

Tasman Resource Management Plan

**PROPOSED PLAN CHANGE NO. 74
WITHOUT LEGAL EFFECT**

Rezoning of Special Housing Areas

Explanatory Statement

and

Schedule of Amendments

The Tasman Resource Management Plan is amended in accordance with the attached annotated portions of the Plan

NOTE:

- **Red underlined text denotes proposed new text inserted or amended.**
- **Blue strikethrough text denotes text deleted.**

Notified: 19 December 2020

Explanatory Statement

Plan Change 74 proposes to rezone five areas within Richmond and Pohara. The purpose of the Plan Change is to rezone land that has been approved and consented through the Housing Accords and Special Housing Areas Act 2013 (“HASHAA”) for residential development on land that is not currently zoned Residential. The Plan Change 74 proposes to rezone the land so that it is appropriately zoned to reflect the approved land uses. The plan change is a ‘tidy up’ so that the zoning of the land reflects the approved land use.

The sites proposed to be included in the Plan Change are not all of the sites that have been approved for residential development under the HASHAA legislation. This Plan Change only includes those areas where resource consents have been granted for subdivision and residential development on land that is not zoned for such development.

In summary, the five sites to be rezoned were approved as Special Housing Areas as a result of Tasman District being one of the fastest growing areas in New Zealand which resulted in a shortage of housing availability, housing choice and housing affordability across the district. To resolve this housing issue, the Council signed the Tasman Housing Accord with the Government in 2015. This established Council as an “accord territorial authority” under the HASHAA legislation. This enabled the SHAs to be developed using the special provisions of the HASHAA legislation.

Plan Change Sites

A brief overview of each of the sites included within the Plan Change is set out below. Four of the sites are within Richmond and one site is at Pohara.

