

Proposed Urban Plan Change 6

Limited Summary of Decisions Requested

Submitter number	Submitter	Contact details
S-12	Mr Chris Tyerman	26 Royd Road East, Hexton, Gisborne, 4010 chris.tyerman1@gmail.com
S-14	Lynley Riini	491 Childers Road, Gisborne, 4010 lynleyriini@outlook.com
S-16	Rebekha Upston	399 Palmerston Road, Gisborne, 4010 rebekha@grantcooke.co.nz
S-17	Rozeeta Sinel	515A Childers Road, Te Hapara, Gisborne, 4010 rozeetasinel8@hotmail.com
S-25	Steven McIntosh-Dona	81 Stout Street, Whataupoko, Gisborne , 4010 mcintoshdona@icloud.com
S-27	Gerry and Sandra Blampied	550 Nelson Road, Gisborne , 4071 gerry@galaxygroup.co.nz
S-28	Myles and Andrea Blampied	113 Cameron Road, Lytton West, Gisborne, 4071 myles@galaxygroup.co.nz
S-29	Barbara Barwick	23 Grant Road, Whataupoko, Gisborne, 4010 Barwick@xtra.co.nz
S-32	Mr Henry Hansen	121 Haisman Road, Hexton, Gisborne, 4071 henry@eastcoastwools.nz
S-33	Mrs Susan Destounis	68 Cameron Road, Gisborne, 4071 antona.susanl@gmail.com
S-49	Mr Mark Beard	26 Hacche Road, Outer Kaiti, Gisborne, 4010 beardy26@gmail.com

Submitter number	Submitter	Contact details
S-61	Ms Rose Thum	108 Clifford Street, Whataupoko, Gisborne, 4010 rose@perfectpieces.co.nz
S-72	David Brendon and Anne Marie Quinn	1 Ballance Street, Whataupoko, Gisborne, 4010 mrsq@xtra.co.nz
S-73	Stephen Andrews	505 Nelson Road, RD1, Gisborne, 4071 sandrews.blackgold@gmail.com
S-82	Edwin Simperingham	258 Clifford Street, Gisborne, 4010 ed_simperingham@yahoo.com
S-83	Foodstuffs North Island (FSNI)	PO Box 1986, Shortland Street, Auckland, 1140 mattn@barker.co.nz
S-85	Patricia Margaret Maclean	106 Clifford Street, Whataupoko, Gisborne, 4010 trisha_m_m@hotmail.com
S-95	Anne Boyce	63 Clifford Street, Whataupoko, Gisborne, 4010 anneboyce63@gmail.com
S-102	Ellmers Family Trust	PO Box 40, Gisborne, Gisborne, 4040 sellmers@xtra.co.nz
S-128	Ellmers Family Trust	PO Box 40, Gisborne, 4010 sellmers@xtra.co.nz
S-136	Sarah and Guy Thompson	25 Russell Road, RD2, Ngatapa, Gisborne, 4072 sarahlharris@hotmail.com
S-139	Alistar McKellow	389 Palmerston Road, Gisborne, 4010 mckellows@xtra.co.nz
S-141	Tāmanuhiri Tūtū Poroporo Trust	Ngā Wai e Rua Building, Ground Floor, Gisborne, 4010 tiahntrhooper@gmail.com
S-142	Walter Findlay Limited	190 Grey Street, Gisborne, 4010 davidfindlay@wfl.co.nz
S-143	Doug Bell	783 Back Ormond Road, Makauri, 4071 bellvine@xtra.co.nz

S-12 Mr Chris Tyerman

26 Royd Road East, Hexton, Gisborne, 4010, chris.tyerman1@gmail.com

Submissi on Point	Support / Oppose / Support in Part / Support with Amendment	Chapter/ Part	Plan Change Ref / District Plan Provision	Submission Summary	Decision Requested
S-12-1	in support of	Zoning Map	PC6 MAP	Supports the proposed expansion of the city in the Hexton area, as that land is inferior for horticulture.	Approve the Plan Change

S-14 Lynley Riini

491 Childers Road, Gisborne, 4010, lynleyriini@outlook.com

Submission Point	Support / Oppose / Support in Part / Support with Amendment	Chapter/ Part	Plan Change Ref / District Plan Provision	Submission Summary	Decision Requested
S-14-1	in opposition to	Zoning Map	PC6 MAP	Opposes the proposal, the submitter does not agree with the proposal for the following reasons: • Devalue house • Infrastructure raising rates • Will not let the sunlight in • construction noise will disturb the peace • Privacy of the property • zoning of what submitter can build, and • Parking currently obstructs visibility of traffic and cars park over the driveway.	Do not allow the proposed changes.

S-16 Rebekha Upston

399 Palmerston Road, Gisborne, 4010 , rebekha@grantcooke.co.nz

Submission Point	Support / Oppose / Support in Part / Support with Amendment	Chapter/ Part	Plan Change Ref / District Plan Provision	Submission Summary	Decision Requested
S-16-2	in opposition to	Zoning Map	PC6 MAP	Rezone the identified lots on the northern side of Glenelg Road to Rural Lifestyle (Back Ormond Road Area) as this would: • Reflect the existing pattern of development and land use • Recognise the presence of established dwellings and lifestyle activity • Provide for a logical and contained extension of rural lifestyle zoning • Avoid the unnecessary application of Highly Productive Land provisions in an area where productive capacity is already compromised * Rural Lifestyle 1/ Rural Lifestyle (Back Ormond Road Area)	Rezone the properties on the northern side of Glenelg Road (39, 39A, 69, 73, 85, 95) and properties located at on the eastern side of Back Ormond Road (789, 793, 799, 805), to Rural Lifestyle (Back Ormond Road Area).

S-17 Rozeeta Sinel

515A Childers Road, Te Hapara, Gisborne, 4010, rozeetasinel8@hotmail.com

Submission Point	Support / Oppose / Support in Part / Support with Amendment	Chapter/ Part	Plan Change Ref / District Plan Provision	Submission Summary	Decision Requested
S-17-2	in opposition to	Medium Density Residential Zone	PC6 MRZ-R2	Opposes the zoning of 515A Childers Road to Medium Density Residential. Zoning this and the adjoining properties will- • reduce the privacy on submitters property and for young families • Block sunlight • Devalue submitters property and submitters neighbour's property • 2 and 3 Storey buildings going up on nearby properties will create noise and behaviours that may be concerning to others.	A change that could take place and be more reasonable would be single units that would be good for the elderly.
S-17-3	in opposition to	Medium Density Residential Zone	PC6 MRZ-R3	Oppose the zoning of 515A Childers Road to Medium Density Residential. Zoning this and the adjoining properties will- • reduce the privacy on my property and for young families • Block sunlight • Devalue my property and my neighbour's property • 2 and 3 Storey buildings going up on nearby properties will create noise and behaviors that may be concerning to others.	A change that could take place and be more reasonable would be single units that would be good for the elderly.

