

**TASMAN DISTRICT COUNCIL
TASMAN RESOURCE MANAGEMENT PLAN**

PROPOSED PLAN CHANGE NO. 22

Mapua and Ruby Bay Development

Notified 26 February 2011

EXPLANATORY STATEMENT

The Council proposes to amend the Tasman Resource Management Plan to allow for future expansion of Mapua township and Ruby Bay away from low-lying land and the inundation and erosion prone coastline between Mapua and Ruby Bay, on to more elevated land northwest of the township. There will be opportunities for an increase in residential density on some sites close to amenities in Mapua as well as provision for new interconnecting walkways, open spaces and business sites.

The change recognizes the completion of the remediation of the previously contaminated site adjoining the intersection of Aranui Road and Tahurangi Street and the Waimea Estuary. It creates new opportunities for recreation, housing and tourism on that site that will complement the historic Mapua wharf area. A small extension of the existing central commercial area in Aranui Road is also facilitated by the change.

A high standard of design will be expected for any development in the coastal environment as well as a careful recognition of the many archaeological sites and natural features which are located close to the coast and the Waimea estuary. The coastal landscape values are being retained by limiting development east of Seaton Valley Stream and south west of Higgs Road.

The coastal hazard area has been revised to take account of coastal erosion, coastal and freshwater inundation and the latest information on climate change (including sea level rise) and activities that could increase risk. There is very limited provision for further subdivision on the coastal plain and sand spits to avoid an increased level of development in these vulnerable areas.

The change will be complemented by a rejuvenation of infrastructure that is well coordinated, and designed to address current unmet and future needs and included in the Council's Long Term Council Community Plan. Greenfield development will be deferred until the current infrastructure has been upgraded. The status of the former State Highway through Mapua and Ruby Bay is being changed from arterial road to collector road.

In the process of developing the Plan change, the Council has taken account of the consultation responses on a draft structure plan prepared in 2008 and subsequently redrafted. It has considered the options and the benefits and costs, and effectiveness, efficiency and appropriateness of these amendments. Council policy reports EP10/05/27, EP10/09/10, EP10/12/05 and EP11/01/13 assess the options and are prepared in compliance with the duties under Section 32 of the Resource Management Act 1991.

AMENDMENTS

The Tasman Resource Management Plan is amended in accordance with the following schedule:

1. CHAPTER 2: MEANINGS OF WORDS

1.1 SECTION 2.2

Amend the following definitions:

1.1.1 "Building"

Add to definition of "Building", after "accessory buildings": *and coastal protection structures.*

1.1.2 "Compact Density Development"

Add to definition of "Compact Density Development" after "Richmond West" reference to the *Mapua Special Development Area.*

1.1.3 "Richmond South Development Area and Richmond West Development Area Subdivision and Development Design Guide"

Amend definition of "Richmond South Development Area and Richmond West Development Area Subdivision and Development Design Guide" to:
Urban Design Guide (Part II, Appendix 2) – means the subdivision and development design guide in urban areas such as the Richmond South, Richmond West and Mapua development areas that forms Appendix 2 of Part II of the Plan and that, for the avoidance of doubt, forms part of the Plan.

2. CHAPTER 6: URBAN ENVIRONMENT EFFECTS

2.1 SECTION 6.1: SUSTAINABLE URBAN DESIGN AND DEVELOPMENT

2.1.1 **Add** to Policy 6.1.3.1, a new item:

(j) *locating more compact density and comprehensive residential development within walking distance of town centres and urban facilities.*

2.2 SECTION 6.2: LAND EFFECTS FROM URBAN GROWTH

2.2.1 **Add** to Policy 6.2.3.2: *and part of Mapua.*

2.2.2 **Add** to Explanation 6.2.30 in the last paragraph, after the words "Richmond West:" reference to the *Mapua Development Area.*

2.3 SECTION 6.3: URBAN INFRASTRUCTURE SERVICES

- 2.3.1 **Add** in first sentence, second paragraph of Principal Reasons and Explanation 6.3.30, after “Motueka,”: *Mapua*.

2.4 SECTION 6.15: MAPUA/RUBY BAY

Issue 6.15.1

- 2.4.1 **Delete** Issue 6.15.1 and **rewrite** as:

The Mapua/Ruby Bay area is defined as the area east of the Ruby Bay Bypass and Old Coach Road extending to the coastline at Ruby Bay, northwards to the Brabant Drive subdivision and southwards to the Waimea Estuary. It is characterised by a diverse mix of lifestyle properties, orchards, cottage industries, low-lying rural land and the village settlements of Mapua and Ruby Bay. It is flanked by the Rural 3 Zone on the hills to the north and south.

Key issues for settlement planning in Mapua and Ruby Bay are:

- 6.15.1.1 *Sustainable management of major coastal hazards of erosion and inundation that takes account of existing coastal protection structures, current projections on sea level rise, land levels and demand for public access.*
- 6.15.1.2 *Management of the extent of urban development so that the unique character of the area is retained, including the protection of many archaeological sites, natural vegetation features and some orchard land.*
- 6.15.1.3 *Identification of some suitable areas for more intensive residential development to provide for changing lifestyles and to make more efficient use of land and energy.*
- 6.15.1.4 *To have ample well-connected open space in new development areas and adjoining the Waimea Estuary.*
- 6.15.1.5 *Redevelopment of the remediated previously contaminated site adjoining the Tahi Street/Aranui Road intersection with an appropriate mix of well-designed residential, commercial and recreational activities.*
- 6.15.1.6 *The management of cross boundary effects of buildings on the coastal plain at Ruby Bay.*
- 6.15.1.7 *Integration of Mapua/Ruby Bay community with adjoining parts of the rural residential community.*
- 6.15.1.8 *The need for the rate of urban development to be aligned with the servicing provisions in the Long Term Plan.*
- 6.15.1.9 *Integrated management of stormwater using low impact design solutions, where practicable, and maintaining low-lying flood prone land for ponding during major flood events.*