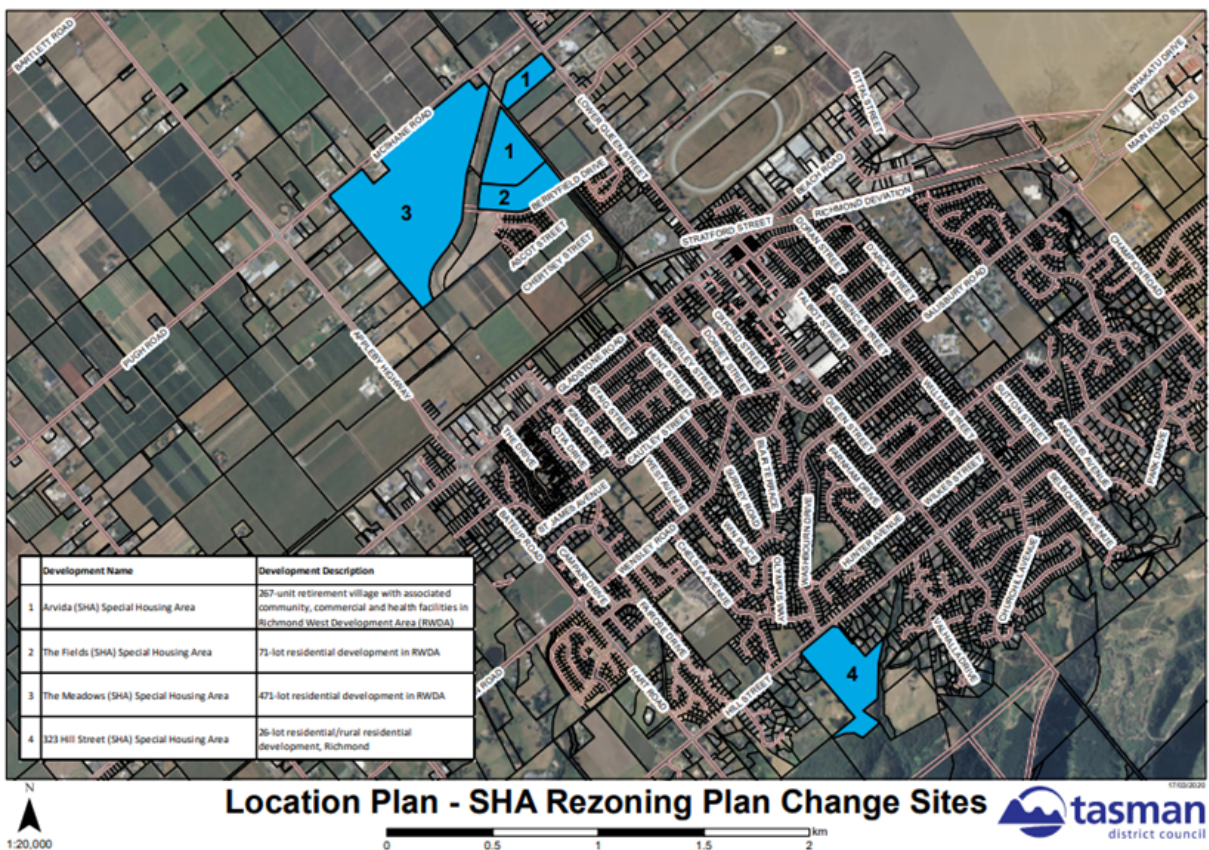


Figure 1: Location Plan of the four SHA sites within Richmond

1. Arvida Special Housing Area

This development is in the Richmond West Development Area (RWDA) and includes a 267 residential-unit comprehensive retirement village with associated community, commercial and health facilities. The area is accessed off Lower Queen Street and borders Borck Creek, comprising approximately 8 hectares. The site is zoned Rural 1 Deferred Mixed Business. The area is broken into a northern and southern parcel with the two areas physically separated by Poutama Drain. The northern part of the site is bounded by Borck Creek and Lower Queen Street. The southern parcel is bounded by Borck Creek and Poutama Drain.

The site of this development is generally flat and forms part of the area that was approved as the Richmond West (the Meadows) Special Housing Area that was gazetted on the 14 August 2017.

A zoning change from Rural 1 deferred Mixed Business to Residential is proposed. The areas of Borck Creek and Poutama Drain within the development area are to be zoned Open Space. These areas are currently designated and owned by the Council but are also zoned Rural 1 and Rural 1 deferred Mixed Business. Zoning maps 23, 57 & 124 are affected. Figure 6.8B 'Range of Housing Choices in Richmond Residential Areas' is amended to include the three Richmond West sites. Schedule 17.14A 'Deferred Zone Locations' is amended. Richmond Fire Ban and Fire Sensitive map 270 is amended to uplift the fire ban deferral for this area.

2. The Fields Special Housing Area

This area is also within the emerging residential area of Richmond West along Berryfield Drive. Borck Creek adjoins the western boundary of the site and adjoining the southern boundary is the Poutama Drain. The site is zoned Rural 1 deferred Mixed Business.

The residential subdivision approved within this area comprises a 71 lot development, in the RWDA and has an area of approximately 19 hectares. The site is also part of the Richmond West (The Meadows) Special Housing Area that was gazetted on the 14 August 2017. The approved subdivision and land use application has been prepared and assessed against the Housing Accords and Special Housing Areas Act (2013) (HASHAA).

A zoning change from Rural 1 deferred Mixed Business to Residential is proposed. Borck Creek and Poutama Drain run through the site and this area, which is designated and owned by Council, and a reserve area owned by Council is to be zoned Open Space. These areas are currently zoned Rural 1 deferred Mixed Business. Zoning maps 23, 57 & 124 are affected. Figure 6.8B 'Range of Housing Choices in Richmond Residential Areas' is amended to include the three Richmond West sites. Schedule 17.14A 'Deferred Zone Locations' is amended. Richmond Fire Ban and Fire Sensitive map 270 is amended to uplift the fire ban deferral for this area.

3. The Meadows Special Housing Area

This is the third SHA within the RWDA. The site has an area of approximately 36 hectares and fronts McShane Road for approximately 510 metres, with the southern side boundary adjoining Borck Creek. This is a 482 residential lot development with access off McShane Road. The proposal will also include a commercial hub comprising two lots to be zoned Commercial, in the RWDA. The site forms part of the cluster of residential developments of the Richmond West (The Meadows) Special Housing Area, and the subdivision and land use application were prepared and assessed against the HASHAA legislation.

The north eastern half of the site is zoned Rural 1 deferred Light Industrial, while the north western half of the site is zoned Rural 1 deferred Mixed Business. The proposal is to rezone the site Residential. The area of Borck Creek within the development area is designated and owned by Council. This area is to be rezoned Open Space. The commercial sites will be zoned Commercial.

Zoning maps 23, 57, 123 & 124 are affected. Figure 6.8B 'Range of Housing Choices in Richmond Residential Areas' is amended to include the three Richmond West Development Area sites. Schedule 17.14A 'Deferred Zone Locations' is amended. Richmond Fire Ban and Fire Sensitive map 270 is amended to uplift the fire ban deferral for this area.

4. Hill Street Special Housing Area

The SHA has an area of approximately 10 hectares and is located on the southern side of Hill Street. The topography of the site is undulating hillside that slopes upward from Hill Street toward the rear of the site. The surrounding area is a mix of established residential, rural-residential and rural land uses. The site is currently zoned Rural 2, Rural Residential and Residential.

This development comprises a 26 lot development located on the hills above Richmond that includes the creation of 10 residential allotments, 15 rural-residential allotments and one rural balance allotment. The residential allotments are clustered on the north-eastern side of the site alongside the neighbouring established residential area. The rural-residential allotments are generally located on the western side of the site adjoining existing rural-residential properties. Three further rural-residential sites are located on the elevated portion of the site above the residential allotments. Access to the lots approved in the subdivision is via two new right-of-ways.