Submission Point	Support / Oppose / Support in Part / Support with Amendment	Chapter/ Part	Plan Change Ref / District Plan Provision	Submission Summary	Decision Requested
S-17-4	in opposition to	Medium Density Residential Zone	PC6 MRZ-S1	Oppose the zoning of 515A Childers Road to Medium Density Residential. Zoning this and the adjoining properties will- • reduce the privacy on my property and for young families • Block sunlight • Devalue my property and my neighbour's property • 2 and 3 Storey buildings going up on nearby properties will create noise and behaviours that may be concerning to others.	A change that could take place and be more reasonable would be single units that would be good for the elderly.
S-17-5	in opposition to	Medium Density Residential Zone	PC6 MRZ-S2	Oppose the zoning of 515A Childers Road to Medium Density Residential. Zoning this and the adjoining properties will- • reduce the privacy on my property and for young families • Block sunlight • Devalue my property and my neighbour's property • 2 and 3 Storey buildings going up on nearby properties will create noise and behaviours that may be concerning to others.	A change that could take place and be more reasonable would be single units that would be good for the elderly.
S-17-6	in opposition to	Medium Density Residential Zone	PC6 MRZ-S3	Oppose the zoning of 515A Childers Road to Medium Density Residential. Zoning this and the adjoining properties will- • reduce the privacy on my property and for young families • Block sunlight • Devalue my property and my neighbour's property • 2 and 3 Storey buildings going up on nearby properties will create noise and behaviours that may be concerning to others.	A change that could take place and be more reasonable would be single units that would be good for the elderly.

S-25 Steven McIntosh-Dona

81 Stout Street, Whataupoko, Gisborne , 4010, mcintoshdona@icloud.com

Submission Point	Support / Oppose / Support in Part / Support with Amendment	Chapter/ Part	Plan Change Ref / District Plan Provision	Submission Summary	Decision Requested
S-25-1	in opposition to	Zoning Map	PC6 MAP	Opposes the inclusion of Stout Street in the Proposed Urban Plan Change 6 zones to medium density residential. Reasons for opposition include: • Adverse Impact on Neighbourhood Character and Appeal • Availability of More Suitable Alternative Sites • Lack of Site-Specific Justification • Disproportionate Impact on Existing Residents	Reject Stout Street in the Proposed Urban Plan Change 6 zones to medium density residential.

S-27 Gerry and Sandra Blampied

550 Nelson Road, Gisborne , 4071, gerry@galaxygroup.co.nz

Submission Point	Support / Oppose / Support in Part / Support with Amendment	Chapter/ Part	Plan Change Ref / District Plan Provision	Submission Summary	Decision Requested
S-27-1	in support of	Zoning Map	PC6 MAP	Supports the proposed rezoning of land north of Nelson Road from Rural Residential to City General Residential. because this is a logical expansion of the existing urban area, and promotes efficient urban development by making use of existing infrastructure and services. Requests that the land immediately south of Nelson Road, between Elsdon Best Road and Taruheru Cemetery be rezoned from Rural Residential to City General Residential Zone to avoid creating an isolated rural residential pocket surrounded by urban residential development and the cemetery. That the southern part of this area is subject to flooding provides the opportunity for recreational amenities adjoining the Taruheru River which would improve the walking and cycling connections to and through the area, rather than be seen as a reason not to rezone for residential purposes.	Retain the proposed City General Residential zoning of the land near the corner of Nelson Road and Cameron Road Extend the City Residential zoning to include the land immediately south of Nelson Road.

S-28 Myles and Andrea Blampied

113 Cameron Road, Lytton West, Gisborne, 4071, myles@galaxygroup.co.nz

Submission Point	Support / Oppose / Support in Part / Support with Amendment	Chapter/ Part	Plan Change Ref / District Plan Provision	Submission Summary	Decision Requested
S-28-1	in support of	Zoning Map	PC6 MAP	Supports the proposed rezoning of land north of Nelson Road from Rural Residential to City General Residential because this is a logical expansion of the existing urban area, and promotes efficient urban development by making use of existing infrastructure and services. Requests that the land immediately south of Nelson Road, between Elsdon Best Road and Taruheru Cemetery be rezoned from Rural Residential to City General Residential Zone to avoid creating an isolated rural residential pocket surrounded by urban residential development and the cemetery. That the southern part of this area is subject to flooding provides the opportunity for recreational amenities adjoining the Taruheru River which would improve the walking and cycling connections to and through the area, rather than be seen as a reason not to rezone for residential purposes.	Retain the proposed rezoning of the land near the corner of Nelson Road and Cameron Road from Rural Residential to City General Residential; and Extend the City Residential zoning to include the land immediately south of Nelson Road.

S-29 Barbara Barwick

23 Grant Road, Whataupoko, Gisborne, 4010, Barwick@xtra.co.nz

Submission Point	Support / Oppose / Support in Part / Support with Amendment	Chapter/ Part	Plan Change Ref / District Plan Provision	Submission Summary	Decision Requested
S-29-2	in opposition to	City General Residential Zone	PC6 CGRZ	Opposes plan change. Concerned that providing for 2 and 3 storey buildings will affect views. Need more green corridors as there is not enough green spaces in proposed plan change. Any alterations need to be accessible for wheelchairs, mobility scooters, walkers, walking sticks, and pushchairs. Submitter considers enabling tiny homes across the proposed urban zone, is a good idea, they seek clarification on additional rates and granny flat requirements.	Amend the rules to reflect the comments made above and ensure changes protect the community and environment both now and in the future.
S-29-3	in opposition to	Medium Density Residential Zone	PC6 MRZ	Opposes plan change. Concerned that providing for 2 and 3 storey buildings will affect views. Need more green corridors as there is not enough green spaces in proposed plan change. Any alterations need to be accessible for wheelchairs, mobility scooters, walkers, walking sticks, and pushchairs. Submitter considers enabling tiny homes across the proposed urban zone, is a good idea, they seek clarification on additional rates and granny flat requirements.	Amend the rules to reflect the comments made above and ensure changes protect the community and environment both now and in the future.

S-32 Mr Henry Hansen121 Haisman Road, Hexton, Gisborne, 4071, henry@eastcoastwools.nz

Submission Point	Support / Oppose / Support in Part / Support with Amendment	Chapter/ Part	Plan Change Ref / District Plan Provision	Submission Summary	Decision Requested
S-32-1	in partial support of	Zoning Map	PC6 MAP	In partial support of PC 6 as it is imperative that fertile and suitable land is protected for the future prosperity of Gisborne thru horticulture and farming. The new boundary for productive land should be moved to the northern side of the Taruheru river where the land is more fertile and able to return a sustainable income from horticulture and farming. To do this the northern side of Haisman Road should be rezoned the same as southern side of Haisman Road.	Rezone the northern side of Haisman Road to the Taruheru river to Rural Lifestyle to provide a transition zone to Rural productive land over the river.

