

Notice is given that a Submissions Hearing meeting will be held on:

**Date:** Wednesday 26 March 2025  
**Time:** 9.30 am - Mapua Masterplan Hearing  
**Meeting Room:** Tasman Council Chamber  
**Venue:** 189 Queen Street, Richmond  
**Zoom conference link:** <https://us02web.zoom.us/j/87156173432?pwd=U6RwZ7ah4mQpFDhLgeFrI3VAOmrObi.1>  
Meeting ID: 871 5617 3432  
Meeting Passcode: 167227

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## Māpua Masterplan Submissions Hearing

### AGENDA

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#### MEMBERSHIP

<b>Chairperson</b>	Cr Kit Maling	
<b>Deputy Chairperson</b>	Cr C Butler	
<b>Members</b>	Mayor T King	Cr C Hill
	Deputy Mayor S Bryant	Cr M Kininmonth
	Cr G Daikee	Cr C Mackenzie
	Cr B Dowler	Cr B Maru
	Cr J Ellis	Cr D Shallcrass
	Cr M Greening	Cr T Walker

(Quorum 7 members)

Contact Telephone: 03 543 8400  
Email: [tdc.governance@tasman.govt.nz](mailto:tdc.governance@tasman.govt.nz)  
Website: [www.tasman.govt.nz](http://www.tasman.govt.nz)



## **AGENDA**

**1 OPENING, WELCOME, KARAKIA**

**2 APOLOGIES AND LEAVE OF ABSENCE**

**Recommendation**

**That apologies be accepted.**

**3 REPORTS**

3.1 Draft Māpua Masterplan Submissions Hearing ..... 4

**4 CONFIDENTIAL SESSION**

Nil

**5 CLOSING KARAKIA**

### 3 REPORTS

#### 3.1 DRAFT MĀPUA MASTERPLAN SUBMISSIONS HEARING

**Decision Required**

<b>Report To:</b>	Submissions Hearing
<b>Meeting Date:</b>	26 March 2025
<b>Report Author:</b>	Anna McKenzie, Principal Planner – Environmental Policy
<b>Report Authorisers:</b>	Dwayne Fletcher, Strategic Policy Manager; John Ridd, Group Manager - Service and Strategy
<b>Report Number:</b>	RSH25-03-1

#### 1. Purpose of the Report / Te Take mō te Pūrongo

- 1.1 The purpose of this report is to accept the submissions on the proposed Māpua Masterplan, including three late submissions received on 17, 18 and 20 February 2025.
- 1.2 This report also sets out the schedule for speakers at the Hearing. Any changes to the submitter schedule will be advised at the beginning of the day.
- 1.3 This report does not contain the staff deliberations report. This will be provided to the Council prior to the deliberations, which is scheduled for 28 April 2025.

#### 2. Summary / Te Tuhinga Whakarāpototo

- 2.1 This report is to enable the Hearings Panel to accept and hear submissions on the draft Māpua Masterplan.
- 2.2 The consultation period for the draft Māpua Masterplan was open between 1 November 2024 and 16 February 2025. We received 133 submissions, three of which are noted as late submissions. This report asks the Strategy and Policy Committee (acting as the Hearing Panel) to accept the 133 submissions received up until 16 February 2025, including three late submissions.
- 2.3 Staff recommend that the Hearing Panel does not accept any late submissions received after 21 February 2025. At the time of writing, none have been received beyond this point.
- 2.4 All submissions received on the draft Māpua Masterplan are available [here](#).
- 2.5 This report sets out the submitter hearing schedule for 26 March 2025 in Richmond and via Zoom. Subsequent changes to the submitter order will be advised before the beginning of the hearing day.
- 2.6 An analysis of the submissions received will be presented to the Council prior to deliberations which are scheduled for 28 April 2025.

#### 3. Recommendation/s / Ngā Tūtohunga

**That the Submissions Hearing**

1. receives the Draft Māpua Masterplan Submissions Hearing Report RSH25-03-1; and
2. accepts and considers all submissions received on the draft Māpua Masterplan during the submission period of 1 November 2024 to 16 February 2025; and
3. accepts and considers the following late submissions received on the draft Māpua Masterplan:
  - 3.1 17 February 2025 - Ridgeview Developments Ltd
  - 3.2 18 February 2025 - Trevor Marshall on behalf of the Māpua Boat Ramp Community Trust
  - 3.3 20 February 2025 - Jesse Loader on behalf of the Tamaha Sea Scouts; and
4. declines to accept any late submissions on the draft Māpua Masterplan received after 21 February 2025.

