

Wairau/Awatere Resource Management Plan

Plan Change 65 – Blenheim Urban Growth Area Two

Further Submissions

December 2013



MARLBOROUGH DISTRICT COUNCIL

Further Submission Form

Further submission in support of, or in opposition to a submission on Proposed Plan Change 67 Urban Growth Area Four to the Wairau/Awatere Resource Management Plan

ISO 9001:2008
Document Number:
EAF003-CI1255

Further submissions close Thursday, 28 November 2013

Form 6, Clause 8 of the First Schedule, Resource Management Act 1991

Further submitter details

Full Name: Gary John Barnett

Organisation (if applicable):

Contact Person (if applicable): Gary

Postal Address: 132 Kaituna/Tua Marina Rd,
R.D 3.
Blenheim. Post Code 7273

Email: barnett gj @ sikweb.net.nz

Telephone Business: Home 035705586

Fax: Mobile

Address for Service:
(if different from above)
Post Code 7273

Council hearing

Do you wish to be heard in support of your submission? Yes No

If others made a similar submission, I will consider presenting a joint case with them at a hearing. Yes No

Tick as appropriate

I represent a relevant aspect of the public interest.

I have an interest in the proposed plan change greater than the interest that the general public has.

Signature of further submitter (or person authorised to sign on behalf of submitter. Signature not required if you make your further submission by electronic means)

Date 28/11/2013

Please note that all further submissions are made available for public inspection

Return submission to Marlborough District Council by one of the following options:

Post to: Attention Planning Technician
Marlborough District Council
PO Box 443
Blenheim 7240

Deliver to: Marlborough District Council
15-21 Seymour Street
Blenheim

Fax: 520 7496
Email: urbangrowth@marlborough.govt.nz

Submit by email

My further submission relates to:

I Support Oppose the submission of:

Name of original submitter

Maxwell Gifford

Address of original submitter

Blicks Lane

Number of original submission

13 (64) 11(65) 11(67) 10(68)

The particular parts of the submission I Support Oppose (tick preference) are:

(clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal i.e. [submitter number / reference number])

whole submission

Continue on a separate sheet if necessary

The reasons for my Support Opposition (tick preference) are:

The omaka side (southwest) side of Blenheim is a better area to develop for residential housing.

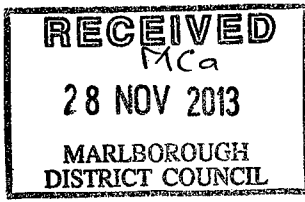
Continue on a separate sheet if necessary

I seek that the whole (or part [describe part]) of the submission be allowed (or disallowed) (give precise details)

whole allowed.

Continue on a separate sheet if necessary





Further Submission Form

Further submission in support of, or in opposition to a submission on Proposed Plan Change 66 Urban Growth Area Three to the Wairau/Awatere Resource Management Plan

ISO 9001:2008
Document Number:
EAF003-CI1255

Further submissions close Thursday, 28 November 2013

Form 6, Clause 8 of the First Schedule, Resource Management Act 1991

Further submitter details

Full Name

Organisation (if applicable)

Contact Person (if applicable)

Postal Address

 Post Code

Email

Telephone Business Home

Fax Mobile

Address for Service
 (if different from above)
 Post Code

Council hearing

Do you wish to be heard in support of your submission? Yes No

If others made a similar submission, I will consider presenting a joint case with them at a hearing. Yes No

Tick as appropriate

I represent a relevant aspect of the public interest.

I have an interest in the proposed plan change greater than the interest that the general public has.

Signature of further submitter (or person authorised to sign on behalf of submitter. Signature not required if you make your further submission by electronic means)

Date

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Blenheim 7240

Deliver to: Marlborough District Council
15-21 Seymour Street
Blenheim

Fax: 520 7496
Email: urbangrowth@marlborough.govt.nz

My further submission relates to:

I Support Oppose the submission of:

Name of original submitter

Deluxe Properties limited

Address of original submitter

Number of original submission

6 (66, 68, 69) 7 (67, 65) 8 (64)

The particular parts of the submission I Support Oppose (tick preference) are:

(clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal i.e. [submitter number / reference number])

Developing fertile land to residential with good gardens

Continue on a separate sheet if necessary

The reasons for my Support Opposition (tick preference) are:

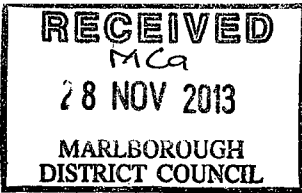
Sub-divisions are a highly modified environment with soils stripped back and often sold, a base level of gravel inserted and then a mixture of sub soil and top soil relaid.