Policies 6.15.3

- 2.4.2 **Delete** policies 6.15.3.1 to 6.15.3.9 and **rewrite** as:

- 6.15.3.1 *To maintain and enhance the character of Mapua by accommodating growth within specified limits on the surrounding hill land and in such a way that it retains its village scale, its heritage and natural vegetation and wildlife features.*

- 6.15.3.2 *Accommodate residential growth at Ruby Bay on the hill slopes above the Bay to retain a transition between urban and rural landscapes and to avoid exacerbating the risks from coastal erosion, inundation and the loss of archaeological sites on the coastal plain.*
- 6.15.3.3 *To provide improved management of the cross-boundary effects of buildings and structures on the Ruby Bay flats.*
- 6.15.3.4 *To maintain Mapua wharf and its historic wharf buildings as a vibrant and active visitor destination, incorporating the eastern part of the ex Fruitgrowers Chemical Company site to provide for a limited extension of visitor attractions that complements the historic and low key maritime atmosphere and enhances public access to the foreshore.*
- 6.15.3.5 *To develop and extend the Mapua commercial area as the retail and community facilities centre and integrate it with the development of the adjoining reserve, particularly in respect of parking, landscaping and ensuring a safe traffic environment on Aranui Road.*
- 6.15.3.6 *To avoid new buildings on those parts of the coastal margins, Mapua channel entrance, and Ruby Bay cliffs which are most at risk from erosion, slips and inundation.*
- 6.15.3.7 *To identify a coastal hazard area between Mapua and Ruby Bay where all subdivision and development will be strictly limited to avoid the long-term adverse effects of coastal erosion and inundation.*
- 6.15.3.8 *To create a highly connected network of open spaces and accessways through and around Mapua and Ruby Bay that encourages people to walk and cycle.*
- 6.15.3.9 *To retain a natural buffer between the edge of the Waimea estuary, the coastal vegetated gullies and scarps and surrounding land use.*
- 6.15.3.10 *To ensure streets are well connected to reduce travel distances for vehicle, cycle and pedestrian traffic in Mapua and Ruby Bay.*
- 6.15.3.11 *To encourage heavy industrial activities to locate outside the Mapua township and to enable a modest extension of the Warren Place business area as a light industrial park based on principles of waste minimisation and sustainable energy.*
- 6.15.3.12 *To minimise stormwater runoff through catchment-wide management and utilize low impact stormwater design, where practicable, that provides for stormwater as well as open space and recreational needs.*
- 6.15.3.13 *To enable a range of housing types that meet different household needs such as for more energy-efficient housing and for smaller households.*
- 6.15.3.14 *To develop and maintain high quality, enduring public spaces both at the water's edge and within Mapua.*
- 6.15.3.15 *To provide specific management of land disturbance at the Mapua waterfront park site, the ex landfill site and adjacent creek, and Tahi Street roadway.*
- 6.15.3.16 *To defer development in areas where services require upgrading and to indicate an area on the southwest side of Seaton Valley Road where very long-term development beyond 2031 could take place.*
- 6.15.3.17 *To ensure a high quality visual experience and a gateway environment on the Mapua Drive route from the Ruby Bay bypass to Mapua.*

Methods of Implementation 6.15.20

- 2.4.3 **Delete** Method of Implementation **6.15.20.1(a)** and replace with:
Setbacks from identified cliffs and the coastline.
- 2.4.4 **Add** to Method of Implementation **6.15.20.1(b)**: *close to the coast.*
- 2.4.5 **Delete** Method of Implementation **6.15.20.1(d)**: *Chemical Hazard Area ...*
- 2.4.6 **Add** Method of Implementation **6.15.20.1(f)**:
Rules limiting the removal of and alteration to archaeological sites prior to gaining archaeological authority and Council consent.
- 2.4.7 **Add** to Method of Implementation **6.15.20.2(a)** after “commercial area”: *, hall.*
- 2.4.8 **Add** Method of Implementation **6.15.20.2(b)**:
Concept plan for integrating the waterfront park with the wharf area.
- 2.4.9 **Add** to Methods of Implementation, Works and Services **6.15.20.3**:
- (b) *Maintenance of viewpoints.*
 - (c) *Streetscaping of Aranui Road and landscape plan for Mapua Drive .*
 - (d) *Site Management Plan for Waterfront Park.*
 - (e) *Site Management Plan for ex landfill site.*

Principal Reasons and Explanation 6.15.30

- 2.4.10 **Delete** the first paragraph of Reason **6.15.30** and **rewrite** as:

Mapua/Ruby Bay is a popular place to live and visit with its attractive views and access to the sea and surrounding hills. It also provides a service centre for central parts of the Rural 3 Zone nearby.

In recent years it has sustained quite a high rate of growth and services, such as water supply, have become stretched at times. Low-lying parts of Mapua and Ruby Bay are susceptible to flooding during high rainfall events.

To keep pace with and ensure sustainable development in the Mapua Ruby Bay area wastewater, stormwater, water supply and roading systems are being upgraded. A programme of works is included in the Council's Long Term Plan.