<h4>4. Background / Horopaki</h4>
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- 4.1 The Hearing Panel will consist of the Strategy and Policy Committee.
- 4.2 The Hearing is to be held on Wednesday 26 March 2025 at 9.30 am in Richmond at the Council Chambers.
- 4.3 Deliberations are to be held in Richmond at the Council Chambers on Monday 28 April 2025 commencing at 9.30 am.
- 4.4 All submissions received on the draft Māpua Masterplan are available [here](#).
- 4.5 Thirty two submitters have indicated they wish to speak to their submission. Speakers with an email address were contacted with their schedule speaking time, not all speakers have yet confirmed attendance at the hearing. Subsequent changes to the submitter speaking order will be advised at the beginning of the hearing.
- 4.6 Each submitter has been allowed a maximum of five minutes to speak to their submission. This time includes any points of clarification from the Hearing Panel. If the submitter uses their full five minutes, there is no additional time for questions due to the number of submitters wishing to be heard. Organisations have been allocated 10 minutes to speak.
- 4.7 Staff have asked submitters to be available from the start of the half-hour that they have been assigned to, and staff have allocated up to seven submitters per half-hour. This is in the knowledge that some will not use their allocated five minutes and that there may be some submitters who do not attend.
- 4.8 At the Council Meeting on 24 October 2024, the Council agreed that the Strategy and Policy Committee would hear and deliberate on submissions and approve the final Māpua Masterplan.
- 4.9 The purpose of the hearing panel is to:
  - 4.9.1 consider the views of submitters (from this hearing and from the written submissions); and
  - 4.9.2 deliberate on changes that may need to be made to the draft Māpua Masterplan.
- 4.10 The Hearings Panel chair will seek direction from the Hearings Panel on any additional matters raised during the Hearings, which require staff advice in the staff deliberations report.

## 5. Analysis and advice / Tātaritanga me ngā tohutohu

- 5.1 The schedule of this hearing is attached as Attachment 1. Any changes to the submitter speaking order will be advised at the beginning of the hearing.
- 5.2 Each submitter has been allowed a maximum of five minutes to speak to their submission. A maximum of 10 minutes has been allowed for organisations. This time includes any points of clarification from the Hearing Panel.
- 5.3 Staff have asked submitters to be available from the start of the hour that they have been assigned, and staff have allocated up to 12 submitters per hour. This is in anticipation that some will not use their allocated time and that some submitters may not attend.
- 5.4 Submitters will be present either in person or on Zoom.

## 6. Options / Kōwhiringa

- 6.1 The options are outlined in the following table:

Option	Advantage	Disadvantage
1. Receives and considers all submissions, including any late submissions up until 21 February 2025.	All submitters who wish to be heard can be heard and submissions can be considered within the deliberations report.	Any late submissions (beyond the 21 February 2025) may not be able to be heard.
2. Receives and considers all submissions received during the consultation period.	All submitters who submitted within the consultation timeframes can be heard and submissions can be included within the deliberations report.	Submitters wishing to place a late submission may not feel they have been heard by the Council.

- 6.2 Option 1 is recommended.

## 7. Legal / Ngā ture

- 7.1 To ensure due process, it is important that the Hearing Panel receives and considers submissions with an open mind.
- 7.2 In the case of a significant decision, the Council must ensure that the decision is made in accordance with the provisions of sections 77, 78, 80, 81 and 82 of the Local Government Act 2002 (LGA). In summary, the Council must:
- 7.2.1 identify and assess the reasonably practicable options;
  - 7.2.2 consider the views of interested and affected parties; and
  - 7.2.3 establish processes for Māori to participate in decision-making.
- 7.3 The Council must also ensure that the principles of consultation are met. This means that people who will or may be affected or have an interest have reasonable access to relevant information, including about the purpose and scope of the decisions, and are encouraged to present their views. The Council must ensure that:

- 7.3.1 submitters can present their views in a manner and format appropriate to their preferences;
- 7.3.2 the views presented are received with an open mind; and
- 7.3.3 submitters have access to a clear record and explanation of the relevant decisions made by the Council.
- 7.4 At its meeting on 24 October 2024 the Council agreed to use a process similar to the Local Government Act 2002 Special Consultative Procedure involving written submissions, hearings and deliberations.
- 7.5 At the same meeting the Council approved the draft Māpua Masterplan and Draft Māpua Masterplan Supporting Information for consultation.
- 7.6 Consultation on the draft Māpua Masterplan needs to meet the requirements of section 82 of the Local Government Act 2002, as well as the Council’s Significance and Engagement Policy. The Council has broad discretion about how to carry out consultation under section 82. On this occasion, this includes providing the opportunity to present submissions to the Council.