Continue on a separate sheet if necessary

I seek that the whole (or part [describe part]) of the submission be allowed (or disallowed) (give precise details)

Continue on a separate sheet if necessary





MARLBOROUGH DISTRICT COUNCIL

Further Submission Form

Further submission in support of, or in opposition to a submission on Proposed Plan Change 64 - Urban Growth Area One to the Wairau/Awatere Resource Management Plan

ISO 9001:2008
Document Number:
EAF0003-C11255

Further submissions close Thursday, 28 November 2013

Form 6, Clause 8 of the First Schedule, Resource Management Act 1991

Further submitter details

Full Name: Gary John Barnett

Organisation (if applicable):

Contact Person (if applicable): Gary

Postal Address: 132 Kaituna/Tua Marina Road
R.D.3.
Blenheim. Post Code: 7273

Email: barnett.g.j@silkwab.net.nz

Telephone Business: Home 035705586

Fax: Mobile

Address for Service (if different from above):

Post Code:

Council hearing

Do you wish to be heard in support of your submission? Yes No

If others made a similar submission, I will consider presenting a joint case with them at a hearing. Yes No

Tick as appropriate

I represent a relevant aspect of the public interest.

I have an interest in the proposed plan change greater than the interest that the general public has.

Signature of further submitter (or person authorised to sign on behalf of submitter. Signature not required if you make your further submission by electronic means)

Date: 28/11/2013

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Return submission to Marlborough District Council by one of the following options:

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Blenheim 7240

Deliver to: Marlborough District Council
15-21 Seymour Street
Blenheim

Fax: 520 7496
Email: urbangrowth@marlborough.govt.nz

Submit by email

My further submission relates to:

I Support Oppose the submission of:

Name of original submitter

Jill Bunting.

Address of original submitter

Number of original submission

3 (4 on 65)

Relates also to pc 66 67 68 69

The particular parts of the submission I Support Oppose (tick preference) are:

(clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal i.e. [submitter number / reference number])

Current use of proposed rezoned land.

Continue on a separate sheet if necessary

The reasons for my Support Opposition (tick preference) are:

While I agree that plan 70 is mainly residential the other areas (64 to 69) have a wide mixture of land uses and the residents who live there accept the environment ^{which} acts as a buffer zone between urban and what is at present farmland or vineyard.

Continue on a separate sheet if necessary

I seek that the whole (or part [describe part]) of the submission be allowed (or disallowed) (give precise details)

Residential is not the current predominant land use.

Continue on a separate sheet if necessary



RECEIVED

28 NOV 2013

MARLBOROUGH
DISTRICT COUNCIL

27-11-13
Planning Technician
Marlborough District Council
Blenheim
Attn. Mr Mark Caldwell

Plan change 65

Dear Sir

Further to my submission dated 17-08-13

The two earthquakes that struck during July and August measuring 6.5 and 6.6 were a wake up call for what could happen when one of greater magnitude say 7.5 or even 8 on the Richter scale strikes this region. With an earthquake of that intensity Blenheim and areas to the north, west and east could be seriously effected by liquefaction and lateral spread. (The Paul & Lynell Ham Trust has subdivision property to the east of Redwood Street, land we purchased in 1977 already zoned Borough residential).

We have recently been notified that the MDC intends to carry out a significant upgrade of the town branch drain along with similar work to the north of the current Blenheim urban area, Casey's creek is one that I am aware of, perhaps Council could inform me of their intentions for the storm water drain that runs parallel to Old Renwick Road, is that to be upgraded to avoid lateral spreading as well? One might also ask what about all of the creeks that flow through the residential area of Springlands.

The MDC has established a restriction on further urban development approximately 400m to the east of Redwood Street.

