
S57.001	Healing Spaces	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined.	Awaiting recommendation
S58.001	Barbara Edwards	General - Private	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer Recommendation
		Plan Change 28			
S59.001	John Moody	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S60.001	Paul Thornton	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined and the applicants be advised to firstly read the plan and then come up with a development of a much reduced scale, including social housing, that fits in with that plan. This would uphold the purpose of planning and go some way to restoring the confidence of citizens as to the security of the unique features of our city.	Awaiting recommendation
S61.001	Michael Roberts	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined.	Awaiting recommendation
S62.001	Jacoba Roberts	General - Private Plan Change 28	Oppose	Prviate Plan Change 28 should be declined	Awaiting recommendation
S63.001	Elizabeth Gould	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined.	Awaiting recommendation
S64.001	Jan McLauchlan	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined.	Awaiting recommendation
S65.001	Dave Rees	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined.	Awaiting recommendation
S66.001	Henry Wilson	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined.	Awaiting recommendation
S67.001	Nelson Mountain Bike Club	General - Private Plan Change 28	Amend	That the trails to be designed to be inclusive and where proposed as shared use trails, of a suitable width to facilitate safe use by a range of modalities. The Nelson City Council out and	Awaiting recommendation

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer Recommendation
				about strategy identifies "imbalance between the grades of tracks available within the network, regardless of activity", the walkways and cycleways within the structure plan should be designed to address this imbalance and provide for lower grade trails. Where the proposed trail follows the indicative route of the proposed road, recommend physical separation from the road in accordance with the principles set out in the New Zealand Cycle Trail Design Guide (5th ed). Encourage the inclusion of a cycling climbing trail through this recreation space to the north-east of the plan, to link through to the Mountain Bike Trails in the Sharlands Forest (see original submission for a map showing the proposed connecting trail).	
S67.002	Nelson Mountain Bike Club	General - Private Plan Change 28	Neutral	That the Council progress plans to construct a segregated cycle path along the Maitai, to link with the Maitai Hub, together with improvements planned on Nile Street, prior to any development taking place.	Awaiting recommendation
S68.002	Karen Warren	General - Private Plan Change 28	Amend	That the proposed change stand on its own merits and no reliance be placed on any vague and unknown potential for a future physical transportation connection with Walters Bluff. All transportation associated with the proposed subdivision should be able to be accommodated via known confirmed connections. No access via Walter's Bluff.	Awaiting recommendation
FS6.001	Richard English		Support		Awaiting recommendation
S69.001	Tali Vidal	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined.	Awaiting recommendation
S70.001	Ian Bowell	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined.	Awaiting recommendation
S71.001	Hamish Neill	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined.	Awaiting recommendation
S72.001	Andrew Roborgh	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined.	Awaiting recommendation
S73.001	Karen Gilbert	General - Private	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer Recommendation
		Plan Change 28			
S74.001	Kim Ngawhika	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S75.001	Myriam Goos	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined.	Awaiting recommendation
S76.001	Richard Neale	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S77.001	Colin Gillespie	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S78.001	Roland Goos	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined. Stay strong. Plan sustainable and think ahead.	Awaiting recommendation
S79.001	David Rodd	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S80.001	Madeline Carroll	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined.	Awaiting recommendation
S81.001	Vanessa Hardinge	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S82.001	Jillian Rees	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer Recommendation
S83.001	Peter Rees	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S84.001	Michael Rees	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S85.001	Louise Espin	General - Private Plan Change 28	Support	Grant private plan change 28 in its entirety	Awaiting recommendation
FS3.010	Tony Haddon		Oppose		Awaiting recommendation
S86.001	Roslyn Taylor	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S87.001	Justin Eade	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined.	Awaiting recommendation
S88.001	Henry Jones	General - Private Plan Change 28	Oppose	Private Plan Change should be declined	Awaiting recommendation
S89.001	Lindsay Powdrell	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S90.001	David Powdrell	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S91.001	Nelson McComb	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S92.001	Juliane Cormier	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer Recommendation
S93.001	Donna Smith	Item - REr.106D	Oppose	Do not allow any further Plan Changes for this project	Awaiting recommendation
S94.001	Dr Eileen Brooke	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S95.001	Jeremy Thompson	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S96.001	Mark Kopf	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S97.001	Polkinghorne Design & Build Ltd	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S100.001	Deborah Knowler	General - Private Plan Change 28	Oppose	That the Private Plan Change should be declined	Awaiting recommendation
S101.001	Yvonne West	General - Private Plan Change 28	Support	approve the development	Awaiting recommendation
FS3.006	Tony Haddon		Oppose		Awaiting recommendation
S102.001	Suzanne Bateup	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S103.001	Hubert Altenburg	General - Private Plan Change 28	Oppose	Oppose plan change	Awaiting recommendation
S104.001	Tom Jerram	General - Private Plan Change 28	Oppose	Reject private plan change 28	Awaiting recommendation

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer Recommendation
S105.001	Abbi Jerram	General - Private Plan Change 28	Oppose	Reject private plan change 28	Awaiting recommendation
S106.001	Melanie Houghton	General - Private Plan Change 28	Oppose	Decline Private Plan 28	Awaiting recommendation
S107.001	Shelagh Noble	General - Private Plan Change 28	Amend	The Plan Change be approved with no suggested amendments for traffic.	Awaiting recommendation
S107.002	Shelagh Noble	X.6 Prohibited Activities	Amend	Change PPCR 28 by inserting a reference to Schedule X in the Open Space/Recreation Zone, and specify buildings as a Prohibited Activity within the Open Space/Recreation Zone (X.9). [Note: reference to Schedule X numbering has been amended to correspond with notified plan change documents]	Accept in part
FS6.002	Richard English		Support		Awaiting recommendation
S107.003	Shelagh Noble	X.5 Skyline Area	Amend	ChangeSchedule X of PPCR 28: X.8 c) The final height of any dwelling when viewed from Nelson City Centre and State Highway 6, shall sit below the primary ridgeline, as illustrated on the Maitahi Bayview Structure Plan (Sheet B1.2); or ... Any building which does not comply with Controlled Activity conditions a)-b) of this Rule shall be a Restricted Discretionary Activity .... Any building which does not comply with Controlled Activity conditions c)-d) shall be a Non-Complying Activity. [Note: reference to Schedule X numbering has been amended to correspond with notified plan change documents]	Awaiting recommendation
S107.004	Shelagh Noble	General - Private Plan Change 28	Not Stated	No specific decision requested.	Awaiting recommendation
S107.005	Shelagh Noble	General - Private Plan Change 28	Not Stated	No specific decision requested.	Accept

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer Recommendation
S107.006	Shelagh Noble	General - Private Plan Change 28	Not Stated	No specific decision requested.	Awaiting recommendation
S108.001	Gail Earle	General - Private Plan Change 28	Oppose	Decline Private Plan change 28	Awaiting recommendation
S109.001	Gretchen Rasch	General - Private Plan Change 28	Oppose	**Do not allow** the Maitai Valley-facing area to be rezoned into • Residential (Higher, Standard and Lower Density Areas); • Suburban Commercial,	Awaiting recommendation
S110.001	Ferrick (Rick) Miller	General - Private Plan Change 28	Oppose	That the Council decline the whole plan change.	Awaiting recommendation
S111.001	Stephanie Milner	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S112.001	Roderick Watson	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S113.001	Max and Jane Jelley	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S114.001	Margaret Dallas	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S115.001	Moira Petersen	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined.	Awaiting recommendation

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer Recommendation
S116.001	Jane Besley	General - Private Plan Change 28	Oppose	Decline the Private Plan change and consider a clause to protect any rezoning in the Maitai Valley in perpertuity.	Awaiting recommendation
S117.001	Simon Besley	General - Private Plan Change 28	Oppose	The Nelson City Council refuse this plan ahcnge. Disallow any development and HEAR NELSONIANS repeated submission on their lack of Council support regarding any development of this area.	Awaiting recommendation
S118.001	Paul DRURY	General - Private Plan Change 28	Oppose	I seek that the rezoning proposal be declined.	Awaiting recommendation
S119.001	Gretchen Allen	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S120.001	Kristine Rose	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S121.001	P Otto	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S122.001	Gwendolyn Struik Bray	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined - refuse applicant	Awaiting recommendation
S123.001	Stacey Bowker	General - Private Plan Change 28	Oppose	Private plan change 28 should be declined	Awaiting recommendation
S124.001	Alison Forder	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer Recommendation
S125.001	Gwendolyn Struik Bray	General - Private Plan Change 28	Oppose	Refuse application.	Awaiting recommendation
S126.001	Robin Whalley	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined.	Awaiting recommendation
FS4.1	Robin Whalley		Oppose		Awaiting recommendation
S127.001	Renatus Kempthorne	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined.	Awaiting recommendation
S128.001	Simon Talbot	General - Private Plan Change 28	Support	That Nelson City Council approve the private plan change and rezone the Kaka Valley to enable residential development.	Awaiting recommendation
FS9.7	Peter Taylor		Oppose		Awaiting recommendation
S129.001	Joris Tinnemans	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S130.001	Colin Gough	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S131.001	Beverley Trengrove	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S132.001	Jennifer Long	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S133.001	Catherine Parry	General - Private Plan Change 28	Oppose	Private Plan Change28 should be declined	Awaiting recommendation
S134.001	Norbert Klose	General - Private Plan Change 28	Oppose	Private PlanChange 28 should be declined	Awaiting recommendation

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer Recommendation
S135.001	Ronald Thomson	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S136.001	Pauline Wallace	General - Private Plan Change 28	Oppose	Private Plan Change28 should be declined	Awaiting recommendation
S138.001	Jocelyn Burke	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined.	Awaiting recommendation
S139.001	Dinah Thomson	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S140.001	Tara Gale	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined.	Awaiting recommendation
S141.001	Darryl Ware	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined.	Awaiting recommendation
S142.001	Rosaleah Levy	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S143.001	Luke Smeets	General - Private Plan Change 28	Oppose	Private Plan Cahnge 28 should be declined.	Awaiting recommendation
S144.001	Sarah Holmes	General - Private Plan Change 28	Oppose	Private Plan Cahnge 28 should be declined	Awaiting recommendation
S145.001	Levi Smith	General - Private	Oppose	Private Plan Change 28 should be declined.	Awaiting recommendation

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer Recommendation
		Plan Change 28			
S146.001	Elijah Matthews	General - Private Plan Change 28	Oppose	Private Plan Change should be declined.	Awaiting recommendation
S147.001	Marina Whyte	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S148.001	Natalie Wallace	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined.	Awaiting recommendation
S149.001	Lucy Schikker	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined.	Awaiting recommendation
S150.001	A. Jansen-Hendriks	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined.	Awaiting recommendation
S151.001	Elizabeth Dooley	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined.	Awaiting recommendation
S152.001	Andrew Newton	General - Private Plan Change 28	Support	Support the plan change with conditions	Awaiting recommendation
FS3.014	Tony Haddon		Oppose		Awaiting recommendation
S152.002	Andrew Newton	General - Private Plan Change 28	Amend	Support the plan change with conditions - bus services	Awaiting recommendation
S152.003	Andrew Newton	General - Private Plan Change 28	Amend	Support the plan change with conditions - cycle access to the development via Dennies Hole.	Awaiting recommendation

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer Recommendation
S152.004	Andrew Newton	General - Private Plan Change 28	Amend	Support the plan change with conditions - two lane bridge replacing the current 1 lane bridge on Matai Valley Road	Awaiting recommendation
S153.001	Mic Dover	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined.	Awaiting recommendation
S153.002	Mic Dover	General - Private Plan Change 28	Amend	If PPC 28 is approved, the following information should be insisted upon before the plan change could proceed: a. Air quality impacts, including for traffic from the subdivision and from Atawhai.	Reject
S153.003	Mic Dover	General - Private Plan Change 28	Amend	If PPC 28 is approved, the following information should be insisted upon before the plan change could proceed: b. Flood risk modelling.	Awaiting recommendation
S153.004	Mic Dover	General - Private Plan Change 28	Amend	If PPC 28 is approved, the following information should be insisted upon before the plan change could proceed: c. A detailed geotechnical assessment of areas of high geotechnical risk.	Accept in part
S153.005	Mic Dover	General - Private Plan Change 28	Amend	If PPC 28 is approved, the following information should be insisted upon before the plan change could proceed: d. Pekapeka survey.	Awaiting recommendation
S153.006	Mic Dover	General - Private Plan Change 28	Amend	If PPC 28 is approved, the following information should be insisted upon before the plan change could proceed: e. Accurate, best practice demographic projections.	Reject
S153.007	Mic Dover	General - Private Plan Change 28	Amend	If PPC28 is to be approved, make the following changes; Apply residential zoning only to the Bayview land on the northern side of the Bayview ridgeline, to protect the character of the Kāka/Maitai Valley: (includes a photo showing this demarcation)	Awaiting recommendation

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer Recommendation
S153.008	Mic Dover	General - Private Plan Change 28	Amend	If PPC 28 is to be approved, make the following changes: b. Delete all provisions specifying non-notification of future consent applications.	Awaiting recommendation
S153.009	Mic Dover	General - Private Plan Change 28	Amend	If PPC 28 is to be approved, make the following changes: c. Apply development contributions to recover the full costs of infrastructure required for the subdivision are borne by the developers, including downstream requirements such as replacement of Gibbs Bridge, reconfiguration of Clouston Intersection, traffic signals on Nile Street and all walking and cycling connections.	Accept in part
S153.010	Mic Dover	General - Private Plan Change 28	Amend	If PPC 28 is to be approved, make the following changes: d. Require provision for walk, cycle and public transport facilities with full walk and cycle connections to the city at the outset of the development (not delayed by staging).	Awaiting recommendation
S153.011	Mic Dover	General - Private Plan Change 28	Amend	If PPC 28 is to be approved, make the following changes: e. Prevent use of solid fuel burners, including low emission burners.	Reject
S153.012	Mic Dover	General - Private Plan Change 28	Amend	If PPC 28 is to be approved, make the following changes: f. No modification of the Maitai flood plain or river bed/banks. g. No realignment of Kaka Stream h. No housing on the flood plain.	Awaiting recommendation
S153.013	Mic Dover	General - Private Plan Change 28	Amend	If PPC 28 is to be approved, make the following changes:i. Prevention of sediment entering the river from construction/earthworks. Water sensitive design & highest possible extent of filtration to be applied to stormwater entering the river.	Awaiting recommendation
S153.014	Mic Dover	General - Private Plan Change 28	Amend	If PPC 28 is to be approved, make the following changes:j. Protection of swimming holes.	Awaiting recommendation
S153.015	Mic Dover	General - Private Plan Change 28	Amend	If PPC 28 is to be approved, make the following changes:k. Require building designs to incorporate carbon zero standards.	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer Recommendation
S153.016	Mic Dover	X.7 Esplanade Reserve Standards	Amend	If PPC 28 is to be approved, make the following changes:I. Require improved riparian planting along all waterways to a minimum width of 50 metres.	Awaiting recommendation
S154.001	Ali Howard	General - Private Plan Change 28	Oppose	The PPCR 28 is declined	Awaiting recommendation
S155.001	Andrew Rose	General - Private Plan Change 28	Support	Council adopts Private Plan Change 28	Awaiting recommendation
FS9.8	Peter Taylor		Oppose		Awaiting recommendation
S156.001	Jo Gould	General - Private Plan Change 28	Oppose	Private Plan Change 28 be declined.	Awaiting recommendation
S156.002	Jo Gould	General - Private Plan Change 28	Oppose	Opposes this plan change overall, if it is granted, that the following amendments are made to avoid and mitigate potential adverse effects on water quality, particularly from stormwater: • Do not allowdevelopment in the existing floodplain zone • No stormwaterrunoff into natural waterways • Incorporatestormwater mitigation and treatment methods into the development, including rulesrequiring individual onsite detention and treatment of stormwater • Greater area ofwetland / more wetlands created for increased stormwater retention and toabsorb stormwater runoff • Rules and methods whichprevent sedimentation of waterways during construction • Increased bufferarea and riparian planting along waterways, particularly the Maitai River	Awaiting recommendation
S156.003	Jo Gould	General - Private Plan Change 28	Oppose	Opposes this plan change overall, if it is granted, that the following amendments are made to mitigate adverseeffects on amenity values: • Increase in open space zone • Reduction in area of High densityresidential zone and Standard density residential zone and / or increase inminimum lot size within both zones	Awaiting recommendation