**8. Iwi Engagement / Whakawhitiwhiti ā-Hapori Māori**

- 8.1 The Masterplan was developed in partnership with ngā iwi as Treaty Partners and in accordance with the Relationship Agreement signed in December 2023 by the eight iwi of Te Taihū and the three councils of Te Taihū.
- 8.2 Ngā iwi involvement in the Masterplan project has included participation in multiple hui and providing representation at Council workshops and community engagement events. In collaboration with ngā iwi, a video on the significance of Māpua to ngā iwi and posters on ngā iwi background, Te Ao Maori Values and Visions and archaeological evidence were included with the public consultation material.
- 8.3 Ngā iwi were notified about the submission period for the draft Māpua Masterplan. A submission in support of the masterplan was received from Ngāti Rarua.

**9. Significance and Engagement / Hiranga me te Whakawhitiwhiti ā-Hapori Whānui**

- 9.1 The key decision sought in the report is to accept and hear submissions on the wider engagement and consultation process for the Māpua Masterplan and is of low significance in of itself. However, the submissions are a key part of the consultation process for the Māpua masterplan, which is of medium to the public generally and high significance to residents of Māpua.

	<b>Issue</b>	<b>Level of Significance</b>	<b>Explanation of Assessment</b>
1.	Is there a high level of public interest, or is decision likely to be controversial?	Moderate	Key part of Māpua Masterplan consultation process, which is of moderate-high significance.
2.	Are there impacts on the social, economic, environmental or cultural	Low	This decision is to accept the submissions received. No

	<b>Issue</b>	<b>Level of Significance</b>	<b>Explanation of Assessment</b>
	aspects of well-being of the community in the present or future?		decisions are sought on the substantive issues.
3.	Is there a significant impact arising from duration of the effects from the decision?	High	This is the only opportunity for any late submitters to be heard, however at the time of writing there are none.
4.	Does the decision relate to a strategic asset? (refer Significance and Engagement Policy for list of strategic assets)	No	The decision does not relate to a strategic asset.
5.	Does the decision create a substantial change in the level of service provided by Council?	No	The decision does not change any level of service.
6.	Does the proposal, activity or decision substantially affect debt, rates or Council finances in any one year or more of the LTP?	No	This decision is to accept submissions, which does not have any budgetary implications.
7.	Does the decision involve the sale of a substantial proportion or controlling interest in a CCO or CCTO?	No	This decision does not have any impact on a CCO or CCTO.
8.	Does the proposal or decision involve entry into a private sector partnership or contract to carry out the deliver on any Council group of activities?	No	This decision does not involve a private sector partnership or contract.
9.	Does the proposal or decision involve Council exiting from or entering into a group of activities?	No	This decision does not involve Council exiting from or entering into a group of activities.
10.	Does the proposal require particular consideration of the obligations of Te Mana O Te Wai (TMOTW) relating to freshwater or particular consideration of current legislation relating to water supply, wastewater and stormwater infrastructure and services?	No	This decision does not require consideration of Te Mana o te Wai

## **10. Communication / Whakawhitiwhiti Kōrero**

10.1 All submitters have had the opportunity to indicate whether they would like to speak to their submission at a hearing. Those who indicated that they wished to speak have been contacted to arrange a time during the hearing.



**11. Financial or Budgetary Implications / Ngā Ritenga ā-Pūtea**

11.1 The decision to accept submissions has no financial implication. The deliberations on submissions in April will consider the financial implications as part of deliberating on the content in the submissions.

**12. Risks / Ngā Tūraru**

12.1 There is a low-level reputational risk if late submissions are not accepted as submitters may not feel that they have been heard by Council.

**13. Climate Change Considerations / Whakaaro Whakaaweawe Āhuarangi**

13.1 There are no climate change considerations associated with the decision to accept submissions.

**14. Alignment with Policy and Strategic Plans / Te Hangai ki ngā aupapa Here me ngā Mahere Rautaki Tūraru**

14.1 Not applicable.

**15. Conclusion / Kupu Whakatepe**

15.1 This report recommends that the Hearing Panel (the Strategy and Policy Committee) accept the submissions received during the consultation period of 1 November 2024 to 16 February 2025. It also recommends that the Hearing Panel accepts the three late submissions received up until 21 February 2025, and declines to accept those received after that date.