- 2.4.11 **Delete** the second paragraph of Reason **6.15.30** and **rewrite** as:

Coastal erosion and inundation are significant hazards experienced on the coastal plain extending from McKee Domain to the Mapua Leisure Park. A report prepared for the Council by Professor R M Kirk and Dr J C Allan in November 1998 presented the results of an investigation into coastal erosion and sea water inundation hazards at Ruby Bay. This report found that chronic erosion has occurred at Ruby Bay for at least most of the twentieth century. It states that some 13.2 hectares of land were lost to the sea between 1912 and 1988 at an average coastal retreat rate of 0.48 metres per year. Since the report, coastal erosion and inundation protection structures have been erected along a substantial length of this coastline. Many of these are privately owned, have variable degrees of effectiveness and do not fully prevent inundation. Almost all have affected public access to and along the coast, particularly at the time of high tide. Land adjoining parts of Tahi and Iwa streets is low lying and susceptible to future coastal inundation.

The latest advice from the Intergovernmental Panel on Climate Change and the Ministry for the Environment is that base sea level will continue to rise, to 0.50 metres above the 1980-1999 average by 2090-2099. Within this timeframe, the consequences of at least a further 0.30 metre sea level rise also need to be considered. On land most at risk from coastal erosion and inundation, further permanent building development will not be permitted and some areas closed to further subdivision. Residential development at Ruby Bay and parts of Tahi and Iwa streets is closed to further subdivision to minimize the hazard risk to additional dwellings. The coastal hazard area, previously based only on long-term erosion rates occurring until 2040 on a natural coastline, has been reassessed and adjusted to account for present works and also for when further planned protection works have been completed. It also takes account of inundation.

2.4.12 In the third paragraph, fourth sentence of Reason **6.15.30**, **delete** words after “accretion” and rewrite as: *which makes future scenarios difficult to predict.*

2.4.13 **Delete** the fourth paragraph of Reason **6.15.30** and **rewrite** as:

Mapua wharf and its related historic buildings have redeveloped as a vibrant area for specialist shops and cafes while the adjoining boat ramp provides access to the Mapua Channel. The remediated site nearby provides opportunities for a mix of residential, commercial and recreational developments which complement the wharf area. The western side of the site has been remediated to a sufficient standard to allow residential activities. Because the site is within walking distance of many facilities, it is considered suitable for a slightly higher density of residential development that is less car dependent. The design of the remediated area should emphasise the creation of a pedestrian- friendly precinct with appropriate development that responds to the coastal setting and historic character and allows pedestrian access from the Mapua Channel frontage across the site to the Waimea estuary frontage.

2.4.14 **Delete** the sixth paragraph of Reason **6.15.30** and **rewrite** as:

The main commercial area at Aranui Road/Toru Street has the potential to expand and be better integrated with the adjoining hall and reserve land. Future streetscaping is expected to calm traffic and improve the appearance of Aranui Road once pipe services beneath the street have been renewed. A modest expansion of the Warren Place business area is provided for to the west of the Seaton Valley Stream.

Wetlands and pockets of bush (in coastal gullies, on ridges and scarps) contribute to the landscape character of Mapua and Ruby Bay and provide a natural edge to the Waimea estuary, a wetland of international importance. They should be retained wherever possible.

There are opportunities to enhance ecological values as new reserves are developed in new subdivisions on the hillsides and near the coast and Seaton Valley Stream, and as existing older reserves are redeveloped.

3. CHAPTER 8: MARGINS OF RIVERS, LAKES, WETLANDS AND THE COAST

Add to 8.2.30 in the last paragraph after “Waimea Inlet is adjacent to”: *Mapua and*

4. CHAPTER 12: LAND DISTURBANCE EFFECTS

4.1 **Add** to Policy 12.1.3.2, a new clause:

(d) coastal hazard areas

4.2 **Add** to Principal Reasons and Explanation 12.1.30 in the first sentence after “appearance of land”: , *land subject to hazards.*

5. CHAPTER 13: NATURAL HAZARDS

5.1 POLICIES 13.1.3

5.1.1 **Rewrite** Policy 13.1.3.2 as:

When determining appropriate subdivision, use or development in the coastal environment to assess the likely need for coastal protection works and, where practicable, avoid those sites for which coastal protection works are likely to be required.

5.1.2 **Add** three new policies after Policy 13.1.3.4:

13.1.3.4A *To avoid the construction of new habitable buildings in the Residential Closed Zone at Ruby Bay.*

13.1.3.4B *To limit the reconstruction or replacement of an existing habitable building to a position that is no further seaward than the original habitable building in the Residential Closed Zone at Ruby Bay.*

13.1.3.4C *On the coastal plain from Ruby Bay to Mapua, to limit further subdivision and habitable buildings in order to avoid their exposure to long term coastal inundation, flooding and erosion risks.*

5.1.3 **Add** to Policy 13.1.3.10 after “other erosion processes”: *and inundation.*

5.2 METHODS OF IMPLEMENTATION 13.1.20

5.2.1 **Add** to the end of Methods of Implementation (a): *and Ruby Bay.*

5.3 PRINCIPAL REASONS AND EXPLANATION 13.1.30

5.3.1 **Add** after *Totara Avenue* in the fourth sentence of the fifth paragraph: *Mapua/Ruby Bay.*

5.3.2 **Add** to the end of the fifth paragraph:

As inundation and erosion are ongoing hazards along the Ruby Bay coastline habitable buildings that are redeveloped are not permitted to locate further seaward than the existing building and new habitable and non relocatable buildings are to be avoided. The coastal hazard area has been adjusted to account for current sea level rise projections and the continuing inundation and erosion hazard risk.