One can accept land that has been committed to urban development for some years should proceed providing all possible methods known to the engineers of stabilising the ground are put in place. For the MDC to proceed with re-zoning more land with liquefaction and lateral spread potential coupled with zoning highly productive land for urban development seems to me rather short-sighted, to put it more bluntly ludicrous.

I understand the total MDC development levy for area's to the north and west of Blenheim is about \$50,000 per lot plus land cost plus all other development costs would make the section costs prohibitive. Surely common sense will prevail and land to the south west of Blenheim will be zoned for residential purposes in preference to land to the north and west.

I also question the Councils wisdom or otherwise in engaging a consultant from out of the district to tell Blenheim residents with local knowledge where is the best area for urban growth and at what cost.

Every person I have spoken to agree that urban growth should not be to the north and west (apart from those with a vested interest) but to the south west of Blenheim.

The World population is projected to increase to nine billion by 2050, about a 30% increase; those extra people will have to be fed, a very good reason to preserve our highly productive land for food production with a spin off benefit of creating more jobs. Blenheim's future employment is more likely to come from the primary than manufacturing industry.

Yours sincerely



Paul Ham

Further Submission Form

Further submission in support of, or in opposition to a submission on
Proposed Plan Change 65 Urban Growth Area Two
to the Wairau/Awatere Resource Management Plan



**MARLBOROUGH
DISTRICT COUNCIL**

ISO 9001:2008
Document Number:
EAF0003-CI1255

Further submissions close Thursday, 28 November 2013

Form 6, Clause 8 of the First Schedule, Resource Management Act 1991

Further submitter details

Full Name	<input type="text"/>		
Organisation (if applicable)	<input type="text" value="Transpower New Zealand Limited"/>		
Contact Person (if applicable)	<input type="text" value="Mike Hurley"/>		
Postal Address	<input type="text" value="PO Box 1021"/>		
	<input type="text" value="Wellington"/>		
	<input type="text"/>	Post Code	<input type="text" value="6"/> <input type="text" value="1"/> <input type="text" value="4"/> <input type="text" value="0"/>
Email	<input type="text" value="environment.policy@transpower.co.nz"/>		
Telephone Business	<input type="text" value="45907244"/>	Home	<input type="text"/>
Fax	<input type="text" value="44956968"/>	Mobile	<input type="text"/>
Address for Service	<input type="text"/>		
(if different from above)	<input type="text"/>		
	<input type="text"/>	Post Code	<input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>

Council hearing

- Do you wish to be heard in support of your submission? Yes No
- If others made a similar submission, I will consider presenting a joint case with them at a hearing. Yes No

Tick as appropriate

- I represent a relevant aspect of the public interest.
- I have an interest in the proposed plan change greater than the interest that the general public has.

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Submit by email

My further submission relates to:

I Support Oppose the submission of:

Name of original submitter

Address of original submitter

Number of original submission

The particular parts of the submission I Support Oppose (tick preference) are:

(clearly indicate which parts of the original submission you support or oppose, together with any relevant provisions of the proposal i.e. [submitter number / reference number])

Continue on a separate sheet if necessary

The reasons for my Support Opposition (tick preference) are:

Continue on a separate sheet if necessary

I seek that the whole (or part [describe part]) of the submission be allowed (or disallowed) (give precise details)

Continue on a separate sheet if necessary



Submission Point	Submitter	Specific part of the original submission to which this Further Submission relates	Support/oppose specific part of submission	Reasons for the support or opposition	Allow/Disallow
1	10, Andrew Leigh & Vicki Maree Gifford	The restrictions associated with subdividing land with existing power supply pylons in the subject area would not allow for efficient residential development, whereas the existing rural land use is compatible with these restrictions	Support in part	<p>The District Plan is required to give effect to the National Policy Statement on Electricity Transmission (NPSET), including Policies 10 and 11. These policies refer to managing the adverse environmental effects of other activities on the National Grid network.</p> <p>Proposed buffer distances will manage future urbanisation of the site to ensure appropriate outcomes are achieved. Within the buffer distances any sensitive activity should generally be avoided under the NPSET. In Transpower’s view this equates to a non complying activity status.</p>	Allow in part
1	16, The JMK Family Trust	Concern over roading layout and open space areas adjacent to transmission lines precluding areas for potential development. Seeks rules are included that specifically address the potential for development on land required as “open space” for transmission lines.	Support in part	<p>The road layout provides potential for use as a buffer corridor from the Blenheim Substation and along National Grid transmission corridors.</p> <p>When originally established the area surrounding the existing Blenheim substation was more</p>	Allow in part