15.2 The report also lists (Attachment 1) the proposed order of submitters on the day of the hearing for those wishing to speak in support of their submission. Staff will provide a deliberations report to the Hearing Panel prior to the deliberations, which is to be held on 28 April 2025.

**16. Next Steps and Timeline / Ngā Mahi Whai Ake**

16.1 The next steps for development of the Māpua Masterplan are:

26 March 2025	Hearing
28 April 2025	Deliberations
26 June 2025	Strategy and Policy Committee approve final Māpua Masterplan

**17. Attachments / Tuhinga tāpiri**

1.   Hearing Schedule

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**Unconfirmed submitters in bold****Hearing Schedule for Submission Round: Draft Mapua Masterplan**

Wednesday, March 26, 2025 Tasman District Council Chamber (32 Speakers)

Start Time	Duration	Speaker (Submission ID)
9:30 AM	(5 mins)	Mike Emanuel (34573)
9:30 AM	(5 mins)	Brent Thawley (34608) the family of Graeme & Eileen Thawley
<b>9:30 AM</b>	<b>(5 mins)</b>	<b>Kate Willoughby (34624)</b>
9:30 AM	(5 mins)	Gary Clark & Lynette Graham (34626) <b>VIA ZOOM</b>
9:30 AM	(5 mins)	Clare Kininmonth (34631)
9:30 AM	(5 mins)	Vincent Revell (34708)
10:00 AM	(10 mins)	Vincent Revell and Timo Neubauer on behalf of NelsonTasman2050 (34679)
10:00 AM	(5 mins)	Jan Heijs (34601)
10:00 AM	(5 mins)	Rob Ford (34636) Andy & Jane Brown
10:00 AM	(5 mins)	Jackie McNae - Staig & Smith Ltd on behalf of WJ & EL Lynch (34678)
10:00 AM	(5 mins)	Bruce Struthers (34707)
10:00 AM	(5 mins)	Marion Satherley (34687)
10:30 AM	(5 mins)	Colin Walker (34694)
10:30 AM	(10 mins)	Trevor Marshall on behalf of Mapua Boat Ramp Community Trust (34702)
10:30 AM	(5 mins)	Hayden Taylor on behalf of Mt Hope Holdings Ltd (34682)
10:30 AM	(5 mins)	Hayden Taylor on behalf of Tasman Bay Estates Ltd (34691)
<b>10:30 AM</b>	<b>(5 mins)</b>	<b>Hayden Taylor on behalf of Mick Toll (34684)</b>
11:05 AM		Morning tea adjournment
11:15 AM	(5 mins)	Melanie Drewery (34596)
11:15 AM	(5 mins)	Henk Vermeer (34569)
11:15 AM	(10 mins)	Elspeth Collier on behalf of Waimea/Waimeha Inlet Forum Working Group (34629)
11:30 AM	(5 mins)	Jim Vause (34690)
11:30 AM	(10 mins)	Jesse Loader on behalf of Tamaha Sea Scouts (34703)
11:30 AM	(10 mins)	Tim Kelly (trustee), Gill Wratt (chair), Belinda Crisp (trail manager) (34614) Nelson Tasman Cycle Trails Trust
11:30 AM	(5 mins)	Lesley McIntyre (34623)
<b>12:00 PM</b>	<b>(5 mins)</b>	<b>Andrew Clayton (34639) Andrew &amp; Rebecca Clayton</b>
12:00 PM	(10 mins)	Helen Lane (34663) Mapua Tennis Club
<b>12:00 PM</b>	<b>(5 mins)</b>	<b>David and Priscilla Young (34688)</b>
12:30 PM		Lunch adjournment

1:00 PM	(5 mins)	Bruce Gilkison (34666)
1:00 PM	(5 mins)	Rene Kampman (34680)
1:00 PM	(5 mins)	Dr Chris Van Staden (34634) VIA ZOOM
1:00 PM	(5 mins)	Pherne Tancock on behalf of Andrew and Susan Talley (34692) VIA ZOOM
1:00 PM	(5 mins)	Sonja Mitchell (34709) VIA ZOOM