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer Recommendation
S156.004	Jo Gould	General - Private Plan Change 28	Oppose	That the plan change be declined. If it is granted, that residential zoning in floodplainarea to be prohibited (see figure 5.2 of Tonkin & Taylor report).	Awaiting recommendation
S156.005	Jo Gould	General - Private Plan Change 28	Oppose	That the plan change be declined, if it is granted amendments are made to the Plan Change provisions so that it does not allow any 'cut and fill' of the floodplainarea to enable housing development (as shown in Figure 5.3 of Tonkin &Taylor report).	Awaiting recommendation
S156.006	Jo Gould	General - Private Plan Change 28	Oppose	Opposes the plan change overall, but if it is to be granted, all of floodplain area to be Open space zone and a natural wetland /riparian buffer created.	Awaiting recommendation
S156.007	Jo Gould	General - Private Plan Change 28	Amend	Opposes the plan change overall, but if it is to be granted, the following amendments are made to mitigate adverse effects on amenity values: • Low or no light spill from street lighting	Awaiting recommendation
S156.008	Jo Gould	General - Private Plan Change 28	Amend	Opposes the plan change overall, but if it is to be granted, the following amendments are made to mitigate adverse effects on amenity values: • Low reflectivity required for all housing development in all zones	Awaiting recommendation
S156.009	Jo Gould	General - Private Plan Change 28	Amend	Opposes the plan change overall, but if it is to be granted, the following amendments to mitigate adverse effects on amenity values: • Creation of cycleway connection to cycle way in Maitai valley	Awaiting recommendation
S157.001	Christine Thomsen	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined.	Awaiting recommendation
S158.001	Marian Fraser	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined.	Awaiting recommendation

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer Recommendation
S159.001	Michael Funnell	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S160.001	Douglas Laidlaw	General - Private Plan Change 28	Oppose	That Council reject the proposed plan change.	Awaiting recommendation
S161.001	Julie Cederman	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined.	Awaiting recommendation
S162.001	Yvonne Thompson	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined.	Awaiting recommendation
S163.001	Mary Willett	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined.	Awaiting recommendation
S164.001	Kathryn Switzer	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S164.002	Kathryn Switzer	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined. That the council provide Housing Navigators, who would take the initiative, identify large sections and provide current houseowners with some options and a streamlined way to navigate through the complex processes and decisions that have to be taken to free up and develop within the existing residential areas.In addition to a housing Navigator the Council could deploy its own resources - planners, landscapers, surveyors to develop standard subdivisions and plans to simplify the process. There could even be grants or loans to fund the initial development costs, repayable on the sale of the new land or buildings	Awaiting recommendation
S164.003	Kathryn Switzer	General - Private Plan Change 28	Oppose	Private Plan Change 28 shudl be declined. The Council should proceed with their own delayed housing work with some speed and commitment. This work should include investigating why currently zoned residential land is not developed and removing barriers to development	Awaiting recommendation

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer Recommendation
S165.001	Kathryn McLaren	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S166.001	Gerd Banke	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S167.001	Jill Stevenson	General - Private Plan Change 28	Oppose	Private Plan Chage 28 should be declined	Awaiting recommendation
S168.001	Lincoln and Christine MacKenzie	General - Private Plan Change 28	Amend	Private Plan Change 28 should be modified to reduce its impact on the natural character of the Maitai valley (by reducing housing density in Kaka Valley) and specifically to take steps to reduce the impact of the expected very large traffic volumes (under the present proposal) on the down-stream roading net-work.	Awaiting recommendation
S168.002	Lincoln and Christine MacKenzie	General - Private Plan Change 28	Amend	Private Plan Change 28 should be modified to reduce its impact on the natural character of the Maitai valley (by reducing housing density in Kaka Valley) and specifically to take steps to reduce the impact of the expected very large traffic volumes (under the present proposal) on the down-stream roading net-work.	Awaiting recommendation
S169.001	Annabel Norman	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S170.001	Roy Elgar	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S171.001	Pauline Miller	General - Private Plan Change 28	Oppose	Decline Private Plan Change 28 in its entirety.	Awaiting recommendation
S172.001	Margaret Soderberg	General - Private Plan Change 28	Support	Approve and support the private plan change allowing a high quality development	Awaiting recommendation

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer Recommendation
FS3.011	Tony Haddon		Oppose		Awaiting recommendation
FS3.013	Tony Haddon		Oppose		Awaiting recommendation
FS3.012	Tony Haddon		Oppose		Awaiting recommendation
S173.001	David Haynes	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S174.001	Edward Short	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined.	Awaiting recommendation
S175.001	Craig Allen	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S176.001	Geoff Cooper	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined.	Awaiting recommendation
S177.001	Susan Cooper	General - Private Plan Change 28	Oppose	Private Plan Cahnge 28 should be declined.	Awaiting recommendation
S178.001	Tom Kennedy	General - Private Plan Change 28	Oppose	That the Nelson City Council reject the proposed Plan Change	Awaiting recommendation
S179.001	Jeanette Cook	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S180.001	Malcolm Edridge	General - Private Plan Change 28	Support	Approve the plan change in full	Awaiting recommendation
FS5.003	Emily Gee		Oppose		Awaiting recommendation
FS3.025	Tony Haddon		Oppose		Awaiting recommendation

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer Recommendation
S181.001	Sophia Bisdee	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S182.001	Anton Staufer	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S183.001	Bill Gilbertson		Amend	The plan change should include a comprehensive design of the cycle/shared path routes and how they will be compliant with Ausroad standards and the NZ Cycle Trail Design guide at a level suitable for most people. The plan change should also include a development levy specifically targeted to improvements to the cycle network links to the CBD.	Awaiting recommendation
FS10.001	Nelson Marlborough District Health Board		Support		Awaiting recommendation
S183.002	Bill Gilbertson	General - Private Plan Change 28	Amend	The applicant should prepare an assessment of the carbon produced for this proposal. This is not difficult as there have already been any studies done on this. The applicant should then be required to compensate for the carbon by setting aside reserve for planting (natives will sequest around 300t/ha when mature. (MPI default tables for forestry) These planting areas should be a part of the area requested for plan change.	Reject
FS10.014	Nelson Marlborough District Health Board		Support		Reject
S184.001	Charmian Koed	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined.	Awaiting recommendation
S185.001	Chrissie Ward	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S186.001	Aage Koed	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined.	Awaiting recommendation
S187.001	Elspeth Macdonald	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer Recommendation
S188.001	Alison Kennedy	General - Private Plan Change 28	Oppose	That the plan change is rejected	Awaiting recommendation
S189.001	Gareth Parry	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S190.001	Solomon Adler	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S191.001	Doug Barry-Martin	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S192.001	Karsten Schroeder	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S193.001	Veronica Martin	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S194.001	Leslie Lawrence	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S195.001	Dave Loose	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S196.001	Janene Smit	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S197.001	Jane Fisher	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer Recommendation
S198.001	Friends of the Maitai	General - Private Plan Change 28	Amend	Private Plan Change 28 is rejected unless the changes and protections that are requested in the submission are included in the plan change and implemented.	Awaiting recommendation
S198.002	Friends of the Maitai	General - Private Plan Change 28	Amend	Private Plan Change 28 is rejected unless: The developers are required to take the necessary steps to protect and preserve the water quality, river ecology, and amenity value of the Maitai River and Maitai Valley.	Awaiting recommendation
S198.003	Friends of the Maitai	General - Private Plan Change 28	Amend	Private Plan Change 28 is rejected unless: The Nelson City Council is required to publicly commit to resource the monitoring and mitigation of all adverse impacts on the water quality, river ecology, the amenity value of the Maitai River and Maitai Valley, including the impact of traffic.	Awaiting recommendation
S198.004	Friends of the Maitai	General - Private Plan Change 28	Amend	Private Plan Change 28 is rejected unless: All infrastructure necessary to protect and preserve water quality and river ecology is in place and functioning before any construction begins.	Awaiting recommendation
S198.005	Friends of the Maitai	General - Private Plan Change 28	Amend	Private Plan Change 28 is rejected unless: The development is required to put in place suitable provisions for handling greywater, and rainwater storage and other measures to reduce the demand on the water supply.	Reject
FS10.011	Nelson Marlborough District Health Board		Support in part		Reject
S198.006	Friends of the Maitai	General - Private Plan Change 28	Amend	Private Plan Change 28 is rejected unless: Engineered changes to the Maitai River floodplains and Kaka Stream realignment, during the construction stage and ongoing, do not increase flood risk or have any negative impact on the ecology and natural character of the Maitai River, as noted in the supporting advice from Cawthron.	Awaiting recommendation
S198.007	Friends of the Maitai	General - Private Plan Change 28	Amend	Private Plan Change 28 is rejected unless: Water quality and river ecology is protected from sediment and all other pollutants at all times; this includes sediment from site works, and pollutants from increased stormwater runoff, as noted in the supporting advice from Cawthron.	Awaiting recommendation

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer Recommendation
S198.008	Friends of the Maitai	General - Private Plan Change 28	Amend	Private Plan Change 28 is rejected unless: All necessary measures are detailed and published in a plan to protect water quality, river ecology and amenity value of swimming holes adjacent to and downstream from the subdivision. Stormwater and sewage being routed past Dennes Hole should not affect the amenity value of this area, including visual amenity.	Awaiting recommendation
S198.009	Friends of the Maitai	General - Private Plan Change 28	Amend	Private Plan Change 28 is rejected unless: Steps are taken to ensure any impact of increased traffic on the lower Maitai Valley and Nile Street (including during construction) is consistent with best practices for active transport and for public safety.	Awaiting recommendation
FS10.013	Nelson Marlborough District Health Board		Support in part		Awaiting recommendation
S198.010	Friends of the Maitai	General - Private Plan Change 28	Amend	Private Plan Change 28 is rejected unless: The development's transport infrastructure plans and building requirements are consistent with the central government decarbonisation pathways required to achieve net-zero carbon by 2050, and with the Nelson City Council's declaration of a Climate Emergency.	Accept in part
S198.011	Friends of the Maitai	General - Private Plan Change 28	Amend	Private Plan Change 28 is rejected unless: Future subdivisions and buildings within Kāka Valley/Bayview be subject to Resource Consent and appropriately notified to the public.	Awaiting recommendation
S199.001	Anne Devlin	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S200.001	Katharine Ruffell	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S201.001	Renee Lang	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S202.001	Joshua Fairhall	General - Private	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer Recommendation
		Plan Change 28			
S203.001	Denise Tebbs	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S205.001	Beverley Fairhall	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S206.002	Michael Ward	General - Private Plan Change 28	Support	The Council adopts this plan change taking into consideration the points outlined in their submission.	Awaiting recommendation
S206.003	Michael Ward	General - Private Plan Change 28	Support	The Council adopts this plan change taking into consideration the points outlined in their submission.	Awaiting recommendation
S206.004	Michael Ward	General - Private Plan Change 28	Support	The Council adopts this plan change taking into consideration the points outlined in their submission.	Awaiting recommendation
FS9.3	Peter Taylor		Oppose		Awaiting recommendation
S206.005	Michael Ward	General - Private Plan Change 28	Support	The Council adopts this plan change taking into consideration the points outlined in their submission.	Awaiting recommendation
S206.006	Michael Ward	General - Private Plan Change 28	Support	The Council adopts this plan change taking into consideration the points outlined in their submission.	Awaiting recommendation
S206.007	Michael Ward	General - Private Plan Change 28	Support	The Council adopts this plan change taking into consideration the points outlined in their submission.	Awaiting recommendation
S207.001	Libby Newton	General - Private Plan Change 28	Oppose	Please DECLINE Private Plan Change 28	Awaiting recommendation

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer Recommendation
S208.001	Rosemary Horn	General - Private Plan Change 28	Oppose	Plan 28 should be rejected unless there should be no vehicle access to the Kaka valley subdivision. Access should be by foot and bicycle and/or scooters electric or otherwise.	Awaiting recommendation
S208.002	Rosemary Horn	General - Private Plan Change 28	Amend	Plan 28 should be rejected unless the amenity value of the Maitai river and valley is protected so that everyone can continue to enjoy the quiet and safe space for all ages and including dogs.	Awaiting recommendation
S208.003	Rosemary Horn	General - Private Plan Change 28	Neutral	Plan 28 should be rejected unless the form of the existing river should be maintained, there should be no change to the flood plain within the Kaka Valley. Improvements to the flood plan should be made through appropriate plantings.	Awaiting recommendation
S209.001	Stephen Mullins	General - Private Plan Change 28	Amend	Private Plan Change 28 should be declined unless: - the developers are required to take the necessary steps toprotect and preserve the water quality, river ecology, and amenity value of theMaitai River and Maitai Valley. - engineered changes to the Maitai River floodplains and KakaStream realignment, during the construction stage and ongoing, do not increaseflood risk or have any negative impact on the ecology and natural character ofthe Maitai River. - All necessary measures are detailed and published in a plan toprotect water quality, river ecology and amenity value of swimming holesadjacent to and downstream from the subdivision. Stormwater and sewage beingrouted past Dennes Hole should not affect the amenity value of this area,including visual amenity.	Awaiting recommendation
S209.002	Stephen Mullins	General - Private Plan Change 28	Amend	Private Plan Change 28 be rejected unless the Nelson City Council is required to publicly commit to resource the monitoring and mitigation of all adverse impacts on the water quality, river ecology, the amenity value of the Maitai River and Maitai Valley, including the impact of traffic.	Awaiting recommendation
S209.003	Stephen Mullins	General - Private Plan Change 28	Amend	Private Plan Change 28 be rejected unless all infrastructure necessary to protect and preserve water quality and river ecology is in place and functioning before any construction begins.	Awaiting recommendation
S209.004	Stephen Mullins	General - Private Plan Change 28	Amend	Private Plan Change 28 be rejected unless the development is required to put in place suitable provisions for handling greywater, and rainwater storage and other measures to reduce the demand on the water supply.	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer Recommendation
S209.005	Stephen Mullins	General - Private Plan Change 28	Amend	Private Plan Change 28 be rejected unless water quality and river ecology is protected from sediment and all other pollutants at all times; this includes sediment from site works, and pollutants from increased stormwater runoff.	Awaiting recommendation
S209.006	Stephen Mullins	General - Private Plan Change 28	Amend	PrivatePlan Change 28 be rejected unless stepsare taken to ensure any impact of increased traffic on the lower Maitai Valleyand Nile Street (including during construction) is consistent with bestpractices for active transport and for public safety	Awaiting recommendation
S209.007	Stephen Mullins	General - Private Plan Change 28	Amend	PrivatePlan Change 28 be rejected unless thedevelopment's transport infrastructure plans and building requirements areconsistent with the central government decarbonisation pathways required toachieve net-zero carbon by 2050, and with the Nelson City Council's declarationof a Climate Emergency.	Accept in part
S209.008	Stephen Mullins	General - Private Plan Change 28	Amend	PrivatePlan Change 28 be rejected unless futuresubdivisions and buildings within Kāka Valley/Bayview be subject to ResourceConsent and appropriately notified to the public.	Awaiting recommendation
S210.001	Lynley Marshall	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S211.001	Maree Sharland	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S212.001	Stephanie Jewell	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S213.001	James Genever	General - Private Plan Change 28	Oppose	Private Plan Change 28 (whole plan) should be declined	Awaiting recommendation
S214.001	Catherine Dobbie	General - Private	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer Recommendation
		Plan Change 28			
S215.001	Stephen Webster	General - Private Plan Change 28	Oppose	Plan Change 28 should be declined.	Awaiting recommendation
S216.001	Tania Knight	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S217.001	Susan Drew	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S218.001	David Wheeler	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined.	Awaiting recommendation
S219.001	Mark Knight	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S220.001	Sally Levy	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S221.001	Carol Webster	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S222.001	Uta Purcell	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S223.001	Jennifer Pollock	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer Recommendation
S224.001	Helen Black	General - Private Plan Change 28	Oppose	Private Plan Change 28 ought to be declined	Awaiting recommendation
S225.001	Gretchen Holland	General - Private Plan Change 28	Oppose	I oppose the part of the plan relating to the Kaka Valley part of the plan change ie. Kaka Valley and it's catchment area - the hills to the west and east that face into Kaka Valley and ask that you **decline** this part of the plan change.	Awaiting recommendation
S226.001	Silvano Lorandi	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S227.001	Joanne Watson	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S228.001	Graham Watson	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S229.001	Richard Brudvik-Lindner	General - Private Plan Change 28	Amend	Adopt the Plan Change -- Conditional to a goal oriented- problem-solving approach, and with certain caveats to the approval (as per their submission). If caveats cannot be met then they do not support the plan change.	Reject
S229.002	Richard Brudvik-Lindner	General - Private Plan Change 28	Amend	Restrictive covenants on the deed which require each household to own "low-impact vehicles"(See * below) if they want to use the Ralphine Way ingress/egress. * Low Impact Vehicles = Vehicles that are electric, or human powered, or internal combustion engines of 1400cc or less displacement. They must emit a decibel level of no greater than 60 dB in all operational modes, with no add-ons, deletions or modifications that would cause them to emit beyond that noise level.	Awaiting recommendation
S229.003	Richard Brudvik-Lindner	General - Private Plan Change 28	Amend	Shrouded, low-lumen street lights and residence external lighting would be required for the entire development on the Maitai side, and on the ridgelines visible from the sea side.	Awaiting recommendation
S229.004	Richard Brudvik-Lindner	General - Private	Amend	Strict standards must be met for erosion, groundwater pollution, habitat destruction, native species	Awaiting recommendation

