

Additional submissions for settlement areas report (314/274027)

From miscellaneous submissions:

Decision requested	Submission No.
All proposed changes to the Plan that affect the land defined as "settlement area" immediately to the north of Jennys Road, Tryphena (currently owned by Barrett, Crawford, Way, Way et al) are withdrawn.	3699/2

From Map 1 - outer islands:

Location	Code	Decision Requested	Submission No.
Aotea	Recl	In consultation with Ngati Rehua and DOC, amend the extent of the Aotea settlement area boundary around Motairehe Road as identified in Sheets 37,41,42 Map no 1 and Figure 10b.9, to avoid conflict with the natural and ecological values of the sensitive area 41-12, site of ecological significance 41-1 and to protect the natural environment, to be replaced with more appropriate zoning, objectives, policies rules, and assessment criteria accordingly.	2501/1
Aotea	Recl	In consultation with the Ngati Rehua and DOC, that the western portion of the identified Aotea Settlement Area for Moanauriuri Bay/Te Rahui Point, as identified in Sheet 41, Map No.1, and Figure 10b.9, be amended with removal of the residential amenity area and or Settlement Area zoning to avoid overlap between the Settlement Area boundary and sensitive area 41-7, with consequential reclassification of the land with a more appropriate land unit classification.	2501/2
Aotea	Recl	That the part of the identified Aotea Settlement Area for Nimaru Bay, as identified in Sheet 41, Map No.1, and Figure 10b.9, be amended with removal of the residential amenity area and/or Settlement Area zoning to avoid overlap between the Settlement Area boundary and sensitive area 41-6 on the Te Taumata Point headland, which consequential reclassification of the land with a more appropriate land unit classification	2501/3
Claris	Recl-IR2	Reclassify part of the Gray property at Claris (i.e. the area of land between the Claris Nursery and Garden Centre and the unformed road that runs in a north easterly direction between Hector Sanderson Rd and Gray Rd) from Claris settlement area to island residential 2 (bush residential). (Plan attached to submission).	879/4, 1427/4, 1433/4, 1444/4, 1507/4, 1944/4, 1956/4, 2007/4, 2084/4, 2087/4, 2303/4, 2321/4, 2325/4, 2383/4, 2429/4, 2430/4, 2431/4, 2432/4, 2433/4, 2544/4
Claris	Recl-SA3	In conjunction with the Community Board, consult with landowners of properties in the pastoral and regenerating slopes area around Claris to assess the suitability of a wider range of properties for inclusion within the Claris settlement area and redraw the settlement boundaries to reflect this.	1369/1, 1381/1, 1505/1, 1520/1, 1576/1, 1898/1, 2141/1, 2179/1, 2199/1, 2239/1, 2345/1, 2484/1, 2493/1, 2741/1, 2859/1, 3631/1, 3685/1
Claris	Recl-Cn	Reclassify areas A and B SO 69658 and area E SO 66796 GA2 1993 PG 3620, GA2 2000 (both areas of conservation estate) from Claris Settlement area to conservation. (Plan attached to submission).	2516/4
Great Barrier	Recl-Cn	That land administered by DOC within proposed Settlement Areas be reclassified as "Conservation".	2516/6
Medlands	Recl	Reclassify land from Medlands settlement area (residential amenity area) by redefining the settlement area boundary to omit low lying land	1408/3
Medlands	Recl-Cn	Reclassify the dune area at Medlands (apart from the formed road) from Medlands dune and wetland conservation area (within the Medlands settlement area) to the conservation land unit	2073/4
Medlands	Recl-Cn	Reclassify Lot 1 Pt Lot 2 DP 73752 DOC132, Allot 249 Aotea Parish SO 38249 GNB, Gaz 1984 P 3532 Lot 1 DP 98569 DOC 116 (all area of conservation estate) from Medland Settlement Area to Conservation. (Plan attached to submission).	2516/5
Okiwi	Recl	The area of land zoned/classified as Okiwi residential amenity area on both sides of Mabey Road, as bounded to the south and west by the southern boundaries of sensitive area 42-7 and site of ecological significance 42-4, to the north by the northern settlement area boundary and to the east by the eastern settlement area boundary have the Okiwi	2502/1

