
MINUTES
of the
SUBMISSIONS HEARING MEETING

held
1:30pm - Māpua Masterplan Deliberations, Thursday, 5 June
2025
at
Tasman Council Chamber, 189 Queen Street, Richmond

The [video recording](#) of this meeting is available on the Council's YouTube channel.

Present: Councillor K Maling (Chair), Mayor T King, Deputy Mayor S Bryant, Councillors C Butler, G Daikee, B Dowler, J Ellis (Zoom and in person), M Greening (Zoom), M Kininmonth, C Mackenzie, B Maru (Zoom and in person), D Shallcrass and T Walker

In Attendance: Group Manager – Service and Strategy (J Ridd), Strategic Policy Manager (D Fletcher), Principal Planner – Environmental Policy (A McKenzie) and Governance Officer (R Grover)

1 OPENING, WELCOME

2 APOLOGIES AND LEAVE OF ABSENCE

Moved Deputy Mayor Bryant/Councillor Walker
SH25-06-1

That the apologies be accepted from Councillor C Hill for absence (on other Council business) and from Councillor C Butler for lateness.

CARRIED

3 REPORTS

3.1 Māpua Masterplan Deliberations

Strategic Policy Manager, Dwayne Fletcher, presented the report.

The motion was taken in parts.

Clauses 2.35 and 2.37 were removed from the recommendation.

Councillors, Butler, Maru and Ellis were not present for the division on clauses 2.1-2.4.

**Moved Councillor Greening/Councillor Mackenzie
SH25-06-2**

That the Māpua Master Plan Hearing and Deliberations Panel

1. receives the Mapua Masterplan Deliberations report RSH25-06-1; and
2. agrees to the following changes to the draft Māpua Masterplan (including the Catchment Management Plan):

Waterfront Area

- 2.1 amend maps of Kite Park (land parcels 6, 8, 10, 12, 14, 16 Tahi Street) to state 'Future Park' as set out in Attachment 1 of this report; and
- 2.2 add 'Future Recreation Zone' to Kite Park maps (land parcels 6, 8, 10, 12, 14, 16 Tahi Street) as set out in Attachment 1 of this report; and
- 2.3 retain Action #1 with minor amendments as set out in Attachment 2 to the agenda report; and
- 2.4 retain Action #13 with minor amendments as set out in Attachment 2 to the agenda report.

CARRIED

Cr Greening called for a division.

Bryant	For
Daikee	For
Dowler	For
Greening	For
King	For
Kininmonth	For
Mackenzie	For
Maling	For
Shallcrass	For
Walker	For

CARRIED 10/0

Councillor Butler Joined the meeting at 1.51pm and Councillors Maru and Ellis returned to the meeting (in person) at 2pm.

**Moved Councillor Mackenzie/Councillor Kininmonth
SH25-06-3**

That the Māpua Master Plan Hearing and Deliberations Panel

2. agrees to the following changes to the draft Māpua Masterplan (including the Catchment Management Plan):

Higgs Road Area

- 2.5 amend maps of the Higgs Road Greenfield Land to 'Future Mixed Standard and Medium Density Housing' and include a notation stating 'Outline Development Plan to be developed for the Higgs Road Greenfield Land in consultation with landowners' as set out in Attachment 1 to the agenda report; and
- 2.6 amend the maps to show 35 Higgs Road as 'Future Medium Density Housing' as set out in Attachment 1 to the agenda report; and
- 2.7 remove from maps 'Future Commercial' on 86 Higgs Road and add 'Future Mixed Standard and Medium Density Housing' as set out in Attachment 1 to the agenda report; and
- 2.8 include in maps deferred area of 166 Māpua Drive as 'Future Medium Density Housing' as set out in Attachment 1 to the agenda report.

CARRIED

Cr Greening called for a division.

Bryant	For
Butler	For
Daikee	For
Dowler	For
Ellis	For
Greening	Against
King	For
Kininmonth	For
Mackenzie	For
Maling	For
Maru	For
Shallcrass	For
Walker	For

CARRIED 12/1

Moved Mayor King/Councillor Dowler
SH25-06-4

That the Māpua Master Plan Hearing and Deliberations Panel

2. agrees to the following changes to the draft Māpua Masterplan (including the Catchment Management Plan):

Seaton Valley Road Area

- 2.9 amend maps of Seaton Valley Road Greenfield Land to 'Future Mixed Standard and Medium Density Housing' and include a notation stating 'Outline Development Plan to be developed for the Seaton Valley Road Greenfield Land in consultation with landowners' as set out in Attachment 1 to the agenda report; and

- 2.10 amend the maps and reduce the residential area on the lower portion of 49 Stafford Drive to more closely reflect inundation mapping as set out in Attachment 1 to the agenda report; and
- 2.11 remove from the maps 'Future Commercial' from 12 and 20 Seaton Valley Road as set out in Attachment 1 to the agenda report; and
- 2.12 remove from the maps 'Future Reserve' at 12 and 20 Seaton Valley Road and add to the maps 'Significant Vegetation' around 12 Seaton Valley Road as set out in Attachment 1 to the agenda report.

