



Office of the Mayor

Email mayor@tasman.govt.nz
Phone 03 543 8444



Friendly Towns

Motueka and Kiyosato, Hokkaido Japan
Richmond and Fujimi, Nagano Japan
Takaka and Grootegast, The Netherlands

12 December 2016 12 December 2016

File: C785

Elena Meredith
Mapua and Districts Community Association
elena.meredith@xtra.co.nz

Dear Elena

Communicating Major Developments in Mapua

I have discussed with staff the feasibility of giving effect to the second resolution passed at your recent meeting. Specifically, the Association would like Council to have a policy that ensures that the Association is advised of any future major developments whether notified or non-notified within the Mapua districts. The Association was involved in setting the planning framework for the Mapua area most recently when the Tasman Resource Management Plan (TRMP) was changed between 2011 and 2015. This planning framework sets out the rules relating to development in the area. Landowners are entitled to rely on these rules when it comes to developing their land.

Subdivision applications always involve a consent but many of these are able to be processed on a non-notified basis because they are consistent with the nature and scale anticipated by the TRMP. This involves a bilateral negotiation between the applicant and the Council to ensure that the development gives effect to the planning rules. In some cases, the approval of adjoining landowners may be required, but the presumption is that these developments are not an opportunity for wider involvement. That said, the existence of applications and the notification of decisions are public information that can be made available.

In relation to applications that require public notification, the Association would be entitled to make submissions and be involved through that process.

I have asked staff if they could add the Association to the weekly applications and decisions list so that you may receive this information. If you can confirm the secretary's email address, we will ensure that these are provided.

It is not the role of Council to require a developer to consult with the Association, or for that matter any other interested party. However, providing the information on applications will give you the opportunity to make an approach to any party who you think you might need to talk to in relation to their development proposal.

Tasman District Council
Email info@tasman.govt.nz
Website www.tasman.govt.nz
24 hour assistance

Richmond
189 Queen Street
Private Bag 4
Richmond 7050
New Zealand
Phone 03 543 8400
Fax 03 543 9524

Murchison
92 Fairfax Street
Murchison 7007
New Zealand
Phone 03 523 1013
Fax 03 523 1012

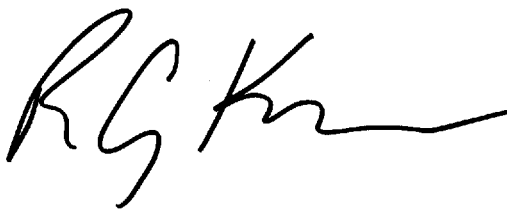
Motueka
7 Hickmott Place
PO Box 123
Motueka 7143
New Zealand
Phone 03 528 2022
Fax 03 528 9751

Takaka
14 Junction Street
PO Box 74
Takaka 7142
New Zealand
Phone 03 525 0020
Fax 03 525 9972

I can appreciate the Association is committed to ensuring appropriate and quality developments in the Mapua districts area. That is also the Council's objective as it assesses development proposals. You may be aware of pending amendments to the Resource Management Act where the Government is intending that residential developments will be processed more expeditiously than in the past. The Government is proposing to curtail participation rights and compress decision timelines. This underlies the importance of getting the planning framework right in the first place.

You have the advantage now that the chairman of the Environment & Planning Committee, Cr Tim King, attends your Association meetings. I am sure Tim will do his best to work with the Association in relation to developments likely to affect the Mapua districts area.

Yours sincerely

A handwritten signature in black ink, appearing to read 'R G King', written in a cursive style.

Richard Kempthorne
Mayor