Location	Code	Decision Requested	Submission No.
		Settlement Area classification/zoning removed. Replace the classification/zoning with an alternative land unit that will facilitate the protection and enhancement of the adjacent ecological and natural values of the Sensitive Area and the Site of Ecological Significance.	
Okiwi	Recl	The land designated as Okiwi residential amenity area as bounded to the south and west by the southern boundaries of the sensitive area 42-7 and site of ecological significance 42-4, to the north by the northern settlement area boundary and to the east by the western boundary of the Okiwi School and domain area have the Okiwi Settlement Area classification/zoning removed. Replace the classification/zoning with an alternative land unit that will facilitate the protection and enhancement of the ecological and natural values of the Sensitive Area and the Site of Ecological Significance	2502/2
Okupu	Recl	Reclassify land from Okupu settlement area (residential amenity area) by redefining the settlement area boundary to omit coastal properties	1408/5
Okupu	Recl-SA4	Include the larger 2000m2 sections in the Okupu settlement area.	2749/3
Tryphena	Recl	Reclassify 2.59 ha of land at Tryphena (part allot s29, parish of Aotea) to a mixed use zoning, to allow for a possible range of uses.	282/1
Tryphena	Recl	Reclassify the Tryphena village area to a new mixed use land unit.	1284/26
Tryphena	Recl-L6	Consultation with owners of the larger headland titles at Tryphena to consider reclassification as landform 6 (regenerating slopes) (concern at the extent of the headland protection within the Tryphena settlement area).	1429/5, 1479/5, 1537/5, 1556/5, 1894/5, 1932/5, 2136/5, 2149/5, 2255/5, 2264/5, 2446/5, 2860/5, 2874/5, 3644/5, 3682/5, 3773/5
Tryphena (north)	Recl-SA1	In conjunction with the Community Board, consult with landowners of properties in the pastoral and regenerating slope areas to the north of Tryphena to consider the suitability of a wider range of properties within the Tryphena settlement area and redraw the settlement boundaries to reflect this.	1483/1, 1511/1, 1906/1, 1907/1, 1920/1, 2138/1, 2246/1, 2327/1, 3686/1, 3699/1, 3748/1, 3789/1, 3792/1, 3795/1
Aotea Road, Okiwi	Recl-SA7	Reclassify (in consultation with DOC) part of DOC property across Aotea Road from the retail area, school and existing village subdivision in Okiwi from conservation to Okiwi settlement area (residential amenity area). This could be effected through a land exchange with DOC for the council owned Okiwi reserve and reserve strip of land on Aotea Road.	942/1
Blind Bay Road, 256	Recl-IR2	Reclassify the lower half of the property at 256 Blind Bay Road, Okupu from landform 6 (regenerating slopes) to island residential 2 (bush residential).	2749/1
Blind Bay Road, 256	Recl-SA4	Reclassify the property at 256 Blind Bay Road, Okupu from landform 7 (forest and bush areas) to Okupu settlement area.	2749/2
Blind Bay Road, 256	Recl-IR2	Reclassify the lower half of the property at 256 Blind Bay Road, Okupu from landform 6 (regenerating slopes) to island residential 2 i.e 2000m2 lot sizes.	2752/1
Greenside Road, 21 (cnr Primrose Hill Road)	Recl-SA2	Reclassify Lot 1 DP69974 on Greenside and Primrose Hill Roads from landform 6 (regenerating slopes) to 'Medlands settlement area'	4/1, 5/1, 6/1
Hector Sanderson Road, 25	Recl-SA2	Reclassify part of the Blackwell property (around and including the Sugar Loaf) from landform 1 (coastal cliffs and slopes), landform 6 (regenerating slopes), landform 7 (forest and bush areas) to Medlands settlement area (plan attached to submission).	3089/1
Kaiaraara Bay Road, 215	Recl-SA8	Reclassify the front one-third of the submitter's property at Kaiaraara Bay Road land from landform 7 (forest and bush areas) to Port Fitzroy settlement area.	3107/1
Karaka Bay Road, 300	Recl-SA	Reclassify 241ha of land owned by the Orama Christian Fellowship Trust at 300 Karaka Bay Road (lot 1 DP13669, lot 11 DP78092, lot 12 DP78692) from landform 1 (coastal cliffs and slopes), 2 (dune systems and sand flats), 3 (alluvial flats) and 5 (productive land) to Orama settlement area. Or a district plan provision that will provide a similar outcome.	2846/1
Mabey Road, 32	Recl-SA7	Reclassify 32 Mabey Road (Lot 2 DP170992 and Lot 5 DP98580) from landform 5 (productive land) to Okiwi settlement area. (Plan attached to submission).	251/1