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer Recommendation
		Plan Change 28		protection and native bush regeneration.	
S229.005	Richard Brudvik-Lindner	General - Private Plan Change 28	Amend	Protection of all swimming holes and tramping trails adjacent to the development.	Accept in part
S229.006	Richard Brudvik-Lindner	General - Private Plan Change 28	Amend	Enhance bicycle (and other alternative forms of transport such as mobility scooters, skateboards, electric bikes, mopeds, low-noise motorbikes, etc) transport corridors and walking tracks from the development along Maitai Valley Rd, down Nile St and into town. Make the corridor from Ralphine Way to Maitai Valley Rd to Nile St to Collingwood street an exemplary implementation conducive to multiple and alternate transport modes and to facilitating modal transportation shift.	Awaiting recommendation
S229.007	Richard Brudvik-Lindner	General - Private Plan Change 28	Amend	Preserve neighbourhoods adjacent to the development - ensuring social cohesion and positive outlook of those neighbourhoods.	Awaiting recommendation
S229.008	Richard Brudvik-Lindner	General - Private Plan Change 28	Amend	Widen impacted bridges with corridors and tracks as per above, and ensure footpaths from the intersection of Ralphine Way and Matai Valley Rd all the way into town at the intersection of Nile St and Collingwood St.	Awaiting recommendation
S229.009	Richard Brudvik-Lindner	General - Private Plan Change 28	Amend	Enhanced connection of tracks in the new development with those already existing in the Botanical Reserve, Branford Park, and adjoining Walter's Bluff.	Accept in part
S229.010	Richard Brudvik-Lindner	General - Private Plan Change 28	Amend	Creating a range of housing options in the development for a wide range of needs, including affordable housing and low income housing. By having a variety of housing make it more possible for young adults and young families to continue to live in Nelson, as we have divergent population trends between our over 65 residents and our under 35 year olds.	Accept in part
S229.011	Richard Brudvik-Lindner	General - Private Plan Change 28	Amend	Have an alternate corridor via Bayview Drive which allows for better emergency response in the instance of a tsunami (for example) that closes off SH6 and makes it impossible to quickly evacuate the community.	Awaiting recommendation

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer Recommendation
S230.001	Fiona Macdonald	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S231.001	Annette Milligan	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S232.001	Theresa Bygate	General - Private Plan Change 28	Oppose	I do not support the development of this large scale Residential Housing in the Maitai.	Awaiting recommendation
S233.001	Dianne Anyan	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S235.001	Graeme Ferrier	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S236.001	Sara O'Donnell	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S237.001	Peter Wall	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S239.001	David Holmes	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S240.001	Rosemary Weir	General - Private Plan Change 28	Not Stated	Private Plan Change 28 should be declined	Awaiting recommendation
S241.001	Hilma Schieving	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be delcined	Awaiting recommendation

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer Recommendation
S242.001	Francis Davey	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S243.001	Diana and Nigel Fors and Freeman	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S244.001	Miranda Wood	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S245.001	Mary Bronsteter	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S246.001	Jacqueline Davidson	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S247.001	Kevin Doran	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S248.001	Lesley Robertson	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S249.001	Emma Morris	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S250.001	Jaxon Morris	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S251.001	Richard and Mary	General - Private	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer Recommendation
	Talbot	Plan Change 28			
S252.001	Nathaniel Morris	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S253.001	Haydn Wrath	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S254.001	Tim Bayley	General - Private Plan Change 28	Support	Council adopt private plan change 28	Awaiting recommendation
FS3.003	Tony Haddon		Oppose		Awaiting recommendation
S254.002	Tim Bayley	General - Private Plan Change 28	Support	Council adopt private plan change 28	Awaiting recommendation
S254.003	Tim Bayley	General - Private Plan Change 28	Support	Council adopt private plan change 28	Awaiting recommendation
S255.001	Ian Holland	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S256.001	Ross McKechnie	General - Private Plan Change 28	Support	The rezoning proceed as requested.	Awaiting recommendation
FS3.008	Tony Haddon		Oppose		Awaiting recommendation
FS9.2	Peter Taylor		Oppose		Awaiting recommendation
S257.001	Rosemary Griffin	General - Private Plan Change 28	Oppose	The Private Plan Change 28 is rejected in its entirety.	Awaiting recommendation
S258.001	Alastair Mark	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer Recommendation
S259.001	Marion Weidermann-Corby	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S260.001	Kenneth Clark	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S261.001	Undine Corby	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S262.001	Glynis Clark	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S263.001	John Smith	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined.	Awaiting recommendation
S264.001	Warren Blake	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S265.001	Tony Pearson	General - Private Plan Change 28	Oppose	That the Plan change in its' entirety does not go ahead	Awaiting recommendation
S266.001	Jennifer Quaid	General - Private Plan Change 28	Oppose	Private Plan Chnage 28 should be declined	Awaiting recommendation
S268.001	Joanne Williams	General - Private Plan Change 28	Oppose	Private Plan Change 28 be declined	Awaiting recommendation
S269.001	Natalie Gousmett	General - Private	Oppose	I do not support the plan change	Awaiting recommendation

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer Recommendation
		Plan Change 28			
S270.001	Roger Wilson	General - Private Plan Change 28	Oppose	Private Plan Change 28 shoudl be declined	Awaiting recommendation
S271.001	Lucy Charlesworth	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S272.001	Arnott Potter	Policy - RE3.9 Maitahi Bayview Area (Schedule X)	Amend	That the Council to defer a decision on this plan for the time being	Awaiting recommendation
S274.001	Sonia Corbett	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S275.001	Paul Gilmour	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S276.002	Scott Stocker	General - Private Plan Change 28	Amend	Zoning - This development should at least medium-density, with town-houses and/or apartments. Nelson does not need more suburban sprawl. This land is relatively close to town, we must use it well, to house as many people as possible.	Awaiting recommendation
S276.003	Scott Stocker	General - Private Plan Change 28	Amend	Speed within Development - Any vehicle access or side roads off the main Ralphine Way should be 30kph shared zones where drivers feel that they are driving through a pedestrian place and children are to be expected playing on the road. These need to feel like pedestrian areas with no kerb, but perhaps a central drainage channel and street trees.	Awaiting recommendation
S276.004	Scott Stocker	General - Private Plan Change 28	Amend	Changes to Maitai Valley Road: The Maitai Valley Road needs some changes so it does not feel like a 100kph road. One suggestion is to plant trees down the middle of it or perhaps better still, trees in the paving either side of the road, to narrow the roadway and make it feel like a country lane rather than a racetrack.	Awaiting recommendation

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer Recommendation
S276.005	Scott Stocker	General - Private Plan Change 28	Amend	Foot/Cycle Direct Access - There must be an excellent, safe foot and cycle path, with a gentle grade giving direct access to the subdivision rather than pedestrians/cyclistshaving to come up the hill of the present Ralphine Way. Grades like Ralphine Way could beenough to put would-be cyclists off.We must have as few things putting off would-be cyclists and walkers so we can minimise vehicular traffic on Ralphine Way. Gibbs Bridge -Visibility is poor, the footpath is not accessible for people with buggies and it needs something done to make it better for cyclists, ideally a cycle/footpath either side.	Awaiting recommendation
S276.006	Scott Stocker	General - Private Plan Change 28	Amend	Affordable Housing - There should be some social housing and affordable housing. While this may be unpopular with some of the residents in Ralphine Way, there is a good example of what Tasman Housing Trust has done on the old OK Coral site up The Brook.	Awaiting recommendation
S276.007	Scott Stocker	General - Private Plan Change 28	Amend	Winter Sun - Every section should have access to winter sun for at least three hours per day. Although it is possible to design a house to be warm without any sun and with minimal heating, it is psychologically damaging to live in a house that doesn't get any winter sun at all at some times of the year.	Awaiting recommendation
S276.008	Scott Stocker	General - Private Plan Change 28	Amend	Cat and Dog Free - A number of subdivisions around New Zealand have been developed as cat and dog free areas so the birdlife can flourish. This would be especially good in this case because the land backs on to some substantial areas of native/regenerating bush. Also, with the Brook Sanctuary developing, we need to make Nelson as safe as possible for the wildlife that will spill over from it.	Awaiting recommendation
S276.009	Scott Stocker	General - Private Plan Change 28	Amend	Stormwater - Replacing the animal runoff into the river with suburban runoff could be an improvement to the health of the river. However, if stormwater from roads is going to go into the river it should go through some sort of ground filtration first to filter out brake and tire dust, oil residue etc. and only clean water goes into the river.	Awaiting recommendation
S277.001	Kathryn Stahl	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S278.001	Shalom Levy	General - Private	Oppose	Private Plan Change 28	Awaiting recommendation

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer Recommendation
		Plan Change 28		should be declined	
S279.001	Bernadette Power	General - Private Plan Change 28	Amend	Private Plan Change 28 be rejected unless there are changes to ensure robust protection and improvement of water quality, river ecology and associated habitat; and that there are measures to ensure the river (particularly the swimming holes) and the amenity value of the Maitai Valley and is adequately monitored and protected. This would need to include measures to reduce and calm traffic.	Awaiting recommendation
S281.001	Morgelyn Leizour	General - Private Plan Change 28	Oppose	PrivatePlan Change 28 should be declined.	Awaiting recommendation
S282.001	Neville Laverack	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S283.002	Birgit Crawford	General - Private Plan Change 28	Amend	Council only adopt the Private Plan Change 28 giving consideration to the reasons outlined in my submission: The development must be 0 carbon, ie balance housing with green space. Higher density communities are better than old fashioned green field development.	Accept in part
S283.003	Birgit Crawford	General - Private Plan Change 28	Amend	Council only adopt the Private Plan Change 28 giving consideration to the reasons outlined in my submission: Tiny homes should be catered for. Build communities not houses.	Accept in part
S283.004	Birgit Crawford	General - Private Plan Change 28	Amend	Council only adopt the Private Plan Change 28 giving consideration to the reasons outlined in my submission: - All access to the site must be improved, ie two lane bridge over the Maitai River. - Improve intersection with Nile St. bike lanes.	Awaiting recommendation
S284.001	Brook Waimarama Sanctuary	General - Private Plan Change 28	Neutral	We will stay neutral to this proposed plan change and onlywish to comment should the plan changed be accepted and implemented	Awaiting recommendation

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer Recommendation
FS10.019	Nelson Marlborough District Health Board		Support		Awaiting recommendation
S285.001	Matt Enright	General - Private Plan Change 28	Support	Nelson needs more new houses. We need Cultural Diversity and the partnership with local Iwi is brilliant.	Awaiting recommendation
FS3.001	Tony Haddon		Oppose		Awaiting recommendation
FS3.007	Tony Haddon		Oppose		Awaiting recommendation
S286.001	Hilary Blundell	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S287.001	Bill Dahlberg	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S288.001	Jacquetta Bell	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be rejected Or that: Private Plan Change 28 be accepted for Bayview/Atawhai only and declined for the Maitai/Kākā catchment.	Awaiting recommendation
S289.001	Chings Contracting	General - Private Plan Change 28	Support	**Approve PC28**, including making any reasonable changes fairly arising from submissions or assessments undertaken by the Consent Authority, necessary to address the actual or potential effects or better give effect to any National Policy Statement, or other relevant planning.	Awaiting recommendation
FS9.6	Peter Taylor		Oppose		Awaiting recommendation
S290.001	Lindie Nelson	General - Private Plan Change 28	Amend	That NCC supports the private plan change SUBJECT to amendments of the PPCR and ancillary actions by NCC to achieve the following outcomes: Taking early action to provide for effective public transport, especially along Maitai Valley Rd and Nile St, eg, by designating a priority lane for public transport.	Awaiting recommendation
FS10.018	Nelson Marlborough District Health Board		Support in part		Awaiting recommendation
S290.002	Lindie Nelson	General - Private Plan Change 28	Amend	That NCC supports the private plan change SUBJECT to amendments of the PPCR and ancillary actions by NCC to achieve the following outcomes: That the future subdivision in the Kaka Valley has 'dark sky' lighting requirements.	Awaiting recommendation

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer Recommendation
S290.003	Lindie Nelson	General - Private Plan Change 28	Amend	That NCC supports the private plan change SUBJECT to amendments of the PPCR and ancillary actions by NCC to achieve the following outcomes: That the future subdivision requires energy efficient construction, e,g, maximising passive solar design.	Accept in part
S290.004	Lindie Nelson	General - Private Plan Change 28	Amend	That NCC supports the private plan change SUBJECT to amendments of th PPCR and ancillary actions by NCC to achieve the following outcomes: That the plan rules for high density housing do not preclude construction of affordable and energy-efficient townhouses such as those located on the corner of Tantragee Rd and Brook St.	Accept in part
S290.005	Lindie Nelson	General - Private Plan Change 28	Amend	That NCC supports the private plan change SUBJECT to amendments of the PPCR and ancillary actions by NCC to achieve the following outcomes: That the Kaka Valley subdivision proposal should require limited or public notification.	Awaiting recommendation
S291.001	Jonas Asmussen	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S292.001	Monika Clark-Grill	General - Private Plan Change 28	Oppose	Decline PPC28.	Awaiting recommendation
S292.002	Monika Clark-Grill	General - Private Plan Change 28	Amend	If PPC 28 is approved, the following information should be insisted upon before the plan change could proceed: a. Air quality impacts, including for traffic from the subdivision and from Atawhai.	Reject
S292.003	Monika Clark-Grill	General - Private Plan Change 28	Amend	If PPC 28 is approved, the following information should be insisted upon before the plan change could proceed: b. Comprehensive flood risk modelling	Awaiting recommendation
S292.004	Monika Clark-Grill	General - Private Plan Change 28	Amend	If PPC 28 is approved, the following information should be insisted upon before the plan change could proceed: c. A detailed geotechnical assessment of areas of high geotechnical risk.	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer Recommendation
S292.005	Monika Clark-Grill	General - Private Plan Change 28	Amend	If PPC 28 is approved, the following information should be insisted upon before the plan change could proceed: d. Pekapeka survey.	Awaiting recommendation
S292.006	Monika Clark-Grill	General - Private Plan Change 28	Amend	If PPC 28 is approved, the following information should be insisted upon before the plan change could proceed: e. Accurate, best practice demographic projections.	Reject
S292.007	Monika Clark-Grill	Zone Changes - Right Hand Side Maps (Maps have a left and right hand side with different layers)	Amend	If PPC28 is to be approved, make the following changes; Apply residential zoning only to the Bayview land on the northern side of the Bayview ridgeline sloping towards Atawhai.	Awaiting recommendation
S292.008	Monika Clark-Grill	General - Private Plan Change 28	Amend	If PPC 28 is to be approved, make the following changes: b. Delete all provisions specifying non-notification of future consent applications.	Awaiting recommendation
S292.009	Monika Clark-Grill	General - Private Plan Change 28	Amend	If PPC 28 is to be approved, make the following changes: c. Apply development contributions to recover the full costs of infrastructure required for the subdivision are borne by the developers, including downstream requirements such as replacement of Gibbs Bridge, reconfiguration of Clouston Intersection, traffic signals on Nile Street and all walking and cycling connections.	Accept in part
S292.010	Monika Clark-Grill	General - Private Plan Change 28	Amend	If PPC 28 is to be approved, make the following changes: d. Require provision for walk, cycle and public transport facilities with full walk and cycle connections to the city at the outset of the development (not delayed by staging).	Awaiting recommendation
S292.011	Monika Clark-Grill	General - Private Plan Change 28	Amend	If PPC 28 is to be approved, make the following changes: e. Prevent use of solid fuel burners, including low emission burners.	Reject
S292.012	Monika Clark-Grill	General - Private Plan Change 28	Amend	If PPC 28 is to be approved, make the following changes: f. No modification of the Maitai flood plain or river bed/banks.	Awaiting recommendation