Theme 1 – Housing and Business

- 2.13 add to maps 'Future Medium Density Housing' to 109 and 119 Aranui Road as set out in Attachment 1 to the agenda report; and
- 2.14 add to maps 'Future Rural Residential' to 107a/b Aranui Road as set out in Attachment 1 to the agenda report; and
- 2.15 add to maps 'Future Light Industrial' to 18 Stafford Drive as set out in Attachment 1 to the agenda report; and
- 2.16 add to maps 'Future Standard Density Housing' to 29 and 53 Seaton Valley Road as set out in Attachment 1 to the agenda report; and
- 2.17 add to maps 'Utility Reserve' to 0 Seaton Valley Road as set out in Attachment 1 to the agenda report; and
- 2.18 add to maps 'Future Rural Residential Housing' to 57, 59 and 69 Stafford Drive as set out in Attachment 1 of this report; and
- 2.19 add to maps 'Future Commercial' to 152 Māpua Drive with a note 'pending further assessment and landowner consultation through a plan change process' as set out in Attachment 1 to the agenda report; and
- 2.20 add to maps 'Network Utility' to 5 Seaton Valley Road as set out in Attachment 1 to the agenda report; and
- 2.21 add new Action - through a plan change process propose relevant changes to the zones of all deferred land in Māpua as set out in Attachment 2 to the agenda report.

Theme 2 – Heritage, Open Space and Community Facilities

- 2.23 amend map of 'Future Walking/Cycling Link' to extend along the boundary of 59 Seaton Valley Road as set out in Attachment 1 to the agenda report; and
- 2.24 add new Action – 'Investigate amending the policy framework of the Tasman Resource Management Plan to include a new 'emergency service facilities' definition and enabling provisions for new emergency service facilities. This would require a Tasman Resource Management Plan plan change and would be a change that affects the entire District as set out in Attachment 2 to the agenda report.

Theme 3 - Movement

- 2.25 remove Action #15 which references parking surveys as set out in Attachment 2 to the agenda report; and

- 2.26 amend Action #12 to align with the Setting of Speed Limits Rule 2024, as set out in Attachment 2 to the agenda report; and
- 2.27 add new Action – ‘Work with NZTA Waka Kotahi to identify and implement upgrade(s) to the SH60 / Māpua Drive Intersection’ as set out in Attachment 2 to the agenda report; and
- 2.28 add new Action – ‘Investigate through consultation with landowners extending the walking track from Māpua School along the seawall through to the Leisure Park’ as set out in Attachment 2 to the agenda report; and
- 2.29 add new Action – ‘To protect the habitat of significant bird species, remove the doggy dispenser on the Causeway’ as set out in Attachment 2 to the agenda report; and
- 2.30 add new Action – ‘To protect the habitat of significant bird species, undertake consultation with the landowner of 33 Toru Street to investigate the feasibility of creating a walking track around the boundary of the camping ground to the Controlled Dog Exercise Area’ as set out in Attachment 2 to the agenda report; and
- 2.31 add new Action and mapping labels of ‘Significant bird habitat’ at the Māpua Embankment and Shell Bank as set out in Attachment 1 and 2 to the agenda report; and
- 2.32 add to maps ‘Future Walking and Cycling Link’ to extend along boundary of 71 and 75 Seaton Valley Road as per the Tasman Resource Management Plan as set out in Attachment 2 to the agenda report.