				<p>sparingly developed and rural in nature. With the proposed change in land use and intensification, Transpower considers there are various technical issues that need to be investigated to ensure the safety of the public and proposed properties. In conjunction with other utility service providers these technical issues need to be reviewed to ensure that any risks are identified and suitable mitigations if required put in place, so that the chance of damage/injury to property and the public is managed.</p>	
1	22, Marlborough Province of Federated Farmers of NZ	Recognise that placement and design of subdivision is not the only mechanism to address reverse sensitivity effects, other alternatives are available.	Support in part	<p>Buffer corridors, including new roads or additional mechanisms should be explored to mitigate reverse sensitivity effects on National Grid, and from the National Grid on sensitive activities.</p> <p>Transpower also recommends the inclusion of a sensitive activity definition that clearly excludes farming and horticultural activities. Suggested wording is included</p>	Allow in part

				<p>in Appendix One of this further submission.</p> <p>When originally established the area surrounding the existing Blenheim substation was more sparsely developed and rural in nature. With the proposed change in land use and intensification, Transpower considers there are various technical issues that need to be investigated to ensure the safety of the public and proposed properties. In conjunction with other utility service providers these technical issues need to be reviewed to ensure that any risks are identified and suitable mitigations if required put in place, so that that the chance of damage/injury to property and the public is managed.</p>	
1	25, Kevin and Lynda Morgan	<p>The lack of specific measures to deal with the reverse sensitivity issues is a major shortcoming of the plan change. Combination of setbacks buffers and reduced density to preserve existing rural uses.</p> <p>Identify and provide for methods to be</p>	Support	<p>Measures to deal with reverse sensitivity issues for rural use should also be extended to mitigate reverse sensitivity effects on Nationally significant infrastructure.</p> <p>Buffer corridors, including the</p>	Allow

		<p>adopted to minimise or eliminate the risk of reverse sensitivity with adjoining rural land and activities.</p>		<p>placement of new roads immediately adjacent to the Blenheim Substation or additional mechanisms should be explored to mitigate reverse sensitivity effects on National Grid, and from the National Grid on sensitive activities.</p> <p>When originally established the area surrounding the existing Blenheim substation was more sparsely developed and rural in nature. With the proposed change in land use and intensification, Transpower considers there are various technical issues that need to be investigated to ensure the safety of the public and proposed properties. In conjunction with other utility service providers these technical issues need to be reviewed to ensure that any risks are identified and suitable mitigations if required put in place, so that that the chance of damage/injury to property and the public is managed.</p>	
1	26, New Zealand Institute of Surveyors	The workability and practicality of the "Accepted Services layout Plan" need to	Support in part	Transpower agrees that some discretion for location of	Allow in part

		<p>be considered from a commercial aspect, and be available for public comment</p> <p>Ensure that council officers are willing to apply some discretion for the location of the roading layout based on practicality and serviceability.</p>		<p>roading layout should be enabled by the provisions, particularly as there is potential for roading adjacent to the Blenheim Substation to provide a buffer for reverse sensitivity effects on National Grid, including the Blenheim Substation.</p> <p>When originally established the area surrounding the existing Blenheim Substation was more sparsely developed and rural in nature. With the proposed change in land use and densification, Transpower considers there are various technical issues that need to be investigated to ensure the safety of the public and proposed properties. In conjunction with other utility service providers these technical issues need to be reviewed to ensure that any risks are identified and suitable mitigations if required put in place, so that that the chance of damage/injury to property and the public is managed.</p>	
1	31, Transpower New Zealand Limited	Addition to the earthworks rules under clause 32.1.6 for works within the	Support in part	Transpower supports the intent of these submission points, and	Allow in part