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer Recommendation
				g. No realignment of Kaka Stream h. No housing on the flood plain.	
S292.013	Monika Clark-Grill	General - Private Plan Change 28	Amend	If PPC 28 is to be approved, make the following changes:- Survey and protect all existing wetlands.	Awaiting recommendation
S292.014	Monika Clark-Grill	General - Private Plan Change 28	Amend	If PPC 28 is to be approved, make the following changes:i. Require prevention of sediment entering all waterbodies from construction and earthworks. j. Require waterbody quality protection to the highest possible evidenced design and require the highest possible extent of filtration to be applied to all stormwater entering waterbodies. k. Require protection of swimming holes from contamination by sediment and other waterbody pollutants with measures such as: Minimum 100m riparian planting. No landform modification of river bank at Dennes Hole, and no unfiltered storm-water discharge. No loss of visual amenity at swimming holes.	Awaiting recommendation
S292.015	Monika Clark-Grill	General - Private Plan Change 28	Amend	If PPC 28 is to be approved, make the following changes: l. Require retention/restoration of indigenous vegetation/habitat in biodiversity corridors and upper reaches of Kaka Hill as proposed by Nelson City Council in Appendix 2 to the letter of 3 August 2021.	Awaiting recommendation
S292.016	Monika Clark-Grill	General - Private Plan Change 28	Neutral	If PPC 28 is to be approved, make the following changes:k. Require building designs to incorporate carbon zero standards.	Accept in part
S292.017	Monika Clark-Grill	X.7 Esplanade Reserve Standards	Amend	If PPC 28 is to be approved, make the following changes:n. Require improved riparian planting along all waterways to a minimum width of 50 metres.	Awaiting recommendation
S292.018	Monika Clark-Grill	General - Private Plan Change 28	Amend	If PPC 28 is to be approved, make the following changes: o. Incorporate covenant rules requiring no dogs, cats, or other pests such rats, rabbits, or mice are to be kept by owners or occupiers of properties within the PPC 28 area.	Awaiting recommendation
S292.019	Monika Clark-Grill	General - Private Plan Change 28	Amend	If PPC 28 is to be approved, make the following changes: p. Require covenant against further urban intensification in Kaka Valley.	Awaiting recommendation

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer Recommendation
S293.001	Janet Bathgate	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S294.001	Jaimie Barber	General - Private Plan Change 28	Oppose	1. Allow rezoning and residential development on the north west side of the ridgeline facing Atawahi and Tasman Bay. 2. Do not rezone land in the Kak/Maitai Valleys.	Awaiting recommendation
S295.001	Kimiora McGregor	General - Private Plan Change 28	Support	The Private Plan Change is accepted.	Awaiting recommendation
FS5.004	Emily Gee		Oppose		Awaiting recommendation
FS3.022	Tony Haddon		Oppose		Awaiting recommendation
S296.002	Nelson Central School	General - Private Plan Change 28	Neutral	No specific decision requested.	Accept in part
S296.003	Nelson Central School	General - Private Plan Change 28	Neutral	The Private Plan Change 28 should consider the impacts of this development on the safety of school children, and their whānau.	Awaiting recommendation
FS10.020	Nelson Marlborough District Health Board		Support		Awaiting recommendation
S296.004	Nelson Central School	General - Private Plan Change 28	Neutral	The Private Plan Change 28 should consider the impacts of this development on the safety of school children, and their whānau.	Awaiting recommendation
S296.005	Nelson Central School	General - Private Plan Change 28	Neutral	The Private Plan Change 28 should consider the impacts of this development on the safety of school children, and their whānau.	Awaiting recommendation
S296.006	Nelson Central School	General - Private Plan Change 28	Neutral	The Private Plan Change 28 should consider the impacts of this development on the safety of school children, and their whānau.	Awaiting recommendation
FS10.021	Nelson Marlborough District Health Board		Support		Awaiting recommendation
S296.007	Nelson Central School	General - Private	Neutral	The Private Plan Change 28 should consider the impacts of this development on the safety of	Awaiting recommendation

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer Recommendation
		Plan Change 28		school children, and their whānau.	
S296.008	Nelson Central School	General - Private Plan Change 28	Neutral	The Private Plan Change 28 should consider the impacts of this development on the safety of school children, and their whānau.	Reject
S297.001	Eva Currie	General - Private Plan Change 28	Oppose	Private plan change 28 should be declined	Awaiting recommendation
S298.002	Susan Corry	Item - REr.106D	Amend	Amendments Sought: The Kaka valley land shown on B1.1 as Residential high density be changed to Residential low density. The Kaka valley land shown on B1.1 as Residential standard and Residential Low Density, be changed to Residential low density backdrop or Small Holding Higher Density.	Awaiting recommendation
S298.003	Susan Corry	X.3 Subdivision - General (Residential) Zone	Amend	Amendment sought: Remove sentence wherever it appears that says "Resource Consent ... shall be considered without notification or service of notice."	Awaiting recommendation
S298.004	Susan Corry	Zone Changes - Right Hand Side Maps (Maps have a left and right hand side with different layers)	Support	No specific decision requested.	Awaiting recommendation
S299.002	Fire and Emergency New Zealand	General - Private Plan Change 28	Neutral	Firefighting water supply and access to that supply is provided to all new developments and subdivisions within the Private Plan Change 28 area in accordance with the New Zealand Fire Service Fire Fighting Water Supplies Code of Practice SNZ PAS 4509:2008.	Accept in part
S299.003	Fire and Emergency New Zealand	General - Private Plan Change 28	Neutral	Fire and Emergency is engaged to ensure that Emergency access is provided through the Private Plan Change 28 area; Firefighting water supply and access to that supply is provided to all new developments and	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer Recommendation
				subdivisions within the Private Plan Change 28 area in accordance with the New Zealand Fire Service Fire Fighting Water Supplies Code of Practice SNZ PAS 4509:2008.	
FS10.025	Nelson Marlborough District Health Board		Support		Awaiting recommendation
S300.002	NMDHB Public Health Service	General - Private Plan Change 28	Amend	That there is a requirement for universal design for all residential dwellings and commercial buildings in the development.	Awaiting recommendation
S300.003	NMDHB Public Health Service	General - Private Plan Change 28	Amend	All housing new builds should be price pointed to ensure there is housing affordability to those on different income levels, not just to increase aggregate housing supply. Also, consideration of a shared ownership model may assist affordability as well as reducing isolation and increasing social connection.	Awaiting recommendation
S300.004	NMDHB Public Health Service	General - Private Plan Change 28	Amend	That inclusionary zoning is included that requires a portion to be retained for affordable housing, as rental or for-sale units.	Awaiting recommendation
S300.005	NMDHB Public Health Service	General - Private Plan Change 28	Amend	That there is a requirement for at least 30% of the development to be 1-2 bedroom houses built at universally designed standards.	Accept in part
S300.006	NMDHB Public Health Service	General - Private Plan Change 28	Amend	That opportunity is given to developers to build at high energy efficient standards, which include options to integrate solar power, rainwater harvesting and roof top gardens into the design.	Accept in part
S300.007	NMDHB Public Health Service	General - Private Plan Change 28	Neutral	No specific decision requested.	Awaiting recommendation
S300.008	NMDHB Public Health Service	General - Private Plan Change 28	Amend	NMH would like to see assurances that the flood hazard risks are adequately managed to people are not put at risk.	Awaiting recommendation
S300.009	NMDHB Public Health Service	General - Private Plan Change 28	Support	No specific decision requested.	Awaiting recommendation
FS9.4	Peter Taylor		Oppose		Awaiting recommendation

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer Recommendation
S300.010	NMDHB Public Health Service	General - Private Plan Change 28	Amend	NMW would like to see more explicit direction in the Plan of when rainwater harvesting can be used.	Reject
S300.011	NMDHB Public Health Service	General - Private Plan Change 28	Amend	That the assessment of the impact on the Wakapuaka Wastewater Treatment Plant are clearly articulated.	Reject
S300.012	NMDHB Public Health Service	General - Private Plan Change 28	Amend	Priority is given to walking and cycling modes on local roads. In the development of intersections in new subdivisions, cars would need to give way to active modes who are travelling straight. NMH would like to see requirements to be added for cycle parking. This would support cyclists to cycle.	Awaiting recommendation
S300.013	NMDHB Public Health Service	General - Private Plan Change 28	Amend	There is a requirement for bus stops to be added into the street design.	Awaiting recommendation
S300.014	NMDHB Public Health Service	General - Private Plan Change 28	Neutral	No specific decision requested.	Awaiting recommendation
S301.001	Vanessa Cronin	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S302.001	Ian Paterson	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined.	Awaiting recommendation
S302.002	Ian Paterson	General - Private Plan Change 28	Amend	If PPR28 is granted, before any construction on the Maitahi development begins:• The Nile St roadway, intersections, berms and footpaths/cycleways need to be completely redesigned to improve visibility and safety.• Moving the cycleways off Nile St should be explored. While they are there, they should be properly marked, signage about appropriate usage be installed and speed limits imposed.• The large trees should be removed and replaced with smaller, less intrusive types which frees up the berm areas for road improvements. This would also improve thermal absorption during the cold months for many properties and facilitate more use of solar generation panels• Alternative and public forms of transport need to be encouraged and provided supported by appropriate incentives and bylaws.	Awaiting recommendation

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer Recommendation
S303.002	Ngati Koata Trust	General - Private Plan Change 28	Support	That all changes are accepted.	Awaiting recommendation
FS3.020	Tony Haddon		Oppose		Awaiting recommendation
S303.003	Ngati Koata Trust	General - Private Plan Change 28	Support	That all changes are accepted.	Awaiting recommendation
S303.004	Ngati Koata Trust	General - Private Plan Change 28	Support	That all changes are accepted.	Awaiting recommendation
S303.005	Ngati Koata Trust	General - Private Plan Change 28	Support	That all changes are accepted.	Awaiting recommendation
S303.006	Ngati Koata Trust	General - Private Plan Change 28	Support	That all changes are accepted.	Awaiting recommendation
S303.007	Ngati Koata Trust	General - Private Plan Change 28	Support	That all changes are accepted.	Awaiting recommendation
S303.008	Ngati Koata Trust	General - Private Plan Change 28	Support	That all changes are accepted.	Awaiting recommendation
S303.009	Ngati Koata Trust	General - Private Plan Change 28	Amend	That all changes are accepted with only minor spelling and namingamendments as follows: 1. When the word 'Kākā is used with the Plan, that the spelling includes tohutō(macrons); and 2. When the Plan refers to the 'Matahi River', that this is amended to read'Maitahi/Mahitahi River'.	Awaiting recommendation
S304.002	Ngati Toa Ki whakatu	General - Private Plan Change 28	Support	Private Plan Change 28 be accepted noting that the effects of plan change 28, on future intensification projects for other Manawhenua Iwi, may need further Nelson City Council-Iwi consultation.	Awaiting recommendation

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer Recommendation
S305.002	Ngati Kuia	General - Private Plan Change 28	Support	To **Grant** Private Plan Change 28.	Awaiting recommendation
S306.001	Serge Crottaz	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S307.001	Anthony Stallard	General - Private Plan Change 28	Oppose	Council rejects Proposed Plan Change 28 in its entirety.	Awaiting recommendation
S308.001	Wendy Barker	General - Private Plan Change 28	Oppose	Council declines the Proposed Plan Change in its entirety.	Awaiting recommendation
S309.001	Peter Hay	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S310.002	Department of Conservation	General - Private Plan Change 28	Amend	That there is further detailed assessment of the significance of indigenous biodiversity of the Kaka Hill site through surveys and applying appropriate criteria for the determination of areas/values of significance which require protection. This assessment should be made a requirement of resource consent application for subdivision.	Awaiting recommendation
FS10.024	Nelson Marlborough District Health Board		Support		Awaiting recommendation
S310.003	Department of Conservation	Schedule X added - Right Hand Side Maps (Maps have a left and right hand side with different layers)	Support	Retain as notified	Awaiting recommendation
S310.004	Department of Conservation	General - Private Plan Change 28	Amend	Consider setting the high density residential and commercial zones back from the proposed open space zones where possible.	Awaiting recommendation
FS10.023	Nelson Marlborough District Health Board		Support		Awaiting recommendation

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer Recommendation
S310.005	Department of Conservation	General - Private Plan Change 28	Support	Retain as notified	Awaiting recommendation
S310.006	Department of Conservation	X.1 Application of Schedule	Support	Retain as notified unless specified below.	Awaiting recommendation
S310.007	Department of Conservation	X.6 Prohibited Activities	Amend	Amend clause B. to prohibit earthworks and vegetation clearance within the Significant Natural Area. Amend the explanation to make it clear that these rules are to protect both landscape values and provide protection for significant indigenous biodiversity values within the SNA.	Awaiting recommendation
FS10.009	Nelson Marlborough District Health Board		Support		Awaiting recommendation
S310.008	Department of Conservation	X.9 Ecological outcomes and freshwater	Support	Retain as notified	Awaiting recommendation
S310.009	Department of Conservation	General - Private Plan Change 28	Amend	The submitter generally supports, in the form as notified, those parts of Private Plan Change 28 that relate to the identification and protection of significant indigenous biodiversity; restoration and enhancement of indigenous biodiversity; and maintaining and enhancing freshwater values. However, some changes are considered necessary to provide for appropriate maintenance, protection and enhancement of indigenous biodiversity at this location. In addition to the matters raised here, the submitter also seeks: a. The detailed relief, including changes to the proposed provisions, set out in the submission; and b. Any other similar, alternative, additional, or consequential relief which will address the matters outlined in this submission.	Awaiting recommendation
S311.001	Peter Olorenshaw	General - Private Plan Change 28	Amend	Council rejects the Private Plan Change proposal unless no motor vehicle access is allowed or provided directly into the Ralphine Way or the Maitai Valley, that motor vehicles are made to go the long way around to get into town via Atawahi. Furthermore, rather than all this traffic impinging on one road, one community in Atawahi, it should be shared into multiple streets so no one street or area is affected to much. Suggested street connections are: Walters Bluff, Garin Heights, Paremata Street, Sea Watch Way, Bay View Road and Dodson Valley.	Awaiting recommendation

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer Recommendation
S311.002	Peter Olorenshaw	General - Private Plan Change 28	Amend	Making Active Transport very direct, convenient and safe:- by making a huge contrast between driving and biking, by not only making car driving less appealing, but by making cycling more direct, more fun and at least as safe is a crucial adjunct to making cars go the long way around.	Awaiting recommendation
S311.003	Peter Olorenshaw	General - Private Plan Change 28	Amend	That a Locked gate is provided at the present end of Ralphine way for Fire Service only. This could be opened should State Highway 6 become blocked, but this must be a temporary opening, noting that there will be multiple other ways to get past a SH6 blockage from Dodson Valley into any of the above street connections including Walters Bluff.	Awaiting recommendation
S311.004	Peter Olorenshaw	General - Private Plan Change 28	Amend	Zoning - A residential zone for the flatter areas at least, of the development. That there are some townhouses there, not just big houses on big sections. And just further on this, that there are clusters of houses in bush pockets, clover-leafed off the main winding road, rather than anything like a normal suburban subdivision sprawl blandness.	Awaiting recommendation
S311.005	Peter Olorenshaw	General - Private Plan Change 28	Amend	Speed within Development - Any vehicle access or side roads off the main Road through the development, be areas as a 30kph shared zone where it is like cars are driving through a pedestrian place and children are to be expected playing on the road. Just to be clear these need to feel like pedestrian areas (NCC Shared zones like Locking St and Iwa Rd have been done exactly wrong - there should be no kerb, but perhaps a central drainage channel and lots of street trees)	Awaiting recommendation
S311.006	Peter Olorenshaw	General - Private Plan Change 28	Amend	Covenants - Caveats on the subdivision don't include minimum house sizes or banning simple rectangular houses or certain types of cladding like board and batten. This should be a condition of accepting the plan change: that there be no covenants as to minimum size, plan shape or cladding of dwelling.	Reject
S311.007	Peter Olorenshaw	General - Private Plan Change 28	Amend	Eco-houses - That all the houses being eco houses, some in these clusters with adjoining walls, giving more space in other places for bush. In this context, define Eco houses as being nett zero embodied carbon without offsetting, needing minimal space heating, zero cooling and having floor area of less than 50m2 per person accommodated. They should also be natural recessive colours, include rainwater storage and stormwater detention, low water use showers, taps and toilet fittings, low Volatile Organic Compounds, all have a clothesline and all be passive solar designs.	Accept in part
S311.008	Peter Olorenshaw	General - Private	Amend	Affordable Housing - That there is some social housing and affordable housing there.	Awaiting recommendation