Location	Code	Decision Requested	Submission No.
Mason Road, 11	Recl-SA2	Reclassify 2000m2 of land at Mason Road, Medlands from landform 3 (alluvial flats) to Medlands settlement area. (Plan attached to submission)	2638/1
Medland Road, 12	Recl	Reclassify the Blackwell property at the corner of Shoal Bay Road and Medland Road, Tryphena from landform 5 (productive land) and landform 6 (regenerating slopes) to a new mixed use land unit (in association with the application of the same zoning to the existing Tryphena village)	1284/25
Medland Road, 12	Recl	Reclassify 2.5912ha of Blackwell land at Tryphena (part allot S29) to a mixed use zoning to allow for a possible range of uses.	2596/1
Medland Road, 12	Recl	Delete the proposed plan provisions as they apply to the Blackwell land (being 2.6937ha at the corner of Shoal Bay Road and Medlands Road, Tryphena) and the Tryphena settlement area provisions generally and specifically as they relate to the Local Retailing Area (at Blackwell Drive). Replace with an integrated mixed use zone that enables a range of land use and development that will support the Islands needs for at least the next 20 years in relation to both visitors and residents.	2598/1
Oceanview Road	Recl-SA3	Reclassify land to the south of Oceanview Road, Claris from landform 1 (dune systems and sand flats) to Claris settlement area (specifically residential amenity area). The reclassification applies to those parts of Part Allotment 92 PARO Aotea (CT 47C/933) that abut the south side of properties on Oceanview Road.	1552/16
Oceanview Road, southeastern end	Recl-SA3	Reclassify land at Oceanview Road, Claris to Claris settlement area (to include the proposed pensioner housing facility).	113/1
Oceanview Road, southeastern end	Recl-SA3	Reclassify land at Oceanview Road, Claris from landform 2 (dune systems and sand flats) to Claris settlement area. (The plan attached to the submission shows the boundary of the settlement area extended a further 110m to the south around the Oceanview Road subdivision.)	173/1, 381/1
Oceanview Road, southeastern end	Recl-SA3	As set out in the submission by the GBI Pensioner Housing Trust (see submission 381/1).	89/1, 178/1, 179/1, 180/1, 181/1, 182/1, 183/1, 184/1, 185/1, 186/1, 187/1, 188/1, 189/1, 190/1, 191/1, 192/1, 193/1, 194/1, 195/1, 196/1, 197/1, 198/1, 199/1, 200/1, 201/1, 202/1, 203/1, 204/1, 205/1, 206/1, 207/1, 208/1, 209/1, 210/1, 211/1, 212/1, 213/1, 214/1, 215/1, 216/1, 217/1, 218/1, 219/1, 220/1, 221/1, 222/1, 223/1, 224/1, 225/1, 226/1, 227/1, 228/1, 229/1, 230/1, 231/1, 232/1, 233/1, 234/1, 235/1, 236/1, 239/1, 252/1, 253/1, 279/1, 2044/1, 2357/1, 2500/1, 2715/1
Oceanview Road, southeastern end	Recl-SA3	Amend the extent of the Claris settlement area to include the site gifted for the purposes of a Pensioner Housing Trust facility.	1405/20, 1406/20
Oceanview Road, southeastern end	Recl-SA3	Reclassify land south of Oceanview Road (ie the proposed site for the pensioner housing project) from landform 1 (dune systems) to Claris settlement area and allow further subdivision within the area for residential and retail activities. (Plan attached to submission). Could be named Kaitoke settlement area	3085/1
Omanawa Lane, 10	Recl-SA1	Reclassify 10 Omanawa Lane, Tryphena (Lot 2 DP87396) from landform 6 (regenerating slopes) and landform 7 (forest and bush areas) to Tryphena settlement area.	499/1
Primrose Hill Road	Recl-SA2	Reclassify approximately 2ha adjoining Primrose Hill Road (Pt allot NW74, M76 and SE76) from landform 6 (regenerating slopes) to Medlands settlement area (for residential subdivision).	1980/1
Puriri Bay Road, 30	Recl-SA1	Reclassify 30 Puriri Bay Road (Lot 2, DP 133642) from landform 6 (regenerating slopes) to residential (possibly within the Tryphena settlement area).	943/1
Puriri Bay Road, 30	Recl-C4	Reclassify 30 Puriri Bay Road (Lot 2, DP 133642) from landform 6 (regenerating slopes) to commercial 4 (visitor facilities).	943/2

Location	Code	Decision Requested	Submission No.
Puriri Bay Road, 30	Recl-C5	Reclassify 30 Puriri Bay Road (Lot 2, DP 133642) from landform 6 (regenerating slopes) to commercial 5 (industrial).	943/3
Rosalie Bay Road, 131	Recl-SA1	Reclassify the land accessed off Mulberry Grove Road at 131 Rosalie Bay Road, Tryphena (Lot 17, DP207570) from landform 6 (regenerating slopes) to Tryphena settlement area (residential amenity area). (Plan attached to submission.)	1602/2
Rosalie Bay Road, 131	Recl-SA1	Reclassify the headland / ridgeline at the north west corner of 131 Rosalie Bay Road, Tryphena (Lot 17, DP207570) from landform 6 (regenerating slopes) to Tryphena settlement area (headland protection area). (Plan attached to submission.)	1602/3
Shoal Bay Road, 484	Recl	Reclassify land at Shoal Bay Road from Tryphena settlement area (local retailing area) to a new mixed use land unit (in association with the application of the same zoning to the existing Tryphena village).	1284/24