S-33 Mrs Susan Destounis

68 Cameron Road, Gisborne, 4071, antona.susanl@gmail.com

Submission Point	Support / Oppose / Support in Part / Support with Amendment	Chapter/ Part	Plan Change Ref / District Plan Provision	Submission Summary	Decision Requested
S-33-1	in opposition to	Zoning Map	PC6 MAP	Strongly opposes the proposed rezoning of an area of Cameron Road. The proposed rezoning threatens the very character of the area that long-term residents invested in and helped create. Submitter is concerned about the impact this will have on privacy, traffic, noise, infrastructure and the overall rural or semi-rural feel of the neighbourhood. Further concerns on the proposed changes limiting the submitters' ability to make future changes or improvements to their block of land. Greatest concern is on likely increase in property rates following rezoning.	Reconsider rezoning submitters area [Cameron Road].

S-49 Mr Mark Beard

26 Hacche Road, Outer Kaiti, Gisborne, 4010, beardy26@gmail.com

Submissi on Point	Support / Oppose / Support in Part / Support with Amendment	Chapter/ Part	Plan Change Ref / District Plan Provision	Submission Summary	Decision Requested
S-49-2	in opposition to	Zoning Map	PC6 MAP	Opposes the change of Hacche Road to City General Residential. There is no town supply of water or sewerage, small single lane non-tar sealed road. There is the poor water drainage, surface flooding and flooding of low lying sections by the Waimata river.	Reconsider changing the zoning for areas with inappropriate roading and risk management, such as Hacche Road.

S-61 Ms Rose Thum

Perfect Pieces Ltd

108 Clifford Street, Whataupoko, Gisborne, 4010, rose@perfectpieces.co.nz

Submission Point	Support / Oppose / Support in Part / Support with Amendment	Chapter/ Part	Plan Change Ref / District Plan Provision	Submission Summary	Decision Requested
S-61-1	in partial opposition to	Zoning Map	PC6 MAP	Partially opposes the proposed Medium Density Residential zoning and performance standards across the Whataupoko suburb. Whataupoko is a highly valued, character-rich, leafy suburb defined by heritage architecture and a well-established tree canopy. Permissive medium-density zoning directly violates the public policy directive issued by Mayor Rehette Stoltz, who stated the council must be "mindful of maintaining the character of the old Victorian buildings" In Whataupoko, the water, wastewater, and stormwater networks are already operating at or near peak capacity and suffer severe stress during weather events. Introducing permissive Medium Density Housing (MDH) provisions that allow multi-unit, 3-storey developments without rigorous, notified resource consents will result in severe network overload. Pushing local shifts forward before national legal frameworks pivot, creates a massive risk of immediate misalignment with the rest of New Zealand. This produces costly regulatory confusion for local builders, developers, and homeowners. Gisborne is a Tier 3 territory, so there is no national mandate or legal requirement to implement medium-density housing frameworks here.	Rezone the entirety of the Whataupoko suburb exclusively to the City General Residential Zone to ensure that any proposed multi-unit developments remain strictly managed and subject to a fully notified resource consent process. Introduce specialized, mandatory performance standards to the Tairāwhiti Resource Management Plan (TRMP) and the Residential Urban Design Guide requiring high-percentage permeable green surfaces and deep-soil root zones to legally preserve Whataupoko's mature tree networks. Mandate that no property within the Whataupoko suburb boundaries shall be rezoned for medium-density intensification until a detailed, catchment-specific infrastructure capacity assessment is completed and made publicly available. This assessment must formally prove that local water, wastewater, and stormwater networks possess the verified surplus capacity to safely absorb increased multi-unit density prior to any zoning changes taking legal effect. Halt or significantly delay the progression of the permissive medium-density aspects of PC6 until the new national Planning Act and Natural Environment Act have been formally enacted. This ensures Gisborne's district plan aligns perfectly with national standardized frameworks, successfully avoiding a costly, localized, mid-process planning overhaul. Reject the implementation of blanket Medium Density Housing (MDH) zoning in Gisborne's character suburbs based on flawed, over-inflated growth projections. Council must recalibrate the growth baselines of Plan Change 6 to align with the documented Stats NZ Low Growth Projections and actual downward social housing trends. Retain and stick with the City General Residential Zone for outer suburbs like Whataupoko, restricting future intensive multi-unit zoning exclusively to the

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					inner-city commercial core where existing services can sustain it.

S-72 David Brendon and Anne Marie Quinn

1 Ballance Street, Whataupoko, Gisborne, 4010, mrsq@xtra.co.nz

Submission Point	Support / Oppose / Support in Part / Support with Amendment	Chapter/ Part	Plan Change Ref / District Plan Provision	Submission Summary	Decision Requested
S-72-1	in opposition to	Zoning Map	PC6 MAP	Opposes the proposed zoning of medium density residential as apartments up to 3 levels will ruin the character of this established housing area, which has a lot of charm that is admired by both locals and tourists.	Exclude the predominantly old established streets (Stout Street, Railway Lane, Clifford Street, Whitaker Street, and the streets that traverse these streets from Fitzherbert Street to Balance Street) from the medium density residential zone.

S-73 Stephen Andrews

505 Nelson Road, RD1, Gisborne, 4071, sandrews.blackgold@gmail.com

Submission Point	Support / Oppose / Support in Part / Support with Amendment	Chapter/ Part	Plan Change Ref / District Plan Provision	Submission Summary	Decision Requested
S-73-1	in opposition to	Zoning Map	PC6 MAP	Opposes the rezoning proposal in its entirety. • There has been no mention of the impact of rate calculations for those being rezoned. In the submitters case they go from Rural Residential to City Residential under the proposal. • Presently submitter has no streetlights, footpaths or city sewerage connections so does not understand why they would be wanting to change to City Residential until such time as GDC undertakes these improvements. • It seems odd that the properties opposite us in Nelson Road are not being rezoned under the proposal. Submitter would request we be treated the same and not be subject to the proposed zone change, leaving them as Rural Residential. • Submitter would like to have seen proposals for traffic management. Increased density would need a plan in advance to manage an already broken traffic management scenario. • Infrastructure regarding flood events like those in the last few years are currently not meeting requirements let alone how it might be if the zoning proposal proceeds as drafted currently.	Decline this proposal. Do not subject the submitters property [505 Nelson Road] and others who desire the same, to a zone change within the next 5 years until a more rigorous proposal is put forward. Leave the submitter unaffected like their neighbours opposite them in the interim.