6. CHAPTER 16: GENERAL RULES

6.1 SECTION 16.2: TRANSPORT (ACCESS, PARKING AND TRAFFIC)

16.2.2.3 Permitted Activities (Land Use – Provision for Parking and Loading)

- 6.1.1 **Add to 16.2.2.3(b)** after “Richmond West Development Area”: *Mapua public car parks or Mapua Commercial Zone.*
- 6.1.2 **Add to “2 spaces per unit”** under the ‘Dwelling’ activity in Figure 16.2C: *except that Mapua Compact Density Development is one space per unit.*
- 6.1.3 **Add to 16.2.2.3(n)(ii):** *other than compact and comprehensive residential developments where there are more than two units.*
- 6.1.4 **Add to 16.2.2.3(r)** after “Development Area “, *Mapua Commercial Zone and Mapua public car parks”.*

16.2.2.4 Controlled Activities (Land Use – Carparking Layout and Landscape Design in Richmond West Development Area)

- 6.1.5 **Add to heading 16.2.2.4** before “Richmond West Development Area”: *“Mapua Public Car Parks, Mapua Commercial Zone and”.*
- 6.1.6 **Add to 16.2.2.4** in the first sentence after the words “car park in”: *“Mapua public car parks, the Mapua Commercial Zone or”.*

6.2 SECTION 16.3: SUBDIVISION

- 6.2.1 **Replace** all references to the ‘Richmond South Development Area and Richmond West Development Area Subdivision and Development Design Guide’ with *“Urban Design Guide (Part II, Appendix 2)”* where not already included (including headings).

16.3.3.1 Controlled Subdivision (Residential Zone)

- 6.2.2 **Add to Figure 16.3A(viii) reference to:** *Mapua Development Area.*
- 6.2.3 **Add to 16.3.3.1(m)** at the end of the sentence on protected trees reference to the: *or Mapua Development Area.*
- 6.2.4 **Add to 16.3.3.1(o)** at the end of the heading reference to the: *Mapua Development Area.*
- 6.2.5 **Add to 16.3.3.1(o)**, first sentence after the words: “Richmond West” reference to the: *Mapua Development Area.*
- 6.2.6 **Add to 16.3.3.1(o)(i)(a):** *except in the Mapua Development Area where each allotment is at least 450 square metres.*

- 6.2.7 **Add** to 16.3.3.1(o)(ii)(a) at the end of the sentence after “Richmond East Development Area” reference to the *Mapua Development Area*.
- 6.2.8 **Insert** in 16.3.3.1(o)(ii)(e): after the words “Except for”: *roads in the Mapua Development Area and*.
- 6.2.9 **Insert** in 16.3.3.1(o) after “Richmond South” in Note 2 reference to the Mapua Development Area.
- 6.2.10 **Insert** after 16.3.3.1(r) regarding landscaping, a new condition:
 (rr) *Where allotments adjoin Mapua Drive between the Ruby Bay bypass and Aranui Park, amenity plantings 3 metres wide are provided, and there is no close-boarded or solid fencing.*
 and **delete** heading “Landscaping” and replace with “*Landscape Treatment*”.
- 6.2.11 **Insert** in 16.3.3.1(t) after “Richmond West”: *and Mapua*,
 and to the end of the sentence: *or adjoins Mapua Drive at Mapua*.
- 6.2.12 **Insert** in 16.3.3.1(u) after “Richmond West”: *and Mapua*.
- 6.2.13 **Insert** in 16.3.3.1 matter (5), first sentence after “For subdivision in” reference to the Mapua Development Area.
 and **add** to **heading** reference above matter (5) to the *Mapua Development Area*.

16.3.3.2 Restricted Discretionary Subdivision (Residential Zone)

- 6.2.14 **Add** to heading “Richmond South Development Area and Richmond West Development Area Compact Density” and in condition (a) reference to the *Mapua Special Development Area*.
- 6.2.15 **Add** to end of 16.3.3.2 (a)(i)(a): *“(in Richmond) and at least 1500 square metres in the Mapua Special Development Area.”*
- 6.2.16 **Add** to 16.3.3.2 (a)(ii)(a): *except that in the Mapua Special Development Area the minimum allotment area is 200 square metres.*
- 6.2.17 **Add** in 16.3.3.2 (a)(iii)(a) after the bracketed words “for Richmond South”: *and Mapua Development Area*.
- 6.2.18 **Add** to ‘Privacy’ heading of 16.3.3.2 matter (4): *and Solar Access*.
- 6.2.19 **Add** to matter (4) after the word “privacy”: *of and solar access*.
- 6.2.20 **Add** to matter (17): *In the Mapua Special Development Area, the provisions of the Site Management Plan will need to be complied with.*

16.3.3.3 Discretionary Subdivision (Residential Zone)

- 6.2.21 **Add** to heading of 16.3.3.3(c) reference to the *Mapua Development Area and Mapua Special Development Area*.

- 6.2.22 **Add** in 16.3.3.3(c) reference to the *Mapua and Mapua Special development areas*.
- 6.2.23 **Add** to 16.3.3.3(c)(i) the following: *except the Mapua Development Area has a minimum net area of 450 square metres and the Mapua Special Development Area has a minimum net area of 200 square metres*.

16.3.3.5 Non Complying Subdivision (Residential Zone)

- 6.2.24 **Add** to 16.3.3.5 reference to the *Mapua Development Area and Mapua Special Development Area*.

16.3.3.6 Prohibited Subdivision (Residential Closed Zone)

- 6.2.25 **Add** to 16.3.3.6 after “Residential Closed Zone at Anchorage”: *Ruby Bay and parts of Tahi and Iwa streets at Mapua*.