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer Recommendation
		Plan Change 28			
S311.009	Peter Olorenshaw	General - Private Plan Change 28	Amend	Winter Sun -The developers to ensure that every section has access to winter sun for at least 3 hours per day.	Awaiting recommendation
S311.010	Peter Olorenshaw	General - Private Plan Change 28	Amend	Cat and Dog Free - Although a number of Ralphine Way residents have cats and dogs, that the place is cat and dog free so the birdlife can flourish and people don't get intimidated or even barked at.	Awaiting recommendation
S311.011	Peter Olorenshaw	General - Private Plan Change 28	Amend	Stormwater - Replacing the animal runoff into the river with suburban runoff could be an improvement to the health of the river however if stormwater from roads is going to go into the river, that it go through some sort of ground filtration first to filter out brake and tire dust, oil drips etc and only clean water goes into the river.	Awaiting recommendation
S312.001	Peter Taylor	General - Private Plan Change 28	Oppose	Decline PPC28.	Awaiting recommendation
S312.002	Peter Taylor	General - Private Plan Change 28	Amend	If PPC 28 is approved, the following information should be insisted upon before the plan change could proceed: a. Air quality impacts, including for traffic from the subdivision and from Atawhai.	Reject
S312.003	Peter Taylor	General - Private Plan Change 28	Amend	If PPC 28 is approved, the following information should be insisted upon before the plan change could proceed: b. Comprehensive flood risk modelling.	Awaiting recommendation
S312.004	Peter Taylor	General - Private Plan Change 28	Amend	If PPC 28 is approved, the following information should be insisted upon before the plan change could proceed: c. A detailed geotechnical assessment of areas of high geotechnical risk.	Accept in part
S312.005	Peter Taylor	General - Private Plan Change 28	Amend	If PPC 28 is approved, the following information should be insisted upon before the plan change could proceed:	Awaiting recommendation

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer Recommendation
				d. Pekapeka survey.	
S312.006	Peter Taylor	General - Private Plan Change 28	Amend	If PPC 28 is approved, the following information should be insisted upon before the plan change could proceed: e. Accurate, best practice demographic projections.	Reject
S312.007	Peter Taylor	Zone Changes - Right Hand Side Maps (Maps have a left and right hand side with different layers)	Amend	If PPC28 is to be approved, make the following changes; a. Apply residential zoning only to the Bayview land on the northern side of the Bayview ridgeline sloping towards Atawhai.	Awaiting recommendation
S312.008	Peter Taylor	General - Private Plan Change 28	Amend	If PPC 28 is to be approved, make the following changes: b. Delete all provisions specifying non-notification of future consent applications.	Awaiting recommendation
S312.009	Peter Taylor	General - Private Plan Change 28	Amend	If PPC 28 is to be approved, make the following changes: c. Apply development contributions to recover the full costs of infrastructure required for the subdivision are borne by the developers, including downstream requirements such as replacement of Gibbs Bridge, reconfiguration of Clouston Intersection, traffic signals on Nile Street and all walking and cycling connections.	Accept in part
S312.010	Peter Taylor	General - Private Plan Change 28	Amend	If PPC 28 is to be approved, make the following changes: d. Require provision for walk, cycle and public transport facilities with full walk and cycle connections to the city at the outset of the development (not delayed by staging).	Awaiting recommendation
S312.011	Peter Taylor	General - Private Plan Change 28	Amend	If PPC 28 is to be approved, make the following changes: e. Prevent use of solid fuel burners, including low emission burners.	Reject
S312.012	Peter Taylor	General - Private Plan Change 28	Amend	If PPC 28 is to be approved, make the following changes: f. No modification of the Maitai flood plain or river bed/banks. g. No realignment of Kaka Stream. h. No housing on the flood plain.	Awaiting recommendation

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer Recommendation
S312.013	Peter Taylor	General - Private Plan Change 28	Amend	If PPC 28 is to be approved, make the following changes: - Survey and protect all existing wetlands.	Awaiting recommendation
S312.014	Peter Taylor	General - Private Plan Change 28	Amend	If PPC 28 is to be approved, make the following changes: i. Require prevention of sediment entering all waterbodies from construction and earthworks. j. Require waterbody quality protection to the highest possible evidenced design and require the highest possible extent of filtration to be applied to all stormwater entering waterbodies. k. Require protection of swimming holes from contamination by sediment and other waterbody pollutants with measures such as: Minimum 100m riparian planting. No landform modification of river bank at Dennes Hole, and no unfiltered storm-water discharge. No loss of visual amenity at swimming holes.	Awaiting recommendation
S312.015	Peter Taylor	General - Private Plan Change 28	Amend	If PPC 28 is to be approved, make the following changes: l. Require retention/restoration of indigenous vegetation/habitat in biodiversity corridors and upper reaches of Kaka Hill as proposed by Nelson City Council in Appendix 2 to the letter of 3 August 2021.	Awaiting recommendation
S312.016	Peter Taylor	General - Private Plan Change 28	Amend	If PPC 28 is to be approved, make the following changes: m. Require building designs to incorporate carbon zero standards.	Accept in part
S312.017	Peter Taylor	X.7 Esplanade Reserve Standards	Amend	If PPC 28 is to be approved, make the following changes: n. Require improved riparian planting along all waterways to a minimum width of 50 metres.	Awaiting recommendation
S312.018	Peter Taylor	General - Private Plan Change 28	Amend	If PPC 28 is to be approved, make the following changes: o. Incorporate covenant rules requiring no dogs, cats, or other pests such rats, rabbits, or mice are to be kept by owners or occupiers of properties within the PPC 28 area.	Awaiting recommendation
S312.019	Peter Taylor	General - Private Plan Change 28	Amend	If PPC 28 is to be approved, make the following changes: p. Require covenant against further urban intensification in Kaka Valley.	Awaiting recommendation

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer Recommendation
S313.001	Bayleys Nelson	General - Private Plan Change 28	Support	Council accepts the Private Plan Change	Awaiting recommendation
FS5.007	Emily Gee		Oppose		Awaiting recommendation
FS3.021	Tony Haddon		Oppose		Awaiting recommendation
FS9.11	Peter Taylor		Oppose		Awaiting recommendation
S314.001	Ngati Rarua	General - Private Plan Change 28	Amend	Council accept the Private Plan change, subject to amendments outlined in the submission.	Awaiting recommendation
S314.002	Ngati Rarua	Objective - RE6 Maitahi Bayview Area (Schedule X)	Amend	Reword (b) as follows:(b) Gives effect to Te Mana o te Wai; ~~and involves Tangata Whenua throughout the subdivision and development process.~~(c) involves Tangata Whenua throughout the subdivision and development process.	Accept
FS10.003	Nelson Marlborough District Health Board		Support		Accept
S314.003	Ngati Rarua	Policy - RE6.1 Maitahi Bayview Area (Schedule X)	Amend	Amend as required to implement proposed Objective RE6(c).	Awaiting recommendation
S314.004	Ngati Rarua	Policy - RE6.2 Cultural values	Amend	i) Retain intent of policy, with rewording as required. ii) Replace term 'cultural values' in policy heading and first sentence with tangata whenua values. iii) Check the references to archaeological sites are correct. iv) Reword bullet point 2 to: "Consultation with Iwi on issues relating to the relationship of Māori with their ancestral lands, water, sites, waahi tapu and other taonga**, and other matters relating to their cultural, social, economic and physical wellbeing**. v) Clarify the specific matters in Appendices 9 and 14 that this policy relates to. If reference to these appendices is retained, add as separate bullet point to make it clear this is a distinct matter.	Accept
FS10.004	Nelson Marlborough District Health Board		Support		Accept
S314.005	Ngati Rarua	Policy - RE6.3 Sensitive environmental design	Support	Retain policy.	Awaiting recommendation
S314.006	Ngati Rarua	X.2	Amend	Add new matter of discretion:	Accept

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer Recommendation
		Comprehensive Housing Development in the Residential Zone - Higher Density Area		"**xi) Any recommendations made in the Cultural Impact Assessment required in X.8 of this Schedule.**"	
FS10.006	Nelson Marlborough District Health Board		Support		Accept
S314.007	Ngati Rarua	X.3 Subdivision - General (Residential) Zone	Amend	Add new matter of discretion: "**viii) Any recommendations made in the Cultural Impact Assessment required in X.8 of this Schedule.**"	Accept
FS10.005	Nelson Marlborough District Health Board		Support		Accept
S314.008	Ngati Rarua	X.4 Backdrop Area	Support	Retain.	Awaiting recommendation
S314.009	Ngati Rarua	X.5 Skyline Area	Support	Retain.	Awaiting recommendation
S314.010	Ngati Rarua	X.6 Prohibited Activities	Support	Retain.	Awaiting recommendation
S314.011	Ngati Rarua	X.7 Esplanade Reserve Standards	Amend	Reword (c) to: "Planting **shall be indigenous species** and in general accordance with ..."	Accept in part
S314.012	Ngati Rarua	X.8 Cultural Values and Engagement with Te Tau Ihu Iwi	Amend	Reword (c) to: "... or subdivision. **The extent to which recommendations in the Cultural Impact Assessment have been included shall be detailed in the resource consent application.**"	Accept
FS10.007	Nelson Marlborough District Health Board		Support		Accept
FS10.008	Nelson Marlborough District Health Board		Support		Accept

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer Recommendation
S314.013	Ngati Rarua	X.9 Ecological outcomes and freshwater	Support	Retain.	Awaiting recommendation
S314.014	Ngati Rarua	General - Private Plan Change 28	Support	No specific decision requested.	Awaiting recommendation
S314.015	Ngati Rarua	General - Private Plan Change 28	Support	No specific decision requested.	Awaiting recommendation
S314.016	Ngati Rarua	General - Private Plan Change 28	Support	No specific decision requested.	Awaiting recommendation
S314.017	Ngati Rarua	General - Private Plan Change 28	Support	No specific decision requested.	Awaiting recommendation
S314.018	Ngati Rarua	General - Private Plan Change 28	Support	No specific decision requested.	Awaiting recommendation
S314.019	Ngati Rarua	General - Private Plan Change 28	Support	No specific decision requested.	Awaiting recommendation
S314.020	Ngati Rarua	General - Private Plan Change 28	Support	No specific decision requested.	Awaiting recommendation
S316.001	Tony Healey	General - Private Plan Change 28	Support	Council accepts Prviate Plan Change 28.	Awaiting recommendation
FS5.006	Emily Gee		Oppose		Awaiting recommendation
S317.001	Ngati Koata	General - Private Plan Change 28	Support	That Council accept the changes.	Awaiting recommendation

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer Recommendation
S318.001	Anthony Haddon	General - Private Plan Change 28	Oppose	Private plan change 28 should be declined where it relates to all the land area within Kaka Valley Stream watershed.	Awaiting recommendation
S319.001	Daniel Levy	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined.	Awaiting recommendation
S319.002	Daniel Levy	General - Private Plan Change 28	Amend	If PPC 28 is to be approved, then make the following changes: a. No excavation, in-filling or engineered modifications to be carried out on the Maitai/Kaka floodplain up to at least the current 1 % AEP level.	Awaiting recommendation
S319.003	Daniel Levy	General - Private Plan Change 28	Amend	If PPC 28 is to be approved, then make the following changes: b. No realignment of Kaka Stream	Awaiting recommendation
S319.004	Daniel Levy	General - Private Plan Change 28	Amend	If PPC 28 is to be approved, then make the following changes: c. No housing to be permitted on the floodplain.	Awaiting recommendation
FS3.015	Tony Haddon		Support		Awaiting recommendation
S319.005	Daniel Levy	Zone Changes - Right Hand Side Maps (Maps have a left and right hand side with different layers)	Amend	If PPC 28 is to be approved, then make the following changes: d. Only permit the Northerly facing land on the Atawhai side of the ridgeline to be rezoned from rural to residential e. Permit rezoning of the less fertile sloping rural land (above the floodplain terraces) on the Kaka/Maitai Valley side of the ridgeline to be rezoned rural - high density small holdings. Suggest: Minimum lot size - 1 hectare, Maximum no. of lots - 50.	Awaiting recommendation
S319.006	Daniel Levy	General - Private Plan Change 28	Amend	If PPC 28 is to be approved, then make the following changes: f. Covenants to prevent further future subdivision within the PPC 28 area and to forever preserve the rural nature and amenity of the area	Awaiting recommendation
S319.007	Daniel Levy	General - Private	Amend	If PPC 28 is to be approved, then make the following changes:	Awaiting recommendation

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer Recommendation
		Plan Change 28		g. No through road linking SH6 to The Maitai Valley.	
S320.003	Waka Kotahi NZ Transport Agency	General - Private Plan Change 28	Amend	Provision of the further information, analysis and requested amendments as discussed in this submission. Further assessment of the demand/requirement for greenfield development of this scale and how staging of the development can integrate with infill / intensification of existing urban areas and infrastructure. This could be done via the FDS review process (currently under review with the Maitahi site being subject to a robust Multi-Criteria Analysis and weighting system, considering retention of productive land, accessibility, climate change resilience etc.), or by the applicant using the information gathered from the FDS process to undertake their own assessment so that any development can be staged accordingly.	Reject
FS10.028	Nelson Marlborough District Health Board		Support		Awaiting recommendation
S320.004	Waka Kotahi NZ Transport Agency	General - Private Plan Change 28	Amend	Provision of the further information, analysis and requested amendments as discussed in this submission. Higher density residential development should be prioritized , with maximum site size included in the zoning (rather than just minimum) to ensure the desired high intensity residential development takes place.	Awaiting recommendation
FS10.029	Nelson Marlborough District Health Board		Support		Awaiting recommendation
FS13.002	Ministry of Education		Oppose		Awaiting recommendation
S320.005	Waka Kotahi NZ Transport Agency	General - Private Plan Change 28	Amend	Provision of the further information, analysis and requested amendments as discussed in this submission. That the plan change application assess the proposed development against national policies more thoroughly The provision of a more detailed Structure Plan showing the proposed local road network,,active mode transport links (grade / width), integration with existing roads /pathways (including any required upgrades or new facilities). The information provided as part of the plan change could better define the key walking and cycling links and give consideration to a number of other factors(further detail in the submission), including: • Identification of the level of service of the walkway / cycleways road allocation and intersection design • How walking and cycling networks safely connect with existing networks outside the development. - Alignment of with planned infrastructure projects and programmes. - Space for future public transport and active modes and linking to places people want to go. - Safety improvements in the Maitai Valley corridor including a safer river crossing option plus	Awaiting recommendation

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer Recommendation
				safe riverside and road corridor route options - E-bikes being a 'step change' in infrastructure requirements. - How greenhouse gas emissions could be reduced by enabling active mode and public transport links. - designed to accommodate, enable and enhance public transport services in and around the area. - Maximum lot size needed to ensure the desired density of housing to support public and active transport comes to fruition.	
FS10.030	Nelson Marlborough District Health Board		Support		Awaiting recommendation
S320.006	Waka Kotahi NZ Transport Agency	General - Private Plan Change 28	Amend	Provision of the further information, analysis and requested amendments as discussed in this submission. Further assessment relating to the cumulative traffic and safety impacts in providing safe, multi-modal transport options, with particular regard to theBay View Rd / SH6 intersection, including. - a concept plan of a suitable intersection upgrade - Prior to commencement of construction and during the works, a construction management plan must be agreed and approved by Nelson City Council, Waka Kotahi and the developers' contractors - Prior to completion of construction, intersection safety upgrades at Bay ViewRoad / SH6 intersection are to be carried out to the satisfaction of Waka Kotahi and Nelson City Council. - Financial contributions relating to points above need to be considered should the plan change be approved and followed by resource consents for subdivision.	Awaiting recommendation
S320.007	Waka Kotahi NZ Transport Agency	General - Private Plan Change 28	Support	No specific decision requested.	Awaiting recommendation
S320.008	Waka Kotahi NZ Transport Agency	General - Private Plan Change 28	Support	No specific decision requested.	Awaiting recommendation
S321.001	Steve Fitchett	General - Private Plan Change 28	Support	Council accepts Private Plan Change 28	Awaiting recommendation
FS9.9	Peter Taylor		Oppose		Awaiting recommendation
S321.002	Steve Fitchett	General - Private Plan Change 28	Amend	Council accepts Private Plan Change 28 and seeks that the developers are required to: make Gibbs Bridge two way include cycle/walk ways to the CBD. There needs to be restricted speeds on the valley road.	Awaiting recommendation