S-82 Edwin Simperingham

258 Clifford Street, Gisborne, 4010, ed_simperingham@yahoo.com

Submission Point	Support / Oppose / Support in Part / Support with Amendment	Chapter/ Part	Plan Change Ref / District Plan Provision	Submission Summary	Decision Requested
S-82-1	in partial support of	Zoning Map	PC6 MAP	Partially supports the proposed rezoning for the area of Whataupoko that includes and surrounds 258 Clifford Street. The submitter supports the introduction of the medium density housing zone and its application in Whataupoko. The submitter seeks that the zone provides specifically for access from Railway Lane (which is not a legal road but should be). Services should be able to run down railway lane - particularly 3 waters. The submitter supports making it easier for people to live in the CBD. We need it to be easy so that our centre can thrive.	Retain medium density housing zone and associated objectives, policies and rules. Ensure Railway Lane is able to provide legal access without the need for easements and that services access for 3 waters can also use Railway Lane. Railway lane should be vested as a legal road. Ensure is a Permitted Activity for residential development above street level and behind shops. Delete all parking requirements.
S-82-2	in partial support of	Part C 1-4	PC6 C1-4 C2.1.7.1	Partially supports the proposed rezoning for the area of Whataupoko that includes and surrounds 258 Clifford Street. The submitter supports the introduction of the medium density housing zone and its application in Whataupoko. The submitter seeks that the zone provides specifically for access from Railway Lane (which is not a legal road but should be). Services should be able to run down railway lane - particularly 3 waters. The submitter supports making it easier for people to live in the CBD. We need it to be easy so that our centre can thrive.	Retain medium density housing zone and associated objectives, policies and rules. Ensure Railway Lane is able to provide legal access without the need for easements and that services access for 3 waters can also use Railway Lane. Railway lane should be vested as a legal road. Ensure is a Permitted Activity for residential development above street level and behind shops. Delete all parking requirements.

Submission Point	Support / Oppose / Support in Part / Support with Amendment	Chapter/ Part	Plan Change Ref / District Plan Provision	Submission Summary	Decision Requested
S-82-3	in partial support of	Medium Density Residential Zone	PC6 MRZ	Partially supports the proposed rezoning for the area of Whataupoko that includes and surrounds 258 Clifford Street. The submitter supports the introduction of the medium density housing zone and its application in Whataupoko. The submitter seeks that the zone provides specifically for access from Railway Lane (which is not a legal road but should be). Services should be able to run down railway lane - particularly 3 waters. The submitter supports making it easier for people to live in the CBD. We need it to be easy so that our centre can thrive.	Retain medium density housing zone and associated objectives, policies and rules. Ensure Railway Lane is able to provide legal access without the need for easements and that services access for 3 waters can also use Railway Lane. Railway lane should be vested as a legal road. Ensure is a Permitted Activity for residential development above street level and behind shops. Delete all parking requirements.
S-82-4	in partial support of	City Centre Zone	PC6 CCZ-R7	Partially supports the proposed rezoning for the area of Whataupoko that includes and surrounds 258 Clifford Street. The submitter supports the introduction of the medium density housing zone and its application in Whataupoko. The submitter seeks that the zone provides specifically for access from Railway Lane (which is not a legal road but should be). Services should be able to run down railway lane - particularly 3 waters. The submitter supports making it easier for people to live in the CBD. We need it to be easy so that our centre can thrive.	Retain medium density housing zone and associated objectives, policies and rules. Ensure Railway Lane is able to provide legal access without the need for easements and that services access for 3 waters can also use Railway Lane. Railway lane should be vested as a legal road. Ensure a Permitted Activity for residential development above street level and behind shops. Delete all parking requirements.

S-83 Foodstuffs North Island (FSNI)

Foodstuffs North Island (FSNI)

PO Box 1986, Shortland Street, Auckland, 1140, mattn@barker.co.nz

Submission Point	Support / Oppose / Support in Part / Support with Amendment	Chapter/ Part	Plan Change Ref / District Plan Provision	Submission Summary	Decision Requested
S-83-5	in partial opposition to	Mixed Use Zone	PC6 MUZ-R10	Partially opposes this rule because while the submitter supports supermarkets being a permitted activity within the Mixed Use zone they seek that the permitted GFA threshold for supermarkets is increased to 7,000 m². While the submitter generally supports the intent and provisions of the Design Guide, it is important that the design guides are reference documents that sit outside the PDP, rather than being formally incorporated into it.	Amend matters for Discretion for MUZ-R10 as follows: 1. Supermarkets have Permitted activity status in 5,000 m² <u>7,000 m²</u>; and b. Compliance is achieved with: i. MUZ-S4 Landscaping at the Residential and Reserve zone Interface; and ii. MUZ-S5 Outdoor Storage or Rubbish Collection and Service Areas. 2. Supermarkets have Restricted Discretionary activity status in the Mixed Use zone and PREC2 Mixed Use Business Precinct where compliance is not achieved with MUZ-R10 Supermarkets (1). Matters of Discretion when compliance is not achieved: a. The effects of non-compliance with any relevant standard and any relevant Matters of Discretion of any standard that is not met. b. The relevant matters contained in the Urban Design Guide – For Commercial Development in Urban Areas contained in Appendix H6: c. The matters in: i. MUZ-P1 Compatible Activities; and ii. MUZ-P2 Mixed Use Zone Character and Amenity.

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S-83-6	in partial opposition to	Mixed Use Zone	PC6 MUZ-R16	Partially opposes the rule because while the submitter generally supports the intent and provisions of the Design Guide, it is important that the design guides are reference documents that sit outside the PDP, rather than being formally incorporated into it. Incorporating the design guides into the PDP elevates these provisions into the form of standards, rather than what they are intended to be as guidance. It is not appropriate to provide that the Council's discretion is restricted to all matters in the Design Guide. This does not give any clear direction or certainty for applicants and is onerous for the preparation and assessment of resource consent applications.	Amend matters for Discretion for MUZ-R16 as follows: Matters of Discretion when compliance is not achieved: a. The effects of non-compliance with any relevant standard and any relevant Matters of Discretion of any standard that is not met. b. The relevant matters contained in the Urban Design Guide – For Commercial Development in Urban Areas contained in Appendix H6. 1. Financial Contributions. d. The matters in: i. MUZ-P1 Compatible Activities; ii. MUZ-P2 Mixed Use Zone Character and Amenity; iii. MUZ-P3 Incompatible Activities; iv. MUZ-P4 Zone Interface; v. MUZ-P5 PREC1 Mixed Use Amenity Precinct; and vi. MUZ-P6 PREC2 Mixed Use Business Precinct. -

Submission Point	Support / Oppose / Support in Part / Support with Amendment	Chapter/ Part	Plan Change Ref / District Plan Provision	Submission Summary	Decision Requested
S-83-7	in partial opposition to	Mixed Use Zone	PC6 MUZ-R19	Partially opposes this rule because while the submitter generally supports the intent and provisions of the Design Guide, it is important that the design guides are reference documents that sit outside the district plan, rather than being formally incorporated into it. Incorporating the design guides into the PDP elevates these provisions into the form of standards, rather than what they are intended to be as guidance. It is not appropriate to provide that the Council's discretion is restricted to all matters in the Design Guide. This does not give any clear direction or certainty for applicants and is onerous for the preparation and assessment of resource consent applications.	Amend Matters for Discretion for MUZ-R19 as follows: Matters of Discretion when compliance is not achieved: a) The effects of any non-compliance with any relevant standard or relevant Matters of Discretion. b) The relevant matters contained in the Urban Design Guide – For Commercial Development in Urban Areas contained in Appendix H6. c) The effect of the activity on the safe and efficient operation of the transport network including on parking and access, traffic generation and the safety of other road users. d) The extent to which the intensity and scale of the activity may adversely impact on the planned character and amenity of the Mixed Use zone. e) The extent to which the intensity and scale of the activity may adversely impact on the local streetscape. f) Effects on the amenity values of adjoining sites including visual dominance, privacy and shading effects. g) The capacity of existing and planned infrastructure to service the activity. h) Financial contributions.