16.3.4.1 Controlled Subdivision (Business and Industrial Zones)

- 6.2.26 **Add** to **Figure 16.3B** after “Light Industrial Zone: Richmond West Development Area”: *and Mapua*.

- 6.2.27 **Add** new condition 16.3.4.1(ja):

Transport – Mapua Development Area
No lot gains direct access from Stafford Drive.

- 6.2.28 **Add** to ‘Amenity Plantings within a Boundary Setback’ heading for condition 16.3.4.1(p) reference to the *Mapua Development Area*.

- 6.2.29 **Add** new item to ‘Amenity Plantings’ condition 16.3.4.1(p):

(vi) *Amenity plantings at least 2.5 metres wide are provided on boundaries adjoining Stafford Drive and Seaton Valley Stream. The latter shall be locally sourced indigenous plantings.*

- 6.2.30 **Add** to ‘Reserves’ condition 16.3.4.1(v) after “Richmond West Development Area”: *and Mapua Light Industrial Zone*.

- 6.2.31 **Add** after item (v) of condition 16.3.4.1(v), a new provision:

(vi) *5 metre wide reserve adjoining the western side of Seaton Valley Stream.*

- 6.2.32 **Add** to heading **16.3.5 Rural 1 Zone**
and Rural 1 Coastal Zone

16.3.5.1 Controlled Subdivision (Rural 1 Zone)

- 6.2.33 **Add** to 16.3.5.1 preamble:
and Rural 1 Coastal Zone

- 6.2.34 **Add** to condition 16.3.5.1(b) after “12 hectares”:
(3.5 hectares in Rural 1 Coastal Zone)

6.2.35 **Add** to 'Filling of Allotments' condition 16.3.5.1(m) after the words "Richmond West Development Area": *lower Seaton Valley Rural 1 Closed Zone at Mapua and Rural 1 Coastal Zones.*

16.3.5.3 Discretionary Subdivision (Rural 1 Closed Zone and Rural 1 Coastal Zone)

6.2.36 **Add** to the heading of 16.3.5.3: *and Rural 1 Coastal Zone*

6.2.37 **Add** in 16.3.5.3 after "Golden Hills Road": *or at Mapua) or Rural 1 Coastal Zone ...*

16.3.5.4 Prohibited Subdivision (Rural 1 Closed Zone)

6.2.38 **Add** to the heading of 16.3.5.4: *and Rural 1 Coastal Zone*

6.2.39 **Add** in 16.3.5.4 after "Golden Hills Road": *in the Rural Closed Zone at Mapua or the Rural 1 Coastal Zone* and alter reference to Rule 16.3.5.1(c) to read 16.3.5.1(b) or (c).

16.3.8.1 Controlled Subdivision (Rural Residential Zone)

6.2.40 **Delete** condition 16.3.8.1(j).

16.3.20 Principal Reasons for Rules

6.2.41 **Add** a new paragraph to the end of section on Residential subdivision:

The purpose of the Special Development Area at Mapua is to allow for a more compact and different style of residential development to be located within walking distance of the facilities provided in the town centre, rather than in more remote locations.

6.2.42 **Add** new section prior to 'Richmond South Development Area and Richmond West Development Area' section:

Mapua Development Area

The Mapua Development Area is an expansion of the Mapua urban area intended to cater for residential and business growth to 2031 and beyond. It provides for residential and rural residential development on the hills behind Mapua. It includes an extensive network of streets, walkways and cycleways to connect with the facilities in Mapua and the wider Rural 3 community.

6.2.43 **Add** to 'Pedestrian and Cycle Linkages' section, a new paragraph:

At Mapua, Seaton Valley Stream links Mapua, Ruby Bay, Seaton Valley and the Waimea Inlet and has an important role in managing stormwater, providing opportunities for off-road cycling and walking along its margins and enhancing ecological values.

6.2.44 **Add** to 'Industrial Zones' section, a new paragraph:

Individual site access to Stafford Drive is limited between Seaton Valley Stream and Warren Place because of its proximity to the shared path leading to Mapua School.

6.2.45 **Add** a new paragraph to the end of the 'Rural Closed Zones' section and **add** "and Rural 1 Coastal Zone" to the heading:

At Mapua/Ruby Bay on the coastal flats between Mapua and Ruby Bay, the lot sizes are all below the minimum Rural 1 lot size so there is very limited provision for further subdivision as this might encourage additional dwellings in this low-lying area that is likely to be vulnerable to both seawater

and freshwater inundation. Rural residential development is already well provided for on the hills to the west and in the Rural 3 Zone.

6.3 SECTION 16.13: HISTORIC HERITAGE

6.3.1 Schedule 16.13A: Heritage Buildings

Add to Waimea Moutere Ward:

Wells packing shed *Mapua Drive* 1938024600 *Lot 2 DP 8474* H25 87

6.3.2 Schedule 16.13B: Protected Trees

Add to Waimea Moutere Ward

T867 *Category C* *Fraxinus spp* 15 Pine Hill Road 1938000300 87

T910 *Category B* *Eucalyptus leucoxylon rosea* 86 Higgs Road 1938026700 87

T909 *Category B* *Liquidambar styraciflua* 86 Higgs Road 1938026700 87

Delete from Waimea Moutere Ward

T628 *Category C* *Fagus sylvatica* 103 Aranui Road Valuation No. 1938036300

7. CHAPTER 17: ZONE RULES

7.1 SECTION 17.1: RESIDENTIAL ZONE RULES

17.1.2.1 Permitted Activities

7.1.1 Add to 17.1.2.1(b)(vi):

comprehensive residential development or compact density development.