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer Recommendation
S322.001	Paul Galloway	General - Private Plan Change 28	Oppose	I want the Council to decline the Private Plan Change 28 in its entirety I do not support the re-zoning of Maitai Valley, the Kaka Valley or other area in the east of Nelson.	Awaiting recommendation
S323.002	Bernadette Power	General - Private Plan Change 28	Amend	Private Plan Change 28 be declined unless the changes outlined in the submission are included in the plan change.	Awaiting recommendation
S323.003	Bernadette Power	General - Private Plan Change 28	Amend	Private Plan Change 28 be declined unless: The developers are required to take the necessary steps to protect and preserve the water quality, river ecology, and amenity value of the Maitai River and Maitai Valley.	Awaiting recommendation
S323.004	Bernadette Power	General - Private Plan Change 28	Amend	Private Plan Change 28 be declined unless: All infrastructure necessary to protect and preserve water quality and river ecology is in place and functioning before any construction begins.	Awaiting recommendation
S323.005	Bernadette Power	General - Private Plan Change 28	Amend	Private Plan Change 28 be declined unless: The development is required to put in place suitable provisions for handling greywater, and rainwater storage and other measures to reduce the demand on the water supply.	Reject
S323.006	Bernadette Power	General - Private Plan Change 28	Amend	Private Plan Change 28 be declined unless: Engineered changes to the Maitai River floodplains and Kaka Stream realignment, during the construction stage and ongoing, do not increase flood risk or have any negative impact on the ecology and natural character of the Maitai River.	Awaiting recommendation
S323.007	Bernadette Power	General - Private Plan Change 28	Amend	Private Plan Change 28 be declined unless: Water quality and river ecology is protected from sediment and all other pollutants at all times; this includes sediment from site works, and pollutants from increased stormwater runoff.	Awaiting recommendation
S323.008	Bernadette Power	General - Private Plan Change 28	Amend	Private Plan Change 28 be declined unless: All necessary measures are detailed and published in a plan to protect water quality, river ecology and amenity value of swimming holes adjacent to and downstream from the subdivision.	Awaiting recommendation

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer Recommendation
				Stormwater and sewage being routed past Dennes Hole should not affect the amenity value of this area, including visual amenity.	
S323.009	Bernadette Power	General - Private Plan Change 28	Amend	Private Plan Change 28 be declined unless: Steps are taken to ensure any impact of increased traffic on the lower Maitai Valley and Nile Street (including during construction) is consistent with best practices for active transport and for public safety.	Awaiting recommendation
S323.010	Bernadette Power	General - Private Plan Change 28	Amend	Private Plan Change 28 be declined unless: The development's transport infrastructure plans and building requirements are consistent with the central government decarbonisation pathways required to achieve net-zero carbon by 2050, and with the Nelson City Council's declaration of a Climate Emergency.	Accept in part
S323.011	Bernadette Power	General - Private Plan Change 28	Amend	Private Plan Change 28 be declined unless: Future subdivisions and buildings within Kāka Valley/Bayview be subject to Resource Consent and appropriately notified to the public.	Awaiting recommendation
S323.012	Bernadette Power	General - Private Plan Change 28	Amend	Private Plan Change 28 be declined unless: The Nelson City Council is required to publicly commit to resource the monitoring and mitigation of all adverse impacts on the water quality, river ecology, the amenity value of the Maitai River and Maitai Valley, including the impact of traffic.	Awaiting recommendation
S324.001	Jessica O'Sullivan	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S325.001	Jolie Degaia	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined.	Awaiting recommendation
S326.001	Linley Taylor	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer Recommendation
S327.001	Belinda Davies	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S328.003	Te Ātiawa Trust	General - Private Plan Change 28	Amend	Te Ātiawa would like to see this plan change proposal / subdivision / development proceed in a sensitive way, to benefit all those in the rohe; natural world included. The best outcome for Te Ātiawa and its rohe would be: The plan change is put on hold until the NRMP is publicly notified. Alternatively, the plan change could look at applying the 21st century provisions assembled in the draft Whakamahere Whakatū / Nelson Plan - innovatively responsible to today's issues.	Awaiting recommendation
S328.004	Te Ātiawa Trust	General - Private Plan Change 28	Amend	Te Ātiawa would like to see this plan change proposal / subdivision / development proceed in a sensitive way, to benefit all those in the rohe; natural world included. The best outcome for Te Ātiawa and its rohe would be: The substantial amenity plantings on the property should not be overlooked when approaching allotment geometry.	Awaiting recommendation
S328.005	Te Ātiawa Trust	General - Private Plan Change 28	Amend	Te Ātiawa would like to see this plan change proposal / subdivision / development proceed in a sensitive way, to benefit all those in the rohe; natural world included. The best outcome for Te Ātiawa and its rohe would be: The inclusion of cycle-links to promote planet friendly modes of travel (less emissions).	Awaiting recommendation
S328.006	Te Ātiawa Trust	General - Private Plan Change 28	Amend	Te Ātiawa would like to see this plan change proposal / subdivision / development proceed in a sensitive way, to benefit all those in the rohe; natural world included. The best outcome for Te Ātiawa and its rohe would be: To see covenants for eco-housing, impervious surface limits, solar heating / power, roof water storage, limited car space on site, use of native planting species, etc.	Accept in part
S328.007	Te Ātiawa Trust	General - Private Plan Change 28	Amend	Te Ātiawa would like to see this plan change proposal / subdivision / development proceed in a sensitive way, to benefit all those in the rohe; natural world included. The best outcome for Te Ātiawa and its rohe would be: Engagement of ecologists - freshwater and plant to look at best way to enhance the life supporting capacity of Kaka Stream and ensure sufficient extent of zoning for the eco corridors for fish and bird. Enhancement of riparian margins and eco corridors should extend to other waterways on the property (the 'drains').	Awaiting recommendation

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer Recommendation
S328.008	Te Ātiawa Trust	General - Private Plan Change 28	Amend	Te Ātiawa would like to see this plan change proposal / subdivision / development proceed in a sensitive way, to benefit all those in the rohe; natural world included. The best outcome for Te Ātiawa and its rohe would be: Work with iwi to understand potential need for iwi monitoring. Given the cultural and spiritual significance of the property, Te Ātiawa Trust seeks that the applicant volunteers the Accidental Discovery Condition which recognises Te Ātiawa Trust and provides contact details of the iwi. [Note: Accidental Discovery Condition wording is provided in original submission]	Accept in part
S328.009	Te Ātiawa Trust	General - Private Plan Change 28	Amend	Te Ātiawa would like to see this plan change proposal / subdivision / development proceed in a sensitive way, to benefit all those in the rohe; natural world included. The best outcome for Te Ātiawa and its rohe would be: Support use of the commercial space for commercial community-specific business.	Reject
S328.010	Te Ātiawa Trust	General - Private Plan Change 28	Amend	Te Ātiawa would like to see this plan change proposal / subdivision / development proceed in a sensitive way, to benefit all those in the rohe; natural world included. The best outcome for Te Ātiawa and its rohe would be: Work with iwi to support Cultural Health Indicator (CHI) monitoring of Kaka Stream.	Awaiting recommendation
FS10.012	Nelson Marlborough District Health Board		Support		Awaiting recommendation
S329.001	Nicky McLeod	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S330.001	Gordon and Nicola Munro	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S331.001	Aaron Stallard	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S332.001	Ian Bradley	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer Recommendation
S333.001	Scarlett O'Donnell	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S334.001	Grant Smithies	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S335.001	Josephine Cachemaille	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S336.001	Sabina Gilberg	General - Private Plan Change 28	Oppose	Private Plan Chage 28 should be declined	Awaiting recommendation
S337.001	Caroline Holland	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S338.001	Charlotte Crottaz	General - Private Plan Change 28	Oppose	Prviate Plan Change 28 should be declined	Awaiting recommendation
S339.001	James Austin	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S340.001	Astrid Brauksiepe	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S341.001	Desrae Burke	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S342.001	Tanya Lunn	General - Private	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer Recommendation
		Plan Change 28			
S343.001	Julie-Anne Stuart	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S344.001	Martin Anderson	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S345.001	Axel Knauer	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S346.001	Robbert Haas	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S347.001	Stan van Uden	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S348.001	Alison Westerby	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S349.001	Lisa Lawrence	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S350.001	Gareth Powdrell	General - Private Plan Change 28	Oppose	Decline PPC28.	Awaiting recommendation
S350.002	Gareth Powdrell	General - Private Plan Change 28	Amend	If PPC 28 is approved, the following information should be insisted upon before the plan change could proceed: a. Complete full air quality impacts, including for adverse effects from traffic from the subdivision and from Atawhai.	Reject

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer Recommendation
S350.003	Gareth Powdrell	General - Private Plan Change 28	Amend	If PPC 28 is approved, the following information should be insisted upon before the plan change could proceed: b. Flood risk modelling.	Awaiting recommendation
S350.004	Gareth Powdrell	General - Private Plan Change 28	Amend	If PPC 28 is approved, the following information should be insisted upon before the plan change could proceed: c. A detailed geotechnical assessment of areas of high geotechnical risk.	Accept in part
S350.005	Gareth Powdrell	General - Private Plan Change 28	Amend	If PPC 28 is approved, the following information should be insisted upon before the plan change could proceed: d. Pekapeka survey.	Awaiting recommendation
S350.006	Gareth Powdrell	General - Private Plan Change 28	Amend	If PPC 28 is approved, the following information should be insisted upon before the plan change could proceed: e. Accurate, best practice demographic projections.	Reject
S350.007	Gareth Powdrell	Zone Changes - Right Hand Side Maps (Maps have a left and right hand side with different layers)	Amend	If PPC28 is to be approved, make the following changes; a. Apply residential zoning only to the Bayview land on the northern side of the Bayview ridgeline.	Awaiting recommendation
S350.008	Gareth Powdrell	General - Private Plan Change 28	Amend	If PPC 28 is to be approved, make the following changes: b. Delete all provisions specifying non-notification of future consent applications.	Awaiting recommendation
S350.009	Gareth Powdrell	General - Private Plan Change 28	Amend	If PPC 28 is to be approved, make the following changes: c. Apply development contributions to recover the full costs of infrastructure required for the subdivision which should be borne by the developers, including downstream requirements such as replacement of Gibbs Bridge, reconfiguration of Clouston Intersection, traffic signals on Nile Street and all walking and cycling connections.	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer Recommendation
S350.010	Gareth Powdrell	General - Private Plan Change 28	Amend	If PPC 28 is to be approved, make the following changes: d. Require provision for walk, cycle and public transport facilities with full walk and cycle connections to the city at the outset of the development (not delayed by staging).	Awaiting recommendation
S350.011	Gareth Powdrell	General - Private Plan Change 28	Amend	If PPC 28 is to be approved, make the following changes: e. Prevent use of solid fuel burners, including low emission burners.	Reject
S350.012	Gareth Powdrell	General - Private Plan Change 28	Amend	If PPC 28 is to be approved, make the following changes: f. No modification of the Maitai flood plain or river bed/banks. g. No realignment of Kaka Stream. h. No housing on the flood plain.	Awaiting recommendation
S350.014	Gareth Powdrell	General - Private Plan Change 28	Amend	If PPC 28 is to be approved, make the following changes: i. Require prevention of sediment entering all waterbodies from construction and earthworks. j. Require waterbody quality protection to the highest possible evidenced design and require the highest possible extent of filtration to be applied to all stormwater entering waterbodies. k. Require protection of swimming holes from contamination by sediment and other waterbody pollutants with measures such as: Minimum 100m riparian planting. No landform modification of river bank at Dennes Hole, and no unfiltered storm-water discharge. No loss of visual amenity at swimming holes.	Awaiting recommendation
S350.015	Gareth Powdrell	General - Private Plan Change 28	Amend	If PPC 28 is to be approved, make the following changes: l. Require retention/restoration of indigenous vegetation/habitat in biodiversity corridors and upper reaches of Kaka Hill as proposed by Nelson City Council in Appendix 2 to the letter of 3 August 2021.	Awaiting recommendation
S350.016	Gareth Powdrell	General - Private Plan Change 28	Amend	If PPC 28 is to be approved, make the following changes: m. Require building designs to incorporate carbon zero standards.	Accept in part
S350.017	Gareth Powdrell	General - Private Plan Change 28	Amend	If PPC 28 is to be approved, make the following changes: n. Require improved riparian planting along all waterways to a minimum width of 50 metres. p. Require riparian planting along all waterways to a minimum width of 50 metres.	Awaiting recommendation

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer Recommendation
S350.018	Gareth Powdrell	General - Private Plan Change 28	Amend	If PPC 28 is to be approved, make the following changes: o. Incorporate plan rules requiring no dogs, cats, or other pests such rats, rabbits, or mice are to be kept by owners or occupiers of properties within the PPC 28 area.	Awaiting recommendation
S350.019	Gareth Powdrell	General - Private Plan Change 28	Amend	If PPC 28 is to be approved, make the following changes: p. Require covenant against further urban intensification in Kaka Valley.	Awaiting recommendation
S351.001	Tina Thompson	General - Private Plan Change 28	Support	Accept private plan change 28 to rezone from rural to residential	Awaiting recommendation
S352.001	Joanna Rowland	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined.	Awaiting recommendation
S353.001	Paula Holden	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S354.001	Katharine O'Donnell	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S355.001	Colleen Carew	General - Private Plan Change 28	Support	Accept private plan change to rezone from rural to residential	Awaiting recommendation
FS5.005	Emily Gee		Oppose		Awaiting recommendation
FS3.026	Tony Haddon		Oppose		Awaiting recommendation
FS9.13	Peter Taylor		Oppose		Awaiting recommendation
S356.001	Celia Hawea	General - Private Plan Change 28	Support	Accept private plan change to rezone rural to residential	Awaiting recommendation
FS3.002	Tony Haddon		Oppose		Awaiting recommendation
FS3.018	Tony Haddon		Oppose		Awaiting recommendation
FS9.10	Peter Taylor		Oppose		Awaiting recommendation

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer Recommendation
S357.001	John-Paul Pochin	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S358.001	Mike Tasman-Jones	General - Private Plan Change 28	Oppose	Privaet Plan Change 28 should be declined	Awaiting recommendation
S359.001	Moana Oh	General - Private Plan Change 28	Support	Accept private plan change 28 to zone from rural to residential	Awaiting recommendation
FS3.016	Tony Haddon		Oppose		Awaiting recommendation
S360.001	J Duncan	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S361.001	Amanda Gibson	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S362.001	Elizabeth Eliott	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S363.001	Tracy Allan	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be delcined	Awaiting recommendation
S364.001	Richard Kyle	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S365.001	Joseph Hay	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S366.001	Janet Tavener	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer Recommendation
S367.001	Save the Maitai Incorporated	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined.	Awaiting recommendation
S367.002	Save the Maitai Incorporated	General - Private Plan Change 28	Amend	If PPCR 28 may be approved, the following information should be required before a decision is made: a. Air quality impacts, including for traffic from the subdivision and from Atawhai.	Reject
S367.003	Save the Maitai Incorporated	General - Private Plan Change 28	Amend	If PPCR 28 may be approved, the following information should be required before a decision is made: b. Flood risk modelling. Require diagrams clearly showing intended extent of floodplain and river bank / river bed modification from each angle, ie aerial as well as cross section.	Awaiting recommendation
S367.004	Save the Maitai Incorporated	General - Private Plan Change 28	Amend	If PPCR 28 may be approved, the following information should be required before a decision is made: c. A detailed geotechnical assessment of areas of high geotechnical risk.	Accept in part
S367.005	Save the Maitai Incorporated	General - Private Plan Change 28	Amend	If PPCR 28 may be approved, the following information should be required before a decision is made: d. Pekapeka survey. Pūtangitangi survey. Powelliphanta snails survey. Maitai Gecko survey.	Awaiting recommendation
S367.006	Save the Maitai Incorporated	General - Private Plan Change 28	Amend	If PPCR 28 may be approved, the following information should be required before a decision is made: e. Accurate, best practice demographic projections.	Reject
S367.007	Save the Maitai Incorporated	General - Private Plan Change 28	Amend	If PPCR 28 may be approved, the following information should be required before a decision is made: f. Design details of walk and cycle linkages.	Awaiting recommendation
S367.008	Save the Maitai Incorporated	General - Private Plan Change 28	Amend	If PPCR 28 may be approved, the following information should be required before a decision is made: g. Provide full road crash data.	Awaiting recommendation