Submission Point	Support / Oppose / Support in Part / Support with Amendment	Chapter/ Part	Plan Change Ref / District Plan Provision	Submission Summary	Decision Requested
S-83-8	in partial opposition to	Zoning Map	PC6 MAP	MUZ Partially opposes this zone introduction because the zone description refers to the zone incorporating larger scale retail and this is supported. Amendments are proposed to paragraph 1 to further clarify that large format retail is an intended use within the zone. MUZ-O2 Partially opposes the proposed wording of this objective. Given the diversity of activities enabled within the Mixed Use zone it is not clear how the outcome of "seamless integration" with the surrounding areas will be achieved. Many large format retail activities have operational and functional requirements that differ from other activities enabled within the zone and will necessitate a different design response. The submitter is of the view that the objective should focus on the future built form. MUZ-P1 Partially opposes the proposed wording of sub clause 2 as the policy relates to land use activities. Urban design outcomes are covered in policy 2. MUZ-P2 Partially opposes this policy because in the submitters experience commercial areas have a mixture of street typologies. Most have at least one main shopping street and while it is appropriate that these streets have high levels of activation, there are secondary frontages or streets are less important retail streets and have lower levels of pedestrian activity. While the submitter generally supports the intent and provisions of the Design Guide, it is important that the design guides are reference documents that sit outside the PDP, rather than being formally incorporated into it. Incorporating the design guides into the PDP elevates these provisions into the form of standards, rather than what they are intended to be as guidance.	MUZ Amend paragraph 1 as follows: The Mixed Use zone in Te Tairāwhiti is located on the edge of Gisborne's City Centre zone, along high-access corridors linking to the public transport network and key social infrastructure. Serving as a transitional area between residential zones and the City Centre, this zone accommodates a compatible mix of commercial, <u>large format retail</u>, light industrial, residential, recreational, and community activities. MUZ-O2 The Mixed Use zone is a diverse urban environment where development reflects the mix of activities anticipated, and is designed to integrate seamlessly with the surrounding area by meeting specified design and amenity criteria. Successful integration will be measured by the compatibility of building form, use, and urban design with surrounding areas. positively, contributes towards planned future form and quality. MUZ-P1 Amend MUZ-P1 as follows: Enable a wide range of compatible commercial, recreational, residential, community and light industrial activities, while ensuring that: 1. The activity does not detract from the viability and vitality of the City Centre zone; 2. The design scale and intensity are appropriate to the purpose of the zone; and 3. Adequate existing and planned infrastructure is in place to service the activity. MUZ-P2 Amend MUZ-P2 as follows: Require development in the Mixed Use zone to positively contribute towards achieving a diverse environment by ensuring: 1. Site layout, scale, intensity and building design

Submission Point	Support / Oppose / Support in Part / Support with Amendment	Chapter/ Part	Plan Change Ref / District Plan Provision	Submission Summary	Decision Requested
				MUZ-R10 Partially opposes this rule because while the submitter supports supermarkets being a permitted activity within the Mixed Use zone they seek that the permitted GFA threshold for supermarkets is increased to 7,000 m2. While the submitter generally supports the intent and provisions of the Design Guide, it is important that the design guides are reference documents that sit outside the PDP, rather than being formally incorporated into it. MUZ-R16 Partially opposes the rule because while the submitter generally supports the intent and provisions of the Design Guide, it is important that the design guides are reference documents that sit outside the PDP, rather than being formally incorporated into it. Incorporating the design guides into the PDP elevates these provisions into the form of standards, rather than what they are intended to be as guidance. It is not appropriate to provide that the Council's discretion is restricted to all matters in the Design Guide. This does not give any clear direction or certainty for applicants and is onerous for the preparation and assessment of resource consent applications. MUZ-R19 Partially opposes this rule because while the submitter generally supports the intent and provisions of the Design Guide, it is important that the design guides are reference documents that sit outside the district plan, rather than being formally incorporated into it. Incorporating the design guides into the PDP elevates these provisions into the form of standards, rather than what they are intended to be as guidance. It is not appropriate to provide that the Council's discretion is restricted to all matters in the Design Guide. This does not give any clear direction or certainty for applicants	provide for: a. High quality streetscapes; b. Pedestrian amenity; c. Safe movement of people of all ages and abilities; d. Community wellbeing, health and safety; and e. Traffic, parking and access needs. 1. Development is designed and constructed to support the ongoing operation and development of the zone for a wide range of non-residential activities; 2. Development takes into account the Urban Design Guide for Commercial Development in Urban Areas contained in Appendix H6; and 3. Residential units are functional and are of a sufficient size to meet the day-to-day needs of residents. MUZ-R10 Amend matters for Discretion for MUZ-R10 as follows: 1. Supermarkets have Permitted activity status in 5,000m2 <u>7,000 m2</u>; and b. Compliance is achieved with: i. MUZ-S4 Landscaping at the Residential and Reserve zone Interface; and ii. MUZ-S5 Outdoor Storage or Rubbish Collection and Service Areas. 2. Supermarkets have Restricted Discretionary activity status in the Mixed Use zone and PREC2 Mixed Use Business Precinct where compliance is not achieved with MUZ-R10 Supermarkets (1). Matters of Discretion when compliance is not achieved: a. The effects of non-compliance with any relevant standard and any relevant Matters of Discretion of any standard that is not met. b. The relevant matters contained in the Urban

Submission Point	Support / Oppose / Support in Part / Support with Amendment	Chapter/ Part	Plan Change Ref / District Plan Provision	Submission Summary	Decision Requested
				and is onerous for the preparation and assessment of resource consent applications.	Design Guide – For Commercial Development in Urban Areas contained in Appendix H6: c. The matters in: i. MUZ-P1 Compatible Activities; and ii. MUZ-P2 Mixed Use Zone Character and Amenity. MUZ-R16 Amend matters for Discretion for MUZ-R16 as follows: Matters of Discretion when compliance is not achieved: a. The effects of non-compliance with any relevant standard and any relevant Matters of Discretion of any standard that is not met. b. The relevant matters contained in the Urban Design Guide – For Commercial Development in Urban Areas contained in Appendix H6: 1. Financial Contributions. d. The matters in: i. MUZ-P1 Compatible Activities; ii. MUZ-P2 Mixed Use Zone Character and Amenity; iii. MUZ-P3 Incompatible Activities; iv. MUZ-P4 Zone Interface; v. MUZ-P5 PREC1 Mixed Use Amenity Precinct; and vi. MUZ-P6 PREC2 Mixed Use Business Precinct. MUZ-R19 Amend Matters for Discretion for MUZ-R19 as follows: Matters of Discretion when compliance is not achieved: a) The effects of any non-compliance with any relevant standard or relevant Matters of Discretion. b) The relevant matters contained in the Urban Design Guide – For Commercial Development in Urban Areas contained in Appendix H6: c) The effect of the activity on the safe and efficient operation of the transport network including on parking

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					and access, traffic generation and the safety of other road users. d) The extent to which the intensity and scale of the activity may adversely impact on the planned character and amenity of the Mixed Use zone. e) The extent to which the intensity and scale of the activity may adversely impact on the local streetscape. f) Effects on the amenity values of adjoining sites including visual dominance, privacy and shading effects. g) The capacity of existing and planned infrastructure to service the activity. h) Financial contributions.