17.1.3.1 Permitted Activities (Building Construction)

7.1.2 **Add to height rule 17.1.3.1(q)(i):** *except in the residential Mapua Special Development Area the height limit is 6.5 metres*

17.1.3.2 Controlled Activities (Building Construction)

7.1.3 Add new conditions to 17.1.3.2:

(c) *The site is not in the Residential Closed Zone at Ruby Bay.*

(d) *The site is not in the Residential Zone at Mapua, the Residential Closed Zone at Mapua or the Mapua Special Development Area.*

17.1.3.3 Controlled Activities (Building Construction or Alteration)

7.1.4 **Add to the first paragraph of 17.1.3.3** after “Richmond West” reference to the *Mapua Special Development Area*.

7.1.5 **Add to condition 17.1.3.3(c):** *except for compact density in the Mapua Special Development Area where the maximum coverage is 50 percent.*

- 7.1.6 **Add** a new item to ‘Internal Boundaries’ condition **17.1.3.3(e)**:
(v) *a minimum of 4.5 metres applies in the Mapua Special Development Area with an intrusion no more than 1.5 metres deep and 3 metres wide for an entry feature or bay window.*
- 7.1.7 **Add** to ‘Outdoor Living Space’ condition **17.1.3.3(h)** after the words “20 square metres”:
except at Mapua, 30 square metres.
- 7.1.8 **Delete** outdoor living space condition **17.1.3.3(l)** and **rewrite** as:
Outdoor living spaces are designed in accordance with the Urban Design Guide (Part II, Appendix 2).
- 7.1.9 In **17.1.3.3**, matter **(1)**, **rename** the Design Guide as:
Urban Design Guide (Part II, Appendix 2).

17.1.3.4 Restricted Discretionary Activities (Building Construction or Alteration)

- 7.1.10 **Add** to condition **17.1.3.4(a)** after the words “Richmond West” reference to the *Mapua Special Development Area*.
- 7.1.11 **Add** a new condition:
Residential Closed Zone
(j) *The site is not in the Residential Closed Zone at Ruby Bay.*
- 7.1.12 **Add** to heading before matter **(40)** reference to the *Mapua Development Area* and *Mapua Special Development Area*.

17.1.20 Reasons for Residential Zone Rules

- 7.1.13 **Add** a new paragraph to the ‘Building Coverage’ section:
Higher coverage is permitted on compact density sites compared with standard density residential sites. With compact density sites, it is intended to encourage two-storey developments which enhance thermal efficiency but also to ensure that there is sufficient outdoor space provision, some stormwater dispersal and sunlight entry on site.
- 7.1.14 **Add** to ‘Building Height’ section, a new sentence at the end of the second paragraph:
However for compact residential development, a higher height limit is permitted if there is careful integration of buildings and surrounding spaces that retains residential amenities.
- 7.1.15 **Add** to second to last heading on Development Areas reference to the *Mapua Development Area* and the *Mapua Special Development Area*.
- 7.1.16 **Add** to end of the first sentence of the section on Development Areas reference to the *Mapua Development Area*.
- 7.1.17 **Rewrite** the last sentence of the section on Development Areas as:
All development in the Richmond South, Richmond West and Mapua and Mapua Special development areas is subject to the requirements of the Urban Design Guide (Part II, Appendix 2).
- 7.1.18 **Add** after the ‘Stormwater’ section:
Water and Wastewater

Because water, wastewater and some stormwater services at Mapua and Ruby Bay are over their design capacity, second dwellings are not included as a controlled activity in the Residential Zone in this locality. At Ruby Bay and parts of Tahī and Iwa streets there is also a need to minimise the number of dwellings exposed to coastal hazard risk so second dwellings are not permitted there.

7.2 SECTION 17.2: COMMERCIAL AND TOURIST SERVICES ZONE RULES

7.2.1 **Add** to rule 17.2.4.1(b)(iii): *except for the Tourist Services Zone at Mapua which is 30 percent.*

7.2.2 **Add** to Reasons for Rules 17.2.20 at end of 'Building Coverage' section, a new paragraph: *The Tourist Services Mapua Zone is distinguished by its unique location on a dynamic sandspit formation at the entrance to the Mapua Channel. Its character is low-key tourist development that can respond to the dynamic nature of the site. High building coverage is inappropriate in this vulnerable environment.*

7.2.3 **Add** to Reasons for Rules 17.2.20 in 'Building Design and Appearance' section, after "St Arnaud": *and Mapua.*

7.3 SECTION 17.4: INDUSTRIAL ZONE RULES

7.3.1 In condition 17.4.2.1(j) on amenity plantings, **add** to the first sentence: *and the Seaton Valley Stream.*

7.3.2 **Add** after 17.4.2.1(ja), a new 'Amenity Plantings' condition:

(jb) *Fences, including security fences, along site boundaries that adjoin roads, reserves and the Open Space Zone, are set back behind the width of amenity plantings and are no higher than 1.8 metres.*

7.3.3 **Add** to 'Building Coverage' condition 17.4.3.1(d) after "planning maps" the words "*and at Mapua*" after the bracket.