Catchment Management Plan

- 2.33 agree to clarify wording in the Catchment Management Plan that extensive flood modelling has been undertaken and that this will be available on the Council’s website as set out in Attachment 10 to the agenda report; and
- 2.34 agree to add text to the Catchment Management Plan to acknowledge that the relationship between Tasman Resource Management Plan and Land Development Manual needs to be strengthened to give effect to WSD principles as set out in Attachment 10 to the agenda report; and

Finalising the Masterplan

- 2.38 agrees to replace the maps and action plan of the Māpua Masterplan with the revisions, noted in Attachments 1 and 2 to the agenda report, adjusted as required to give effect to any changes agreed in clause 2; and
- 2.39 agrees that no other changes be made to the Māpua Masterplan in response to submissions, other than minor and editorial amendments; and
- 2.40 authorises staff to include all changes agreed above into a final Māpua Masterplan and to submit the final Māpua Masterplan to the Tasman District Council for adoption; and
- 2.41 delegates authority to the Strategy and Policy Committee Chair and the Chief Executive Officer to approve any minor changes and minor editorial amendments to the Māpua Masterplan, prior to the plan being submitted for consideration to the Tasman District Council; and

2.42 notes that the Māpua Masterplan supporting information – draft for public consultation, November 2024 will not be revised and will remain as a draft document for the purposes of public consultation on the draft Māpua Masterplan; and

2.43 confirms that the [minutes](#) of the 26 March 2025 draft Māpua Masterplan Submissions Hearing meeting as a true and correct record.

Finalising the Māpua Catchment Management Plan

2.44 agrees to amendments to the Māpua Catchment Management Plan with the revisions noted in Attachment 10 to the agenda report, adjusted as required to give effect to any changes agreed in clause 2; and

2.45 agrees that no other changes be made to the Māpua Catchment Management Plan in response to submissions, other than minor and editorial amendments; and

2.46 notes that the Catchment Management Plan will become an appendix of the Māpua Masterplan; and

2.47 authorises staff to include all changes agreed above into a final Māpua Catchment Management Plan and to submit it to the Tasman District Council for adoption; and

2.48 delegates authority to the Strategy and Policy Committee Chair and the Chief Executive Officer to approve any minor changes or minor editorial amendments to the Māpua Catchment Management Plan, prior to the plan being submitted for consideration to the Tasman District Council.

CARRIED

Cr Greening called for a division.

Bryant	For
Butler	For
Daikee	For
Dowler	For
Ellis	For
Greening	Against
King	For
Kininmonth	For
Mackenzie	For
Maling	For
Maru	For
Shallcrass	For
Walker	For

CARRIED 12/1

Moved Mayor King/Councillor Butler

SH25-06-5

That the Māpua Master Plan Hearing and Deliberations Panel

2. agrees to the following changes to the draft Māpua Masterplan (including the Catchment Management Plan):

Theme 2 part one – Heritage, Open Space and Community Facilities

- 2.22 amend map location of 'Future Reserve' to fall entirely within 53 Seaton Valley Road as set out in Attachment 1 to the agenda report and the site is remediated to recreational standard; and

CARRIED

Cr Greening called for a division.

Bryant	For
Butler	For
Daikee	For
Dowler	For
Ellis	For
Greening	For
King	For
Kininmonth	For
Mackenzie	For
Maling	For
Maru	For
Shallcrass	For
Walker	For

CARRIED 13/0

The words 'to connect a proposed walkway alongside the' were added to the motion, with the agreement of the mover and seconder.

Moved Councillor Ellis/Councillor Walker

SH25-06-6

That the Māpua Master Plan Hearing and Deliberations Panel

2. agrees to the following changes to the draft Māpua Masterplan (including the Catchment Management Plan):

Catchment Management Plan

- 2.36 retain the portion of Seaton Valley future detention and wetland and walkway that sits within 179 Māpua Drive, shift the walkway alignment to connect to a proposed walkway alongside the drain through 175 Māpua Drive.

CARRIED

Cr Greening called for a division.

Bryant	For
Butler	For
Daikee	For

Dowler	For
Ellis	For
Greening	For
King	For
Kininmonth	For
Mackenzie	For
Maling	For
Maru	For
Shallcrass	For
Walker	For

CARRIED 13/0

**Moved Mayor King/Deputy Mayor Bryant
SH25-06-7**

Recommendation to the Tasman District Council

That the Tasman District Council:

- 1. adopts the Māpua Masterplan, including the Māpua Catchment Management Plan.**

CARRIED

Cr Greening called for a division.

Bryant	For
Butler	For
Daikee	For
Dowler	For
Ellis	For
Greening	Against
King	For
Kininmonth	For
Mackenzie	For
Maling	For
Maru	For
Shallcrass	For
Walker	For

CARRIED 12/1

4 CONFIDENTIAL SESSION

Nil

Councillor Mackenzie offered the closing karakia.

The meeting concluded at 3.00pm.

Confirmed as a correct record of proceedings by resolution on Enter date .

Unconfirmed