S-85 Patricia Margaret Maclean

106 Clifford Street, Whataupoko, Gisborne, 4010, trisha_m_m@hotmail.com

Submission Point	Support / Oppose / Support in Part / Support with Amendment	Chapter/ Part	Plan Change Ref / District Plan Provision	Submission Summary	Decision Requested
S-85-2	in opposition to	City Centre Zone	PC6 CCZ	Opposes the proposed zoning of Medium Density Residential for parts of Whataupoko. The specific provisions of the proposal that this submission relates to are: Multi Storey Building proposal - changes to Whataupoko. The current proposition doesn't have adequate provision to protect residents of Whataupoko's properties from the planned multi storey buildings. Whataupoko has long been regarded as a beautiful, green & historical suburb by locals and visitors. THREE CORE OBJECTIONS: 1. Infrastructure capacity is insufficient and must be addressed before any zoning change. 2. Concentrating noise and privacy loss in multi-storey apartments creates documented health harms that cannot be remedied. 3. Consultation was not genuine and did not meet basic democratic standards.	Reject Urban Plan Change 6 - from Stout St through to Clifford St. Consider the CBD that has so many suitable areas and empty buildings. There are a lot of areas along Childers Rd, and streets in that area. The old Public Health Building, opposite Briscoes and where the Columbine Hosiery factory was, behind Gisborne Intermediate to name a couple. These are areas that are suitable for intensification with low-cost buildings. DEMANDS: We call on decision-makers to: 1. Permanently remove Whataupoko from intensification zones under Plan Change 6 and all future plan changes. 2. Require full infrastructure capacity assessment before any residential zoning changes are considered anywhere in Tairāwhiti. 3. Commit to genuine, formative-stage consultation on any future intensification proposals affecting established residential neighbourhoods.

Submission Point	Support / Oppose / Support in Part / Support with Amendment	Chapter/ Part	Plan Change Ref / District Plan Provision	Submission Summary	Decision Requested
S-85-3	in opposition to	Medium Density Residential Zone	PC6 MRZ	Opposes the proposed zoning of Medium Density Residential for parts of Whataupoko. The specific provisions of the proposal that this submission relates to are: Multi Storey Building proposal - changes to Whataupoko. The current proposition doesn't have adequate provision to protect residents of Whataupoko's properties from the planned multi storey buildings. Whataupoko has long been regarded as a beautiful, green & historical suburb by locals and visitors. THREE CORE OBJECTIONS: 1. Infrastructure capacity is insufficient and must be addressed before any zoning change. 2. Concentrating noise and privacy loss in multi-storey apartments creates documented health harms that cannot be remedied. 3. Consultation was not genuine and did not meet basic democratic standards.	Reject Urban Plan Change 6 - from Stout St through to Clifford St. Consider the CBD that has so many suitable areas and empty buildings. There are a lot of areas along Childers Rd, and streets in that area. The old Public Health Building, opposite Briscoes and where the Columbine Hosiery factory was, behind Gisborne Intermediate to name a couple. These are areas that are suitable for intensification with low-cost buildings. DEMANDS: We call on decision-makers to: 1. Permanently remove Whataupoko from intensification zones under Plan Change 6 and all future plan changes. 2. Require full infrastructure capacity assessment before any residential zoning changes are considered anywhere in Tairāwhiti. 3. Commit to genuine, formative-stage consultation on any future intensification proposals affecting established residential neighbourhoods.

S-95 Anne Boyce

63 Clifford Street, Whataupoko, Gisborne, 4010, anneboyce63@gmail.com

Submission Point	Support / Oppose / Support in Part / Support with Amendment	Chapter/ Part	Plan Change Ref / District Plan Provision	Submission Summary	Decision Requested
S-95-1	in opposition to	Zoning Map	PC6 MAP	Opposes proposed plan change 6 and the building of social housing funded by the government in Whataupoko.	Reject the social housing proposed. Oppose location.

S-102 Ellmers Family Trust

Ellmers Family Trust

PO Box 40, Gisborne, Gisborne, 4040, sellmers@xtra.co.nz

Submission Point	Support / Oppose / Support in Part / Support with Amendment	Chapter/ Part	Plan Change Ref / District Plan Provision	Submission Summary	Decision Requested
S-102-2	in opposition to	Zoning Map	PC6 MAP	Opposes the proposed Mixed Use zone of the land at 83 Awapuni Road, Gisborne, and the adjoining rear landholdings for the following reasons: 1. Mixed Use zoning is unlikely to be practical or economically viable in this location 2. There is an existing conflict between residential neighbours and industrial-style activity 3. Traffic and road upgrade requirements make Mixed Use development difficult 4. Medium Density Residential is the highest and best use of this land 5. Medium density housing would free up existing family homes 6. The CBD is not the only suitable location for medium density 7. There is limited demand for further light industrial and shed-style development 8. A coordinated residential development would allow better planning The submitters instead seek that the relevant three large parcels of land owned by the Ellmers, Halls and Charteris be rezoned Medium Density Residential. The land this submission relates to includes: • the Ellmers Family Trust land at 83 Awapuni Road; • the adjoining Brian Hall land; • and the adjoining Sam Charteris land.	Reject the proposed Mixed Use zoning for the Ellmers Family Trust land at 83 Awapuni Road and the adjoining rear landholdings owned by Brian Hall and Charteris Commercial. Rezone the Ellmers Family Trust land, Brian Hall's land and the Charteris's land as Medium Density Residential. Recognise that Medium Density Residential is the more practical, compatible and economically viable zoning outcome for this location. Recognise that any meaningful commercial or light industrial development of these rear landholdings is likely to create transport, noise, amenity and compatibility issues, and will likely trigger costly road upgrade requirements. Recognise that a coordinated Medium Density Residential development across these adjoining landholdings would better support Gisborne's housing needs, particularly the need for duplexes, townhouses and smaller easy-care homes suitable for older residents. Recognise that Medium Density Residential zoning would create a positive housing flow-on effect by allowing older residents to downsize, thereby freeing up larger existing homes for families, first-home buyers and other residents. Undertake any necessary further planning analysis to confirm that Medium Density Residential zoning is the best long-term use for this land, rather than relying on a Mixed Use zoning that is likely to be incompatible with the adjoining residential land zoning.