7.4 SECTION 17.5: RURAL 1 ZONE RULES

7.4.1 **Add** in 17.5.1 after "Rural 1": *Zone, including the Rural 1 Closed and Rural 1 Coastal zones.*

7.5 SECTION 17.8: RURAL RESIDENTIAL ZONE RULES

7.5.1 **Delete** home occupation condition 17.8.2.2(i) and **rewrite** as:

Employment and Area

A home occupation (which is other than visitor accommodation):

(i) *occupies no more than 75 square metres gross floor area;*

(ii) *employs or engages no more than two full-time equivalent persons who reside elsewhere than on the site.*

7.5.2 **Add** after 17.8.3.1(j), a new 'Setback' condition:

- (ja) *Buildings are set back from the top of the identified ridgeline at Ruby Bay behind a slope that is projected at an angle of 45 degrees from the toe of the ridge and set forward from the toe at least half the vertical height of the ridge.*

7.5.3 **Add** a new condition to Restricted Discretionary Activities rule **17.8.3.2**:

- (bb) *The building is within the Ruby Bay ridgeline setback but a favourable geotechnical report has been provided.*

7.5.4 **Add** a second paragraph to Principal Reasons for Rules **17.8.20** under the 'Building Setbacks from Boundaries, Roads, Lakes, etc.' section:

- Buildings are required to be setback from the top and bottom of the ridge at Ruby Bay to avoid falling debris and adverse visual effects. They are not necessarily prevented but should be justified both geotechnically and on visual amenity grounds.*

7.6 SECTION 17.14: DEFERRED ZONE RULES

7.6.1 **Delete 17.14.2 (b)(v) and replace with:**

- In the Mapua Development Area until reticulated water, wastewater and stormwater are provided by the Council or to the satisfaction of the Council. The Residential Zone in Stage 2 is deferred until 2031.*

7.6.2 **Add** to the end of **17.14.2(d)**:

- or when the required date is reached for Stage 2 developments.*

17.14.3 Deferred Rural Residential Zone

7.6.3 **Add** to **17.14.3(a)**:

- and the southern extension to the Korepo Road Rural Residential Zone.*

7.6.4 **Replace** the first sentence of **17.14.3(b)** with:

- The zone will become effective for the southern extension of the Korepo Road Rural Residential Zone when water, wastewater and stormwater have been upgraded and the zone at Kaiteriteri and Mariri will become effective when the adjoining Riwaka-Kaiteriteri Road and Old Coach Road have been upgraded.*

17.14.6 Deferred Light Industrial Zone

7.6.5 **Add** to **17.14.6(a)**:

- and on Mapua Zone Map 87.*

7.6.6 **Add** new item:

- (ca) *The Light Industrial Zone north of Warren Place, Mapua is deferred until adequate reticulated water, wastewater and stormwater systems are provided by the Council or to the satisfaction of the Council.*

17.14.20 Reasons for Rules

7.6.7 **Add** at the end of the first sentence: *to maintain a coherent urban form.*

8. CHAPTER 18: AREA RULES

8.1 SECTION 18.5: LAND DISTURBANCE AREA 1

8.1.1 Add to recontouring rule 18.5.2.1(p):

except that

- (i) *there is no filling below the 4.6 metre contour in the Rural 1 Closed Zone and the Rural 1 Coastal Zone, both at Mapua and at the Tourist Services Zone at Mapua;*
- (ii) *there is no filling in the Residential Closed Zone at Ruby Bay and part of Iwa St, Mapua; and*
- (iii) *there is no filling in the Residential Closed Zone at Tahi Street other than to create a building platform area.*

8.1.2 Add to 18.5.2.3 Controlled Activities (Recontouring of Land) a new condition:

- (b) *It is not within 200 metres of the coastal marine area and in the Residential Closed Zones at Ruby Bay and Iwa St, Mapua, and in the Rural 1 Coastal Zone, and Tourist Services Zone at Mapua/Ruby Bay.*

8.1.3 Add to 18.5.20 Reasons for Rules in 'Recontouring' section:

Filling can block drainage paths and interfere with water storage.

8.1.4 Add to 18.5.20 Reasons for Rules in section on 'Activities which raise the level of the land', after "flood prone ":

or inundation prone

8.2 SECTION 18.9: COASTAL HAZARD AREA

18.9.2.1 Permitted Activities (Building Construction or Alteration)

8.2.1 Delete from Rule 18.9.2.1, conditions (b) and (c).

8.2.2 Add to 18.9.2.1, a new condition (d):

The building is relocatable and not habitable.

8.2.3 Add to 18.9.2.1, a new condition (e):

The building is not a coastal protection structure.

18.9.2.2 Restricted Discretionary Activities (Building Construction and Alteration)

8.2.4 Add to the end of the first sentence:

if it complies with the following conditions:

- (a) *It is relocatable and not a dwelling (unless there is no other dwelling on the site).*

8.2.5 Delete matter (1) and rewrite as:

The nature of the building and its construction.

8.2.6 Insert two new matters:

- (1A) *The effects of the proposed activity on the risk of coastal erosion and flooding on the subject property and on other properties.*
- (1B) *The effects of the proposed activity on natural character.*

8.2.7 **Add** a new rule:

18.9.2.3 Restricted Discretionary Activities (Other)

Construction or alteration of a structure which does not comply with the conditions of Rule 18.9.2.1 or Rule 18.9.2.2 is a restricted discretionary activity, if it complies with the following conditions:

- (a) *It is the installation of a coastal protection structure.*
- (b) *It is any activity, including earthworks that will alter the shape of the natural landform.*

A resource consent is required. *Consent may be refused, or conditions imposed, only in respect of the following matters to which the Council has restricted its discretion:*

- (1) *The extent of negative and positive effects on adjoining properties, natural environment and coastal processes.*
- (2) *The finished appearance of the works, including buildings and land.*
- (3) *Any effects on access to the coastline.*

8.2.8 **Add** a new rule:

18.9.2.4 Non-Complying Activities

A dwelling that does not comply with the conditions of Rule 18.9.2.2 is a non-complying activity.