		<p>National Grid Yard.</p> <p>Inclusion of rule relating specifically to the area rezoned as Urban Residential 2, as a performance standard attached to permitted activities for Activities around National Grid Towers and National Grid Yard.</p> <p>Amend Rule 32.5 by adding a new non complying activity within a National Grid Yard.</p>		<p>considers that the proposed rule changes in the submission could be further clarified and simplified by reverting to the wording proposed in Appendix One of this Further Submission.</p> <p>These changes would better give effect to the National Policy Statement on Electricity Transmission (NPSET) and would provide for a more appropriate way to achieve the objectives of the District Plan.</p>	
1	33, Marsha & Matt Woodbury	<p>The Section 32 report identifies potential reverse sensitivity issues but proposes no mitigation measures.</p> <p>Plan Change is contrary to Policy 1.4 of Chapter 22, accommodated inherently noisy activities and process ancillary to normal activities with industrial and rural areas, and Policy 1.6 of Chapter 23, the District Plan should recognise the potential for amenity conflict between the rural environment and activities on the urban periphery.</p> <p>Reverse sensitivity effects are mitigated, including buffer zones, covenants and noise/visual screening proposed.</p>	Support in part	<p>Mitigation measures are identified in the s32 Report, though not well adapted into the plan change.</p> <p>Buffer corridors, including new roads or additional mechanisms should be explored to mitigate reverse sensitivity effects on National Grid, and from National Grid on sensitive activities. The placement of new roads immediately adjacent to the Blenheim Substation would assist to manage potential reverse sensitivity effects. When originally established the area surrounding the existing</p>	Allow in part

				<p>Blenheim Substation was more sparsely developed and rural in nature. With the proposed change in land use and intensification, Transpower considers there are various technical issues that need to be investigated to ensure the safety of the public and proposed properties. In conjunction with other utility service providers these technical issues need to be reviewed to ensure that any risks are identified and suitable mitigations if required put in place, so that that the chance of damage/injury to property and the public is managed.</p>	
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Appendix One

Buffer Corridor provisions around the National Grid Transmission Lines

Add the following performance standard to the rules under 32.1.6

All earthworks within the National Grid Yard shall:

- a) Be no deeper than 300mm within 12m of any National Grid support structure foundation
- b) Not create an unstable batter that will affect a National Grid support structure; and
- c) Not result in a reduction in the ground to conductor clearance distances below what is required by Table 4 of NZECP34.

Provided that the following are exempt from points a) above:

- Earthworks undertaken by a Network Utility Operator; or
- Earthworks undertaken as part of agricultural or domestic cultivation, or repair, sealing or resealing of a road, footpath, driveway or farm track.

Add new performance standard for buildings and structures within the National Grid Yard as follows:

XX Permitted Activity Standards for buildings and structures within the National Grid Yard

- a) On all sites within any part of the National Grid Yard any buildings and structures must:
 - (i) Be a fence up no more than 2.5m high; or
 - (ii) If they are for a sensitive activity, not involve an increase in the building height or footprint where alterations and additions to existing buildings occur; or
 - (iii) Be network utilities within a transport corridor or any part of electricity infrastructure that connects to the National Grid; or
 - (iv) Be an uninhabited horticultural structure; or
 - (v) Be any public sign required by law or provided by any statutory body in accordance with its powers under any law.
 - (vi) An accessory building for a sensitive activity that is no more than 2.5m high or 10m² in area.
- b) All buildings or structures permitted by XX a) (ii) to (vi) must be at least 12m from any National Grid support structure and must comply with at least one of the following conditions:
 - (i) A minimum vertical clearance of 10m below the lowest point of the conductor associated with National Grid lines; or
 - (ii) Demonstrate that safe electrical clearance distances required by NZECP34 are maintained.

Note: Vegetation to be planted around the National Grid should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003.

The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) contains restrictions on the location of structures and activities in relation to transmission lines. Compliance with this code is mandatory. Compliance with this plan does not ensure compliance with NZECP34:2001

Add the following to Rule 32.5

Within any National Grid Yard the following are non-complying activities:

- a) Any building or addition to a building for a sensitive activity.
- b) Any change of use to a sensitive activity or the establishment of a new sensitive activity.
- c) Any building or, structure not permitted by Rule XX (above permitted activity rules).