S-128 Ellmers Family Trust

Ellmers Family Trust

PO Box 40, Gisborne, 4010, sellmers@xtra.co.nz

Submission Point	Support / Oppose / Support in Part / Support with Amendment	Chapter/ Part	Plan Change Ref / District Plan Provision	Submission Summary	Decision Requested
S-128-1	in opposition to	Zoning Map	PC6 MAP	Opposes the proposed Mixed Use zone of the land at 83 Awapuni Road, Gisborne, and the adjoining rear landholdings for the following reasons: 1. Mixed Use zoning is unlikely to be practical or economically viable in this location 2. There is an existing conflict between residential neighbours and industrial-style activity 3. Traffic and road upgrade requirements make Mixed Use development difficult 4. Medium Density Residential is the highest and best use of this land 5. Medium density housing would free up existing family homes 6. The CBD is not the only suitable location for medium density 7. There is limited demand for further light industrial and shed-style development 8. A coordinated residential development would allow better planning The submitters instead seek that the relevant three large parcels of land owned by the Ellmers, Halls and Charteris be rezoned Medium Density Residential. The land this submission relates to includes: • the Ellmers Family Trust land at 83 Awapuni Road; • the adjoining Brian Hall land; • and the adjoining Sam Charteris land. Supports the proposed change to City General Residential on parts of the submitters land located at 601 Wainui Road that were zoned rural. Submitter intends developing the whole area of land into residential housing in the future so the proposed inclusion of the parts zoned rural will facilitate an integrated development.	Reject the proposed Mixed Use zoning for the Ellmers Family Trust land at 83 Awapuni Road and the adjoining rear landholdings owned by Brian Hall and Charteris Commercial. Rezone the Ellmers Family Trust land, Brian Hall's land and the Charteris's land as Medium Density Residential. Zone the proposed parts of the submitters land at 601 Wainui Road as City General Residential. Recognise that Medium Density Residential is the more practical, compatible and economically viable zoning outcome for this location. Recognise that any meaningful commercial or light industrial development of these rear landholdings is likely to create transport, noise, amenity and compatibility issues, and will likely trigger costly road upgrade requirements. Recognise that a coordinated Medium Density Residential development across these adjoining landholdings would better support Gisborne's housing needs, particularly the need for duplexes, townhouses and smaller easy-care homes suitable for older Recognise that Medium Density Residential zoning would create a positive housing flow-on effect by allowing older residents to downsize, thereby freeing up larger existing homes for families, first-home buyers and other Undertake any necessary further planning analysis to confirm that Medium Density Residential zoning is the best long-term use for this land, rather than relying on a Mixed Use zoning that is likely to be incompatible with the adjoining residential land

S-136 Sarah and Guy Thompson

25 Russell Road, RD2, Ngatapa, Gisborne, 4072, sarahlharris@hotmail.com

Submission Point	Support / Oppose / Support in Part / Support with Amendment	Chapter/ Part	Plan Change Ref / District Plan Provision	Submission Summary	Decision Requested
S-136-1	in partial support of	Zoning Map	PC6 MAP	Support PC6 in part, however request that the land bounded by the Makaraka Commercial zone, the Taruheru River, the Main Road and the Makaraka Cemetery and Campion Collage rezoned from Rural residential to General Residential. The reasons being: - the land is not viable for horticulture because of the proximity to land zoned residential and the conflict with spraying causes; and - that the Rural Residential zoning is not required as a buffer between the residential zone and the Rural Production zone because this site has a large shelter belt, Council owned flood reserves (x2) and the Taruheru River between it and the area of Rural P and this is a sufficient barrier between the two zones.	Rezone the area zoned Rural Residential in the black rectangle in figure 2 to General Residential. Figure 1: Kiwi Street Orchard highlighted in blue Figure 2: Area proposed to be re-zoned. Figure 3: PC6 Zone Map

S-139 Alistar McKellow

389 Palmerston Road, Gisborne, 4010, mckellows@xtra.co.nz

Submission Point	Support / Oppose / Support in Part / Support with Amendment	Chapter/ Part	Plan Change Ref / District Plan Provision	Submission Summary	Decision Requested
S-139-3	neither in support or opposition of	Mixed Use Zone	PC6 MUZ	Neither supports nor opposes the noise standards that will apply to the new zones introduced by Plan Change 6, however requests that the following integrated acoustic parameters be evaluated and written directly into the proposed zone performance standards: 1. The Low-Frequency Sliding Scale 2. Retention of Special Audible Characteristics (SAC) 3. Mixed Use Zone Boundary Interfaces 4. Restriction on Section 127 Variations	Evaluate the following integrated acoustic parameters and write directly into the proposed zone performance standards: 1. The Low-Frequency Sliding Scale: If a flat 12dB gap presents daytime operational constraints, I request the adoption of a sliding scale framework: a maximum delta of 15 dB daytime and a strict 10 dB nighttime limit to protect residential sleep amenity. 2. Retention of Special Audible Characteristics (SAC): The transition from the old L10 metric to the new Leq metric must not remove or exempt activities from SAC adjustments. All provisions for tonality and impulsiveness corrections under NZS 68021:2008 must be explicitly retained across the new Medium Density and Mixed-Use zones to prevent highly annoying, intermittent noises from eroding residential amenity. 3. Mixed Use Zone Boundary Interfaces: Where a commercial activity in the Mixed-Use Zone directly adjoins a residential activity, the maximum noise permitted at that specific residential boundary line must strictly adhere to standard residential thresholds (55 dB day/45 dB night). 4. Restriction on Section 127 Variations: The plan must incorporate a policy stating that the introduction of the Mixed-Use Zone does not provide a default justification for existing businesses to use Section 127 of the RMA to increase their site-specific consented noise limits without full notification to affected in-zone residential neighbours.

S-141 Tāmanuhiri Tūtū Poroporo Trust

Ngā Wai e Rua Building, Ground Floor, Gisborne, 4010, tiahntrhooper@gmail.com

Submission Point	Support / Oppose / Support in Part / Support with Amendment	Chapter/ Part	Plan Change Ref / District Plan Provision	Submission Summary	Decision Requested
S-141-1	in partial support of	Zoning Map	PC6 MAP	The submitter supports the intent of PC6 to enable housing supply and choice, including intensification where appropriate, however considers PC6 does not adequately reflect current and emerging settlement patterns, particularly the increasing prevalence of remote and flexible working arrangements. The submitter is concerned that PC6 appears to rely on an implicit assumption of centralised urban growth, with investment in housing and infrastructure largely oriented toward the Gisborne urban area. The submitter is concerned that infrastructure constraints may be used to justify urban concentration, rather than prompting consideration of more flexible or innovative servicing approaches. Decentralised and distributed growth is often an enabler of better housing and wellbeing outcomes, including papakāinga, whānau-based and intergenerational living and reconnection to whenua and rohe.	1. Provide a planning framework that: ◦ responds to the diversity of lived experience across Tairāwhiti, instead of implicitly privileges one growth model that risks constraining housing choice and reinforcing inequities. ◦ recognises the contemporary realities of working from home and doesn't assume proximity to the urban core as the primary determinant of housing demand or sustainability. 2. Encourages Council to: ◦ more actively consider scalable infrastructure, staged servicing approaches and locally appropriate or community-level servicing solutions where these can achieve health, environmental and resilience outcomes. ◦ view decentralisation through an equity and Treaty-consistent lens, as a means of enabling choice, cultural continuity and community resilience. ◦ more explicitly interrogate assumptions of centralised growth, recognise decentralised living as a legitimate and desirable outcome and ensure the framework remains adaptive to changing realities and community aspirations.