A resource consent is required. *Consent may be granted and conditions imposed, or consent may be refused.*

8.2.9 **Add** to Principal Reasons for Rules 18.9.20 after the words “coastal erosion”:
and inundation

8.3 SECTION 18.11: COASTAL ENVIRONMENT AREA

8.3.1 **Add** to rule 18.11.3.1(b)(i) and 18.11.3.1(f) after the words “Rural 1”:
Rural 1 Coastal

8.3.2 **Add** to rule 18.11.3.1(f) after the words “Kaiteriteri and Torrent Bay” wherever they occur:
and the Mapua Special Development Area.

8.3.3 **Delete** matter (2) in rule 18.11.3.1 and **rewrite** as:
Consistency with any design guide applying to the area and any heritage character.

8.3.4 **Add** to Principal Reasons for Rules 18.11.20 in the ‘Building Design and Appearance’ section after the first sentence:
Commercial development in the vicinity of the Mapua Wharf will be expected to respond to the heritage character of the existing wharf buildings.

9. CHAPTER 19: INFORMATION REQUIRED WITH CONSENT APPLICATIONS

9.1 **Add** to rule 19.2.1.6: *and set back from the Ruby Bay ridge top and toe, if applicable.*

- 9.2 **Add** to rule **19.2.1.12** at the end of first sentence: *or the Mapua Special Development Area.*
- 9.3 **Add** to rule **19.2.1.12(a)** reference to the *Mapua Special Development Area.*
- 9.4 **Delete** in Rule **19.2.1.12(b)** the words “Richmond South Development Area and Richmond West Development Area Subdivision Design Guide” and replace with:
Urban Design Guide (Part II, Appendix 2).
- 9.5 **Add** to rule **19.2.1.13**, a new provision:
(g) *changes to areas that are inundated.*
- 9.6 **Add** to **19.2.2.7** after the words “Richmond South”, wherever they occur, reference to the *Mapua Development Area*, and **delete** in **19.2.2.7(c)** the words: “Richmond South Development Area and Richmond West Development Area Subdivision Design Guide” and replace with:
Urban Design Guide (Part II, Appendix 2).
- 9.7 **Add** to **19.2.9.1** after the word ‘structures’:
(including coastal protection structures)

10. PART II APPENDIX I: DESIGNATIONS

- 10.1 **Add** to **Figure A1.10** Tasman District Council – Transport – New, two new lines as follows:
- | | | | | | | |
|------|----------------|-------|-------------------|-----------------|--------|--------|
| D238 | 142 Higgs Road | AM 87 | curve realignment | Lot 2 DP 6597 | 0.0030 | 10 yrs |
| D238 | 83 Higgs Road | AM 87 | “ ” | Pt Lot 4 DP 693 | 0.0164 | 10 yrs |

11. PART II APPENDIX 2: URBAN DESIGN GUIDE

- 11.1 **Delete** heading and rewrite as “*Urban Design Guide*” “*Applies at Richmond South Development Area, Richmond West Development Area, Mapua Development Area and Mapua Special Development Area*”
- 11.2 **Add** new paragraph to section 1 ‘Introduction’:
“The Mapua Development Area and Mapua Special Development Areas (MDA and MSDA) are priority areas for Mapua’s development over a 20-year timeframe following the Mapua/Ruby Bay Development Study in 2004 and a structure planning exercise in 2008. These processes have identified a need and support for a planned approach that ensures a quality living environment and sustainable and efficient use of land.”
- 11.3 **Add** to section 3 ‘Relationship of the Design Guide to the Tasman Resource Management Plan’ after the words “RSDA and RWDA” wherever they occur: *MDA and MSDA*”.
- 11.4 **Add** to section 4 ‘How to use this Design Guide’ after “RSDA and RWDA”: *MDA and MSDA*.
- 11.5 **Add** to Guideline A ‘**Allotment Layout**’ after “RSDA and RWDA”: *MDA and MSDA*.

- 11.6 **Add** to Guideline B '**Dwelling Size**' after the word "Richmond" wherever it occurs: *and Mapua*.
- 11.7 **Add** to Guideline B '**Dwelling Size**' after the word "RWDA": *and MSDA*.
- 11.8 **Add** to Section C '**Street Network**' at the end of the first sentence: *and Mapua*.
- 11.9 **Add** to Section C '**Street Network**' after the words "RSDA and RWDA" wherever they occur: *MDA and MSDA*.
- 11.10 **Add** to Guideline C2 '**Street Connectedness**' in fourth bulleted point after "Richmond": *and Mapua*.
- 11.11 **Add** to Guideline D '**Garaging and Parking**' after the word "Richmond": *and Mapua*.
- 11.12 **Add** to Guideline E '**On-Site Amenity**' in first and last sentence of the first paragraph: *MDA and MSDA*.
- 11.13 **Add** to Guideline E '**On-site Amenity**' in second sentence after the word "RWDA": *and MSDA*.
- 11.14 **Add** to Guideline E1 '**Outdoor Living Space**' in first bulleted point after "20m²:"*(or 30m² in MSDA)*.
- 11.15 **Add** to Guideline F '**Frontages**' after the word "RWDA": *MDA and MSDA*.
- 11.16 In Guideline G '**Public Open Space**', **rewrite** the first sentence as:
The provision of public open space within the Richmond and Mapua areas is a strong feature of their character;
and **rewrite** the end of the second sentence as: *... quality of Richmond and Mapua as places to live.*
- 11.17 In Guideline G1 '**Function**', **add** to the second bulleted point after "greenways":
and open space in accordance with the Mapua Structure Plan for the MDA and MSDA
and **rewrite** last phrase as:
and in accordance with the structure plan for the RSDA and RWDA are provided."