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer Recommendation
S367.009	Save the Maitai Incorporated	General - Private Plan Change 28	Amend	If PPC 28 is to be approved, the following changes are requested: a. Avoid all adverse effects on existing rural character and amenity values in the Maitai Valley.	Awaiting recommendation
S367.010	Save the Maitai Incorporated	Zone Changes - Right Hand Side Maps (Maps have a left and right hand side with different layers)	Amend	If PPC 28 is to be approved, the following changes are requested: b. Apply residential zoning only to the Bayview land on the northern side of the Bayview ridgeline, to protect the character of the Kaka/Maitai Valley (as shown on photo in original submission).	Awaiting recommendation
S367.011	Save the Maitai Incorporated	General - Private Plan Change 28	Amend	If PPC 28 is to be approved, the following changes are requested: c. No building on ridgeline/skyline, no protrusions into the skyline visible from any part of the valley recreation areas. d. No housing to be visible from the Centre of New Zealand lookout or walking tracks on hills.	Awaiting recommendation
S367.012	Save the Maitai Incorporated	General - Private Plan Change 28	Amend	If PPC 28 is to be approved, the following changes are requested: e. No suburban noise to be audible from Cricket Ground or Dennes Hole.	Awaiting recommendation
S367.013	Save the Maitai Incorporated	General - Private Plan Change 28	Amend	If PPC 28 is to be approved, the following changes are requested: f. Permit no housing on the flood plain.	Awaiting recommendation
S367.014	Save the Maitai Incorporated	General - Private Plan Change 28	Amend	If PPC 28 is to be approved, the following changes are requested: g. Delete all provisions specifying non-notification of future consent applications.	Awaiting recommendation
S367.015	Save the Maitai Incorporated	General - Private Plan Change 28	Amend	If PPC 28 is to be approved, the following changes are requested: h. Apply development contributions to recover the full costs of infrastructure required for the subdivision to be borne by the developers, including downstream requirements such as replacement of Gibbs Bridge, reconfiguration of Clouston Intersection, traffic signals on Nile Street and all walking and cycling connections.	Accept in part

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer Recommendation
S367.016	Save the Maitai Incorporated	General - Private Plan Change 28	Amend	If PPC 28 is to be approved, the following changes are requested: i. Require provision for walk, cycle and public transport facilities with full walk and cycle connections to the city prior to the development (not delayed by staging).	Awaiting recommendation
S367.017	Save the Maitai Incorporated	General - Private Plan Change 28	Amend	If PPC 28 is to be approved, the following changes are requested: j. Require no modification of the Maitai flood plain or river bed/banks. k. Require no realignment of Kaka Stream.	Awaiting recommendation
S367.018	Save the Maitai Incorporated	General - Private Plan Change 28	Amend	If PPC 28 is to be approved, the following changes are requested: l. Identify and protect wetlands at the zoning stage	Awaiting recommendation
FS10.016	Nelson Marlborough District Health Board		Support		Awaiting recommendation
S367.019	Save the Maitai Incorporated	General - Private Plan Change 28	Amend	If PPC 28 is to be approved, the following changes are requested: m. Require prevention of sediment entering the river from construction/earthworks.	Awaiting recommendation
S367.020	Save the Maitai Incorporated	General - Private Plan Change 28	Amend	If PPC 28 is to be approved, the following changes are requested: n. Set standards for water sensitive design with the highest possible standard of filtration to be applied to stormwater entering the river. o. Require first flush of 100% of stormwater for10+year rain event - ref page 48 PPCR	Awaiting recommendation
S367.021	Save the Maitai Incorporated	General - Private Plan Change 28	Amend	If PPC 28 is to be approved, the following changes are requested: p. Require improved riparian planting along all waterways to a minimum width of 50 metres.	Awaiting recommendation
FS10.015	Nelson Marlborough District Health Board		Support in part		Awaiting recommendation
S367.022	Save the Maitai Incorporated	General - Private Plan Change 28	Amend	If PPC 28 is to be approved, the following changes are requested: q. Require protection of swimming holes including: r. Minimum 100m riparian planting. s. Permit no landform modification of the river bank at Dennes Hole. t. Permit no loss of visual amenity at swimming holes.	Accept in part
S367.023	Save the Maitai Incorporated	General - Private Plan Change 28	Amend	If PPC 28 is to be approved, the following changes are requested: u. Require retention/restoration of indigenous vegetation/habitat in biodiversity corridors and upper reaches of Kaka Hill as proposed by Nelson City Council in Appendix 2 to the letter of 3 August	Awaiting recommendation

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer Recommendation
				2021. v. Require covenant requiring absence of predatory domestic animals - no dogs, cats, rats, rabbits, mice, possums, raptors or reptiles, in order to support maximum natural biodiversity. That is, no predatory or exotic animals to be kept by owners or occupiers of properties within the PPC 28 area.	
S367.024	Save the Maitai Incorporated	General - Private Plan Change 28	Amend	If PPC 28 is to be approved, the following changes are requested: w. Enlarge minimum lot size to 1 ha average with a minimum of 5000 m2 as per 'Controlled' activity in the Rural - Higher Density Small Holdings Zone x. Require covenant preventing further urban intensification within the Kaka Valley / PPC28 area. y. Include a provision in the plan change specifying that no further urbanisation within the Maitai catchment is anticipated.	Awaiting recommendation
S367.025	Save the Maitai Incorporated	General - Private Plan Change 28	Amend	If PPC 28 is to be approved, the following changes are requested: z. Require building designs to incorporate net carbon zero standards.	Accept in part
S367.026	Save the Maitai Incorporated	General - Private Plan Change 28	Amend	If PPC 28 is to be approved, the following changes are requested: aa. Require rainwater storage for each property. bb. Require greywater reuse. cc. Require passive house construction including: solar power production on each property, fresh air ventilation system, triple glazing, extra insulation, passive solar heating.	Accept in part
FS10.010	Nelson Marlborough District Health Board		Support in part		Accept in part
S367.027	Save the Maitai Incorporated	General - Private Plan Change 28	Amend	If PPC 28 is to be approved, the following changes are requested: dd. Prevent the use of solid fuel burners, including low emission burners.	Reject
S368.001	Kahurangi Hippolite	General - Private Plan Change 28	Oppose	Private Plan Chage 28 should be declined	Awaiting recommendation
S369.001	Kate Shaw	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S370.001	Amy Bird	General - Private	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer Recommendation
		Plan Change 28			
S371.001	Andrea Hay	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S372.001	Maria Fredatovich	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S373.001	Claire Chicken	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S374.001	Jeff Whitson	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S375.001	Gary Newell	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S376.002	Ministry of Education	General - Private Plan Change 28	Neutral	Ongoing consultation from the applicant regarding the timeframes for realising development of the site in order to plan for increased school rolls at Clifton Terrace School, Matai School, Nelson Central School, Nelson College, and Nelson College for Girls and to ensure adequate provision is made in the plan change to enable educational facilities within the plan change area.	Accept in part
S376.003	Ministry of Education	General - Private Plan Change 28	Neutral	Ongoing engagement regarding the proposed shared path/cycle path connections.	Awaiting recommendation
FS10.026	Nelson Marlborough District Health Board		Support		Awaiting recommendation
S376.004	Ministry of Education	General - Private Plan Change 28	Neutral	That the cycle connections at the Nile Street East and Maitai Road Intersection is implemented prior to development of the PCA.	Awaiting recommendation
FS10.027	Nelson Marlborough District Health Board		Support		Awaiting recommendation

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer Recommendation
S377.001	Hannah Stallard	General - Private Plan Change 28	Oppose	That the Council to decline the application for Private Plan Change 28.	Awaiting recommendation
S378.001	Lydia Stallard	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S379.001	Sarah Svoboda	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S380.001	Dee Bonollo	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S381.001	Noah Levy	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S382.001	Dunstan Blay	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S383.001	Rosie Carnahan-Darby	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S384.001	Mark Chamberlain	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S385.001	Chrystal Pitcher	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined.	Awaiting recommendation
S386.001	Jonathan Holland	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer Recommendation
S387.001	Govinda Trill	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S388.001	Richard Savill	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S389.001	Bevan Thompson	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S390.001	Jean Gorman	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S391.001	Nicholas Lunn	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S392.001	Monica Pausina	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S393.001	Carol Ercolano	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S394.001	Elia Levy	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S395.001	Rosie-Anne Pinney	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S396.001	Judith Norton	General - Private	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer Recommendation
		Plan Change 28			
S397.001	Deborah Hoult	General - Private Plan Change 28	Oppose	I oppose the Private Plan Change	Awaiting recommendation
S398.001	William Boakes	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S399.001	Adrian Bowley	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S400.001	Eleni Placas	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S401.001	Jeanette Ware	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S402.001	Linda Spray	General - Private Plan Change 28	Oppose	Private Plan Chnage 28 should be declined.	Awaiting recommendation
S402.002	Linda Spray	General - Private Plan Change 28	Amend	Private Plan Chnage 28 should be declined. If this Private Plan change goes ahead and the developers continue to say that the extra traffic will not be a problem then the Nelson City Council should ensure this by not allowing any vehicle traffic to access the development via the Maitai Valley Rd. (with the exception of emergency vehicles.) All other access to this deleopment via the Maitai Valley should be via active transport only - walking or bike riding	Awaiting recommendation
S403.001	Fineline Architecture	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer Recommendation
S404.001	Nicholas Withers	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S405.001	Kate Wilkinson	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S406.001	Fineline Architecture	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S407.001	Darrell Stubberfield	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S408.001	Stephen Zanetti	General - Private Plan Change 28	Oppose	Private Plan Change28 should be declined	Awaiting recommendation
S409.001	Peter Orange	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S410.001	Marion James	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S411.001	Nolamay Murray-Campbell	General - Private Plan Change 28	Support	Support the Private Plan Change and request that Council accept the changes.	Awaiting recommendation
FS3.017	Tony Haddon		Oppose		Awaiting recommendation
S412.001	Scott Smithline	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S413.001	Judi Boyd	General - Private	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer Recommendation
		Plan Change 28			
S414.001	Rae Roberts	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S415.001	Rhianna Williams	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S416.001	Meg Mullins	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S417.001	Rawenata Gieger	Objective - RE6 Maitahi Bayview Area (Schedule X)	Support	All changes are accepted to the Private Plan Change Request 28.	Awaiting recommendation
FS9.1	Peter Taylor		Oppose		Awaiting recommendation
S418.001	Rosemary Lelo	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S419.001	Darren Meer	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S420.001	Lauren Holmes	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S421.001	Sabine Petrich	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S422.001	Geoffrey, Ruth and Janet Harley	General - Private Plan Change 28	Support	That the Private Plan Change Request embodied in PC28 be approved and adopted, so as to change the Nelson City District Plan pursuant to s73(2) Resource Management Act 1991.	Awaiting recommendation

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer Recommendation
S423.001	Sarah Sharp	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S424.001	Murray McClintock	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S425.001	Paloma Amai	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S426.001	Ross Holmes	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S427.001	Marie Carter	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S428.001	Carolyn Sygrove	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S429.001	Lorna Sygrove	General - Private Plan Change 28	Oppose	Private Plan Change28 should be declined	Awaiting recommendation
S430.001	Fraser Wilkinson	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S431.001	Caroline Vine	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S432.001	Peter Belton	General - Private	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer Recommendation
		Plan Change 28			
S433.001	Clare Moody	General - Private Plan Change 28	Not Stated	Private Plan Change 28 should be declined.	Awaiting recommendation
S434.001	Paula Meer	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S435.001	Jo Kinross	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined.	Awaiting recommendation
S435.002	Jo Kinross	General - Private Plan Change 28	Amend	The land should be bought for community use.	Awaiting recommendation
S436.001	Elaine Marshall	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S437.001	Jennifer Wilson	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S438.001	Loretta Hogg	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S439.001	Joanna Plows	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be decllined	Awaiting recommendation
S440.001	Maitai Retreat Family Trust	General - Private Plan Change 28	Oppose	Council rejects Proposed Plan Change 28 in its entirety.	Awaiting recommendation

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer Recommendation
S441.001	Catherine Stringer	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S442.001	Alan Norrish	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S443.001	Simon Orr	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S444.001	Steven Williams	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S445.001	Anne Kolless	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S446.001	David Ayre	General - Private Plan Change 28	Oppose	Private Plan Change 28 be rejected	Awaiting recommendation
S447.001	Susan MacAskill	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S448.001	Lawrence Carter	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S449.001	Michelle Rooke	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S450.001	Roma Elkington	Objective - RE6	Support	All changes are accepted to the Private Plan Change Request 28.	Awaiting recommendation

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer Recommendation
		Maitahi Bayview Area (Schedule X)			
FS3.004	Tony Haddon		Oppose		Awaiting recommendation
S451.001	David Holloway	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S452.001	James Horan	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S453.001	Camille Hoffman	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S454.001	Oliver Barrett	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S455.001	Haylee Solomon	General - Private Plan Change 28	Support	They accept the Private Plan Change.	Awaiting recommendation
FS3.019	Tony Haddon		Oppose		Awaiting recommendation
S456.001	Pat Wilson	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S457.001	John Tovey	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S458.001	Vivienne Clapham	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined.	Awaiting recommendation
S459.001	Susan Lea	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer Recommendation
S460.001	Arne Hinz	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S461.001	Alek Lisefski	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S462.001	Michaela Carruthers	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined.	Awaiting recommendation
S463.001	Holly Hoogeveen	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined.	Awaiting recommendation
S464.001	Maria Kelling	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined.	Awaiting recommendation
S465.001	Doug Craig	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S466.001	Robyn Belton	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined.	Awaiting recommendation
S467.001	Len Fitzsimons	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S468.001	David Ryan	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S469.001	Heather Lindsay	General - Private	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer Recommendation
		Plan Change 28			
S470.001	Suzanne Fee	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined - leave this valley alone	Awaiting recommendation
S471.001	Christine Tuffnell	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S472.001	Patrick Amos	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S473.001	Robin Harris	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S474.001	Jocelyn Ward	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S475.001	Eva Pattullo	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S476.001	Robert Simpson	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S477.001	Trevor Carson	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S478.001	Bernard Goetz	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer Recommendation
S479.001	Josephine Savage	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S480.001	Barbara Ferguson	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S481.001	Denis Turner	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S482.001	Thomas Waitere	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S483.001	Diana Parr	General - Private Plan Change 28	Support	Private Plan Change 28 should be accepted	Awaiting recommendation
S484.001	Elise Gillespie	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S485.001	Sterling Cathman	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S486.001	Ryan Gall	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S487.001	Carol Cathman	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S488.001	Charles Bladon	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer Recommendation
S489.001	June Carson	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S490.001	CAN NelsonJilly Blackman Stevens	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S491.001	Virginia Ward	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S492.001	Nicola Thompson	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S493.001	Rare Creations	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S494.001	Frederick Mant	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S495.001	John Gray	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S496.001	Manuell Strange	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S497.001	Sarah Randall	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S498.001	Nathan Mathers	General - Private	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer Recommendation
		Plan Change 28			
S499.001	Hayley Mathers	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S500.001	Riley Wade	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S501.001	Val Waterhouse	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S502.001	Alexander Cathro	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S503.001	Leticia Robertson	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S504.001	Olivia Hill	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S505.001	Ann Marcus	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S506.001	Mitchell Friend	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S507.001	Angus McTavish	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer Recommendation
S508.001	Olivia Smith	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S509.001	Joanne Dipple	General - Private Plan Change 28	Oppose	Private Plan Chaneg 28 should be declined	Awaiting recommendation
S510.001	Mariette Zoeppritz	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S511.001	Andries Jonkers	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S512.001	Amber Parkinson	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S513.001	Stevie Lusty	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S514.001	Bruno Saia	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S515.001	Maxine Kennelly	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S516.001	Sandra McGregor	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S517.001	Jasmine Adler	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer Recommendation
S518.001	Frank Ryan	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S519.001	Rosemary Harvey	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S520.001	Lance Weir	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S521.001	York Tait	General - Private Plan Change 28	Oppose	Private plan Change 28 should be declined	Awaiting recommendation
S522.001	Ronald McLuckie	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S523.001	Alma Symonds	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S524.001	Andrew Clancey	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined.	Awaiting recommendation
S525.001	Anne O'Reilley	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S526.001	Annie Simmons	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined.	Awaiting recommendation
S527.001	Antje Nikolaus	General - Private	Oppose	Private Plan Change 28 should be declined.	Awaiting recommendation