Submission Point	Support / Oppose / Support in Part / Support with Amendment	Chapter/ Part	Plan Change Ref / District Plan Provision	Submission Summary	Decision Requested
S-141-2	in partial support of	Special Purpose - Future Urban Zone	PC6 SP-FUZ	The submitter supports the intent of PC6 to enable housing supply and choice, including intensification where appropriate, however considers PC6 does not adequately reflect current and emerging settlement patterns, particularly the increasing prevalence of remote and flexible working arrangements. The submitter is concerned that PC6 appears to rely on an implicit assumption of centralised urban growth, with investment in housing and infrastructure largely oriented toward the Gisborne urban area. The submitter is concerned that infrastructure constraints may be used to justify urban concentration, rather than prompting consideration of more flexible or innovative servicing approaches. Decentralised and distributed growth is often an enabler of better housing and wellbeing outcomes, including papakāinga, whānau-based and intergenerational living and reconnection to whenua and rohe.	1. Provide a planning framework that: ◦ responds to the diversity of lived experience across Tairāwhiti, instead of implicitly privileges one growth model that risks constraining housing choice and reinforcing inequities. ◦ recognises the contemporary realities of working from home and doesn't assume proximity to the urban core as the primary determinant of housing demand or sustainability. 2. Encourages Council to: ◦ more actively consider scalable infrastructure, staged servicing approaches and locally appropriate or community-level servicing solutions where these can achieve health, environmental and resilience outcomes. ◦ view decentralisation through an equity and Treaty-consistent lens, as a means of enabling choice, cultural continuity and community resilience. ◦ more explicitly interrogate assumptions of centralised growth, recognise decentralised living as a legitimate and desirable outcome and ensure the framework remains adaptive to changing realities and community aspirations.

S-142 LATE SUBMISSION Walter Findlay Limited

190 Grey Street, Gisborne, 4010, davidfindlay@wfl.co.nz

Submission Point	Support / Oppose / Support in Part / Support with Amendment	Chapter/ Part	Plan Change Ref / District Plan Provision	Submission Summary	Decision Requested
S-142-1	in partial opposition to	Zoning Map	PC6 MAP	The submitter is in partial opposition as they are concerned that their ability to operate may be compromised by the proposed rezoning of 190 Grey St. The rezoning reduces the certainty of continued commercial/industrial use, or even reducing land value, which has a direct adverse financial effect on the company, independent of any physical effect on its operations. PC6 should explicitly weigh the loss of long-term commercial/industry certainty for a significant existing employer against the intended PC6 objective, consistent with the purpose of sustainable management under section 5 RMA, which includes enabling people and communities to provide for their economic wellbeing.	Decision requested • Retain Fringe Commercial zoning (or an equivalent commercial/industrial zoning that does not enable residential activity as of right) over the land at 190 Grey Street and the wider block owned by Walter Findlay Ltd bounded by Grey Street, Kahutia Street and Bright Street; or • In the alternative, if Mixed Use zoning is applied to this land, include a site-specific precinct or overlay that: (a) explicitly recognises and provides for the continuation and reasonably foreseeable expansion of Walter Findlay Ltd's existing lawfully established manufacturing and distribution activity as a permitted activity; (b) requires no-complaint covenants or notices on title for any new residential or mixed-use development established within a defined buffer distance of the site; and (c) requires amenity buffers (acoustic setbacks/fencing, landscaping) on any new residential/mixed-use development adjoining the site; and • Council expressly recognise, as a relevant consideration in assessing PC6, the community resilience and emergency food-supply role played by established local food manufacturing sites such as Walter Findlay Ltd's, given Gisborne's remoteness and the increasing frequency of weather events disrupting transport routes into the district; and • Any other or alternative relief that would achieve the outcome that Walter Findlay Ltd's existing operations, expansion plans, employment, and asset/security value are not undermined by the rezoning.

Submission Point	Support / Oppose / Support in Part / Support with Amendment	Chapter/ Part	Plan Change Ref / District Plan Provision	Submission Summary	Decision Requested
S-142-2	in partial opposition to	Mixed Use Zone	PC6 MUZ	The submitter is in partial opposition as they are concerned that their ability to operate may be compromised by the proposed rezoning of 190 Grey St. The rezoning reduces the certainty of continued commercial/industrial use, or even reducing land value, which has a direct adverse financial effect on the company, independent of any physical effect on its operations. PC6 should explicitly weigh the loss of long-term commercial/industry certainty for a significant existing employer against the intended PC6 objective, consistent with the purpose of sustainable management under section 5 RMA, which includes enabling people and communities to provide for their economic wellbeing.	Decision requested • Retain Fringe Commercial zoning (or an equivalent commercial/industrial zoning that does not enable residential activity as of right) over the land at 190 Grey Street and the wider block owned by Walter Findlay Ltd bounded by Grey Street, Kahutia Street and Bright Street; or • In the alternative, if Mixed Use zoning is applied to this land, include a site-specific precinct or overlay that: (a) explicitly recognises and provides for the continuation and reasonably foreseeable expansion of Walter Findlay Ltd's existing lawfully established manufacturing and distribution activity as a permitted activity; (b) requires no-complaint covenants or notices on title for any new residential or mixed-use development established within a defined buffer distance of the site; and (c) requires amenity buffers (acoustic setbacks/fencing, landscaping) on any new residential/mixed-use development adjoining the site; and • Council expressly recognise, as a relevant consideration in assessing PC6, the community resilience and emergency food-supply role played by established local food manufacturing sites such as Walter Findlay Ltd's, given Gisborne's remoteness and the increasing frequency of weather events disrupting transport routes into the district; and • Any other or alternative relief that would achieve the outcome that Walter Findlay Ltd's existing operations, expansion plans, employment, and asset/security value are not undermined by the rezoning.

S-143 Doug Bell

783 Back Ormond Road, Makauri, 4071, bellvine@xtra.co.nz

Submission Point	Support / Oppose / Support in Part / Support with Amendment	Chapter/ Part	Plan Change Ref / District Plan Provision	Submission Summary	Decision Requested
S-143-1	in partial support of	Zoning Map	PC6 MAP	Partially supports. While the submitter supports protecting valuable productive land, the submitter considers further rezoning could occur on the northern side of Haisman Rd bounded by the Taruheru river. The submitter considers this land not horticulturally valuable.	Rezone the area to the west of Haisman road and bounded by the Taruheru river and Tucker road to Rural Lifestyle (Back Ormond Road Area).