Add the following definition for sensitive activities as a consequential amendment

Sensitive activities means those activities that are particularly sensitive to the National Grid high voltage transmission lines. Such activities include residential activities, day care centres, papakainga, schools, and hospitals.

FURTHER SUBMISSION

TELEPHONE 0800 327 646 | WEBSITE WWW.FEDFARM.ORG.NZ



To: **Marlborough District Council**

From: **Marlborough Province Federated Farmers of New Zealand**

On: **Plan Changes 64, 65, 66, 67, 68, 69, 70, 71, and 72 to the Wairau/Awatere Resource Management Plan**

Date: 9 December 2013

Contact: Michael Bennett

Regional Policy Advisor

Federated Farmers of New Zealand
P.O. Box 1992
Christchurch 8140

Phone: (03) 3579452

Fax: (03) 3579451

Email: mbennett@fedfarm.org.nz

Further Submissions by Marlborough Province, Federated Farmers of New Zealand

Name of person or group making original submission	Submission ref	I support or oppose the relief sought in the original submission
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Plan Change 64 to the Wairau/Awatere Resource Management Plan

Name	Number	Support/Oppose
Gary John Barnett	1	Support
Roger William Beardsworth	2	Support
Alastair Murdoch Campbell	4	Support
Alasdair Drew	9	Support
Kapiti Views Trust	18	Support
Alison Mackenzie	21	Support
Tony Orman	28	Support

Plan Change 65 to the Wairau/Awatere Resource Management Plan

Name	Number	Support/Oppose
Gary John Barnett	1	Support
Roger William Beardsworth	2	Support
J Bush and Sons Limited	3	Support
Alastair Murdoch Campbell	5	Support
Kapiti Views Trust	18	Support
Alison Mackenzie	21	Support
Tony Orman	28	Support

Plan Change 66 to the Wairau/Awatere Resource Management Plan

Name	Number	Support/Oppose
Gary John Barnett	1	Support
Roger William Beardsworth	2	Support

Alastair Murdoch Campbell	4	Support
Alasdair Drew	7	Support
Kapiti Views Trust	14	Support
John Ernest Marris	19	Support
Kevin and Lynda Morgan	21	Support
Tony Orman	24	Support

Plan Change 67 to the Wairau/Awatere Resource Management Plan

Name	Number	Support/Oppose
Gary John Barnett	1	Support
Roger William Beardsworth	2	Support
J Bush and Sons Limited	4	Support
Alastair Murdoch Campbell	5	Support
Alasdair Drew	8	Support
Kapiti Views Trust	19	Support
Alison Mackenzie	22	Support
Tony Orman	29	Support
David Leslie Price	30	Support
Clyde and Helen Sowman	33	Support

Plan Change 68 to the Wairau/Awatere Resource Management Plan

Name	Number	Support/Oppose
Gary John Barnett	1	Support
Roger William Beardsworth	2	Support
Alastair Murdoch Campbell	4	Support
Alasdair Drew	7	Support
Kapiti Views Trust	17	Support
Alison Mackenzie	20	Support
Tony Orman	27	Support
Basil Roger Stanton	29	Support

Plan Change 69 to the Wairau/Awatere Resource Management Plan

Name	Number	Support/Oppose
Gary John Barnett	1	Support
Roger William Beardsworth	2	Support
Alastair Murdoch Campbell	4	Support
Alasdair Drew	7	Support
Foodstuff Properties Ltd	8	Support
Kapiti Views Trust	15	Support
Alison Mackenzie	18	Support
John Ernest Marris	20	Support
Tony Orman	25	Support
Outer Limits Ltd	26	Support
David Leslie Price	27	Support
Provincial Coolstores Ltd	28	Support

Plan Change 70 to the Wairau/Awatere Resource Management Plan

Name	Number	Support/Oppose
Gary John Barnett	1	Support
Roger William Beardsworth	2	Support
John Ernest Marris	19	Support
David Leslie Price	23	Support

Plan Change 71 to the Wairau/Awatere Resource Management Plan

Name	Number	Support/Oppose
Gary John Barnett	1	Support
Foodstuff Properties Ltd	4	Support
Kapiti Views Trust	11	Support
John Ernest Marris	15	Support