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer Recommendation
		Plan Change 28			
S528.001	Benedict Wouts	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined.	Awaiting recommendation
S529.001	Candice Clarke	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be deleted.	Awaiting recommendation
S530.001	Caroline Wheeler	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined.	Awaiting recommendation
S531.001	Charlotte Townsend	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined.	Awaiting recommendation
S532.001	Christopher Fountain	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined.	Awaiting recommendation
S533.001	David Clark	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined.	Awaiting recommendation
S534.001	Cherie Hagger	General - Private Plan Change 28	Oppose	Private Plan Change 28should be declined.	Awaiting recommendation
S535.001	Ernest Leaning	General - Private Plan Change 28	Oppose	Private Plan Change 28should be declined.	Awaiting recommendation
S536.001	Blair McPherson	General - Private Plan Change 28	Oppose	Private Plan Change 28should be declined.	Awaiting recommendation

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer Recommendation
S537.001	Rosemary Kenning	General - Private Plan Change 28	Oppose	Private Plan Change 28should be declined.	Awaiting recommendation
S538.001	Soo Pang Kyang	General - Private Plan Change 28	Oppose	Private Plan Change 28should be declined.	Awaiting recommendation
S539.001	Bronwyn Geddes	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S540.001	Cedar Poole	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be decline	Awaiting recommendation
S541.001	Maree Auld	General - Private Plan Change 28	Oppose	Private Plan Change 28should be declined.	Awaiting recommendation
S542.001	Dale Parker	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S543.001	Denis Blomquist	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S544.001	Paul Farrar	General - Private Plan Change 28	Oppose	Private Plan Change 28should be declined.	Awaiting recommendation
S545.001	Derek Waller	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S546.001	Barbara Cloughley	General - Private Plan Change 28	Oppose	Private Plan Change 28should be declined.	Awaiting recommendation

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer Recommendation
S547.001	Maurice Cloughley	General - Private Plan Change 28	Oppose	Private Plan Change 28should be declined.	Awaiting recommendation
S548.001	Carol Houghton	General - Private Plan Change 28	Oppose	Private Plan Change 28should be declined.	Awaiting recommendation
S549.001	Mitchell Mckenzie-Mol	General - Private Plan Change 28	Oppose	Private Plan Change 28should be declined.	Awaiting recommendation
S550.001	Kenneth Ridley	General - Private Plan Change 28	Oppose	Private Plan Change 28should be declined.	Awaiting recommendation
S551.001	Fiona Houghton	General - Private Plan Change 28	Oppose	Private Plan Change 28should be declined.	Awaiting recommendation
S552.001	Jannine Timms	General - Private Plan Change 28	Oppose	Private Plan Change 28should be declined.	Awaiting recommendation
S553.001	Diane Rose	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined.	Awaiting recommendation
S554.001	Penelope Kempthorne	General - Private Plan Change 28	Oppose	Private Plan Change 28should be declined.	Awaiting recommendation
S555.001	Stephen Galpin	General - Private Plan Change 28	Oppose	Private Plan Change 28should be declined.	Awaiting recommendation

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer Recommendation
S556.001	Elisa Hubner	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined.	Awaiting recommendation
S557.001	David Matulovich	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined.	Awaiting recommendation
S558.001	Grant McCauley	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined.	Awaiting recommendation
S559.001	Catherine Harper	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined.	Awaiting recommendation
S560.001	Elizabeth Coleman	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S561.001	Elizabeth Potter	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S562.001	Sue Bonnington	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined.	Awaiting recommendation
S563.001	Gary Scott	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S564.001	Gilly Booth	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S565.001	Andrew Fullerton	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined.	Awaiting recommendation

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer Recommendation
S566.001	Chris Walsh	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined.	Awaiting recommendation
S567.001	Renei Johnson	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined.	Awaiting recommendation
S568.001	Carla Sheehan	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined.	Awaiting recommendation
S569.001	Faye Howard	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined.	Awaiting recommendation
S570.001	Norma Menzies	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined.	Awaiting recommendation
S571.001	Graeme Williams	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S572.001	Christine Burn	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined.	Awaiting recommendation
S573.001	Gypsy Turnbull	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S574.001	Heather Fountain	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S575.001	Tiffany Do Thi	General - Private	Oppose	Private Plan Change 28should be declined.	Awaiting recommendation

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer Recommendation
		Plan Change 28			
S576.001	Phil Brown	General - Private Plan Change 28	Oppose	Private Plan Change 28should be declined.	Awaiting recommendation
S577.001	Gunther Latoschik	General - Private Plan Change 28	Oppose	Private Plan Change 28should be declined.	Awaiting recommendation
S578.001	Jackie Hopgood	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S579.001	Ashley Watters	General - Private Plan Change 28	Oppose	Private Plan Change 28should be declined.	Awaiting recommendation
S580.001	James Chappell	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S581.001	Jeanne Fletcher	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S582.001	Jenese Belzer	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S583.001	Klaus Borges	General - Private Plan Change 28	Oppose	Private Plan Change 28should be declined.	Awaiting recommendation
S584.001	Johanna Goodwin	General - Private	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer Recommendation
		Plan Change 28			
S585.001	Jutta Schultheis	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S586.001	Alesha Chisnall	General - Private Plan Change 28	Oppose	Private Plan Change 28should be declined.	Awaiting recommendation
S587.001	Kate Bevan	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S588.001	Alex MacAskill	General - Private Plan Change 28	Oppose	Private Plan Change 28should be declined.	Awaiting recommendation
S589.001	Kate Keown	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S590.001	Amber Coles	General - Private Plan Change 28	Oppose	Private Plan Change 28should be declined.	Awaiting recommendation
S591.001	Kati Mund	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S592.001	Katie Wright	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S593.001	Kay Cederman	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer Recommendation
S594.001	Julie Crompton	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S596.001	Annette Williscroft	General - Private Plan Change 28	Oppose	Private Plan Change 28should be declined.	Awaiting recommendation
S597.001	Archie Anderson	General - Private Plan Change 28	Oppose	Private Plan Change 28should be declined.	Awaiting recommendation
S598.001	Linda Marshall	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S599.001	Liz Bentley	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S600.001	Ardelle Jeffries	General - Private Plan Change 28	Oppose	Private Plan Change 28should be declined.	Awaiting recommendation
S601.001	Luke Purcell	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S602.001	Macarena Policroni	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S603.001	Barbara Holland	General - Private Plan Change 28	Oppose	Private Plan Change 28should be declined.	Awaiting recommendation
S604.001	Madeleine Kwapisz	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer Recommendation
S605.001	Bernard Isherwood	General - Private Plan Change 28	Oppose	Private Plan Change 28should be declined.	Awaiting recommendation
S606.001	Mary Nguyen	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S607.001	Maureen Waller	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S608.001	Candice Paul	General - Private Plan Change 28	Oppose	Private Plan Change 28should be declined.	Awaiting recommendation
S609.001	Max Trewavas	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S610.001	Carl Johnston	General - Private Plan Change 28	Oppose	Private Plan Change 28should be declined.	Awaiting recommendation
S611.001	Caren Genery	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S612.001	Charlotte Batty	General - Private Plan Change 28	Oppose	Private Plan Change 28should be declined.	Awaiting recommendation
S613.001	Cherif El Bakkali	General - Private Plan Change 28	Oppose	Private Plan Change 28should be declined.	Awaiting recommendation
S614.001	Chris Pepperell	General - Private	Oppose	Private Plan Change 28should be declined.	Awaiting recommendation

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer Recommendation
		Plan Change 28			
S615.001	Colomba Morris	General - Private Plan Change 28	Oppose	Private Plan Change 28should be declined.	Awaiting recommendation
S616.001	Damon Macleod	General - Private Plan Change 28	Oppose	Private Plan Change 28should be declined.	Awaiting recommendation
S617.001	Daniel Kennelly	General - Private Plan Change 28	Oppose	Private Plan Change 28should be declined.	Awaiting recommendation
S618.001	Rani Wheatley	General - Private Plan Change 28	Oppose	Private Plan Change 28 in so far as it applies to Kaka Stream Watershed be declined. Few of the above reasons apply to both Kaka Valley.	Awaiting recommendation
S619.001	Renate Rottnick	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S620.001	Daniel Wynne	General - Private Plan Change 28	Oppose	Private Plan Change 28should be declined.	Awaiting recommendation
S621.001	Robin Fullmer	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S622.001	Davi Maciel	General - Private Plan Change 28	Oppose	Private Plan Change 28should be declined.	Awaiting recommendation
S623.001	Robyn Hogg	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer Recommendation
S624.001	Demi Mant	General - Private Plan Change 28	Oppose	Private Plan Change 28should be declined.	Awaiting recommendation
S625.001	Diane Chapman	General - Private Plan Change 28	Oppose	Private Plan Change 28should be declined.	Awaiting recommendation
S626.001	Robyn Fitzsimons	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S627.001	Mimi Hausmann	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S628.001	Ruth Valentine	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S629.001	Elisabeth Titulaer	General - Private Plan Change 28	Oppose	Private Plan Change 28should be declined.	Awaiting recommendation
S630.001	Nguyen van Huy	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S631.001	Sandra Grant	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S632.001	Frances Gray	General - Private Plan Change 28	Oppose	Private Plan Change 28should be declined.	Awaiting recommendation
S633.001	Nicola Kidson	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer Recommendation
S634.001	Georgia Monahan	General - Private Plan Change 28	Oppose	Private Plan Change 28should be declined.	Awaiting recommendation
S635.001	Nita Carol Knight for The Nelson Market Ltd	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S636.001	Sandra Macfarlan	General - Private Plan Change 28	Oppose	Private Plan Change 28 shoudl be declined	Awaiting recommendation
S637.001	Giuliana Moran	General - Private Plan Change 28	Oppose	Private Plan Change 28should be declined.	Awaiting recommendation
S638.001	Owen Roddis	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S639.001	Sam Hogg	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S640.001	Pauline Bird	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S641.001	Sara Isherwood	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S642.001	Nelson Maritime and Dive Medicals	General - Private Plan Change 28	Oppose	Private Plan Change 28should be declined.	Awaiting recommendation
S643.001	Pierre Mandelli	General - Private	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer Recommendation
		Plan Change 28			
S644.001	Sarah Thornton	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S645.001	Hazel Marriott	General - Private Plan Change 28	Oppose	Private Plan Change 28should be declined.	Awaiting recommendation
S646.001	Sarah Watson	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S647.001	Helen Bennett	General - Private Plan Change 28	Oppose	Private Plan Change 28should be declined.	Awaiting recommendation
S648.001	Phil Gibson	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S649.001	Helen Bywater	General - Private Plan Change 28	Oppose	Private Plan Change 28should be declined.	Awaiting recommendation
S650.001	Simon Britten	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S651.001	Robin Sanders	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S652.001	Stephanie Rowse	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer Recommendation
S653.001	Helen Henshall	General - Private Plan Change 28	Oppose	Private Plan Change 28should be declined.	Awaiting recommendation
S654.001	Rona Spencer	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S655.001	Helena Cotterell	General - Private Plan Change 28	Oppose	Private Plan Change 28should be declined.	Awaiting recommendation
S656.001	Sarah Lewis	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S657.001	Stephen Blackheath	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S658.001	Hester Phillips	General - Private Plan Change 28	Oppose	Private Plan Change 28should be declined.	Awaiting recommendation
S659.001	Steven Batley	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S660.001	Samarah Byrne	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S661.001	Stephen Reading	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S662.001	Jacob Fleming	General - Private Plan Change 28	Oppose	Private Plan Change 28should be declined.	Awaiting recommendation

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer Recommendation
S663.001	Susanne Williamson	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S664.001	Susan Arrowsmith	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S665.001	Jan Egglestone	General - Private Plan Change 28	Oppose	Private Plan Change 28should be declined.	Awaiting recommendation
S666.001	Symantha Johnston	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S667.001	Timothy Maples	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S668.001	Jan Sellers	General - Private Plan Change 28	Oppose	Private Plan Change 28should be declined.	Awaiting recommendation
S669.001	Taliyah Sivyer	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S670.001	Jeffrey Short	General - Private Plan Change 28	Oppose	Private Plan Change 28should be declined.	Awaiting recommendation
S671.001	Terry Potter	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S672.001	Tristin Weastell	General - Private	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer Recommendation
		Plan Change 28			
S673.001	Jenny Jowett	General - Private Plan Change 28	Oppose	Private Plan Change 28should be declined.	Awaiting recommendation
S674.001	Thomas Harrison	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S675.001	Jeroen Lurling	General - Private Plan Change 28	Oppose	Private Plan Change 28should be declined.	Awaiting recommendation
S676.001	Joann Firestone	General - Private Plan Change 28	Oppose	Private Plan Change 28should be declined.	Awaiting recommendation
S677.001	John Hughes	General - Private Plan Change 28	Oppose	Private Plan Change 28should be declined.	Awaiting recommendation
S678.001	Warren Thornton	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S679.001	John Leaver	General - Private Plan Change 28	Oppose	Private Plan Change 28should be declined.	Awaiting recommendation
S680.001	John Smith	General - Private Plan Change 28	Oppose	Private Plan Change 28should be declined.	Awaiting recommendation
S681.001	Yvonne Hawken	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer Recommendation
S682.001	Jonathan Chapman	General - Private Plan Change 28	Oppose	Private Plan Change 28should be declined.	Awaiting recommendation
S683.001	Zanahe Galloway	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S684.001	Joseph Lowther	General - Private Plan Change 28	Oppose	Private Plan Change 28should be declined.	Awaiting recommendation
S685.001	Maxine Poole	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S686.001	Maxwell Ancell	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S687.001	Joshua Botting	General - Private Plan Change 28	Oppose	Private Plan Change 28should be declined.	Awaiting recommendation
S688.001	Michael Fodie	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S690.001	Michele O'Callaghan	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S691.001	Kirstie Milewski	General - Private Plan Change 28	Oppose	Private Plan Change 28should be declined.	Awaiting recommendation
S692.001	Murray Bennett	General - Private	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer Recommendation
		Plan Change 28			
S693.001	Kyle Hedley	General - Private Plan Change 28	Oppose	Private Plan Change 28should be declined.	Awaiting recommendation
S694.001	Laura McGovern	General - Private Plan Change 28	Oppose	Private Plan Change 28should be declined.	Awaiting recommendation
S695.001	Murray and Diane Pope	General - Private Plan Change 28	Oppose	Private Plan Chnage 28 should be declined	Awaiting recommendation
S696.001	Leela Aboubakr	General - Private Plan Change 28	Oppose	Private Plan Change 28should be declined.	Awaiting recommendation
S697.001	NZMCA	General - Private Plan Change 28	Oppose	Private Plan Change 28should be declined.	Awaiting recommendation
S698.001	Liam Strange	General - Private Plan Change 28	Oppose	Private Plan Change 28should be declined.	Awaiting recommendation
S699.001	Lily Waharoa	General - Private Plan Change 28	Oppose	Private Plan Change 28should be declined.	Awaiting recommendation
S700.001	Naomi Fodie	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S701.001	Linda Taylor	General - Private Plan Change 28	Oppose	Private Plan Change 28should be declined.	Awaiting recommendation

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer Recommendation
S702.001	Naveen Kumar	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S703.001	Lindsay Christie	General - Private Plan Change 28	Oppose	Private Plan Change 28should be declined.	Awaiting recommendation
S704.001	Nicky Collingwood	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S705.001	Liz Taylor	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S706.001	Oscar Fitzgerald	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S707.001	Paul Andrews	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S708.001	Lola Oliver	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S709.001	Paul Brydon	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S710.001	Pete Taylor	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S711.001	Peter Solly	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation

Submission Point	Submitter (S) / Further Submitter (FS)	Provision	Position	Summary of Decision Requested	Officer Recommendation
S712.001	Preston Russell	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S713.001	Rachel Zahner	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S714.001	Mary Hindmarsh	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation
S715.001	Maxine Blackheath	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined.	Awaiting recommendation
S716.001	Erinna Sygrove	General - Private Plan Change 28	Oppose	Private Plan Change 28 should be declined	Awaiting recommendation