It is proposed to:

- (i) extend the Residential zoning to cover the full extent of the north-eastern residential lots;
- (ii) zone the three elevated lots Rural Residential; and
- (iii) extend the Rural Residential zoning to cover the full extent of the Rural Residential lots on the western side of the development.

The remainder of the site will be retained as Rural 2. Zoning maps 23, 51 & 129 are affected. Richmond Fire Ban and Fire Sensitive map 270 is amended to extend the fire ban area to include the land approved for Residential and Rural Residential development.

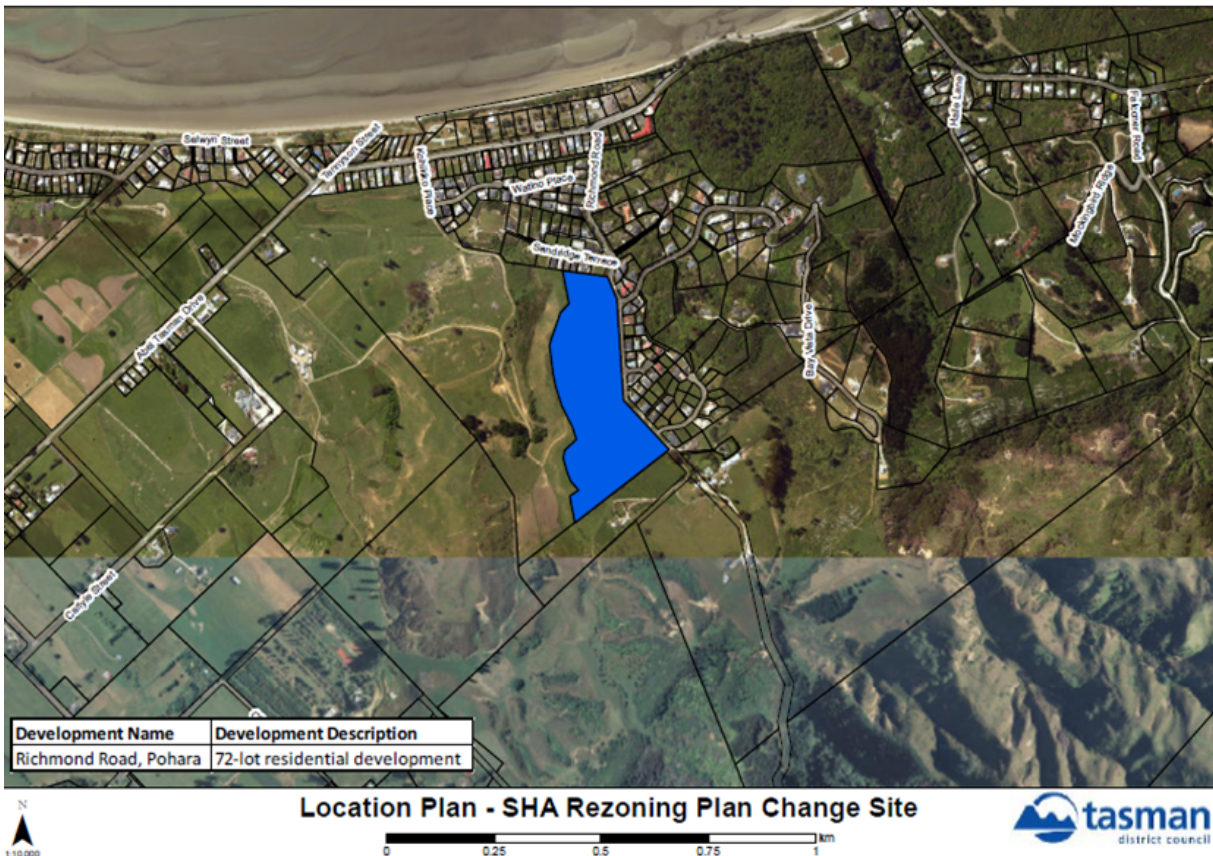
5. Richmond Road, Pohara

The SHA site forms part of a 34 hectare rural property on the elevated portion of Richmond Road, Pohara. The property is zoned Rural 2. The site is relatively gentle sloping and is bounded by Richmond Road to the east and a gully to the west. It adjoins existing residential properties on Sandridge Terrace to the north and lower density rural lifestyle blocks to the south. The 71 lots comprise approximately 7.9 hectares of the site with one balance lot of 26 hectares created. The subdivision is to be developed in six stages. The approved subdivision and land use application has been prepared and assessed against the Housing Accords and Special Housing Areas Act (2013) (HASHAA).

The portion of the site subdivided is to be rezoned Residential with the balance of the property retaining the Rural 2 zone. Maps 10, 51 and 77 are affected.

Pohara Fire Sensitive Area map 260 is amended to extend the fire sensitive area to include the land approved for residential development.

Figure 2: Location Plan of the SHA site at Pohara



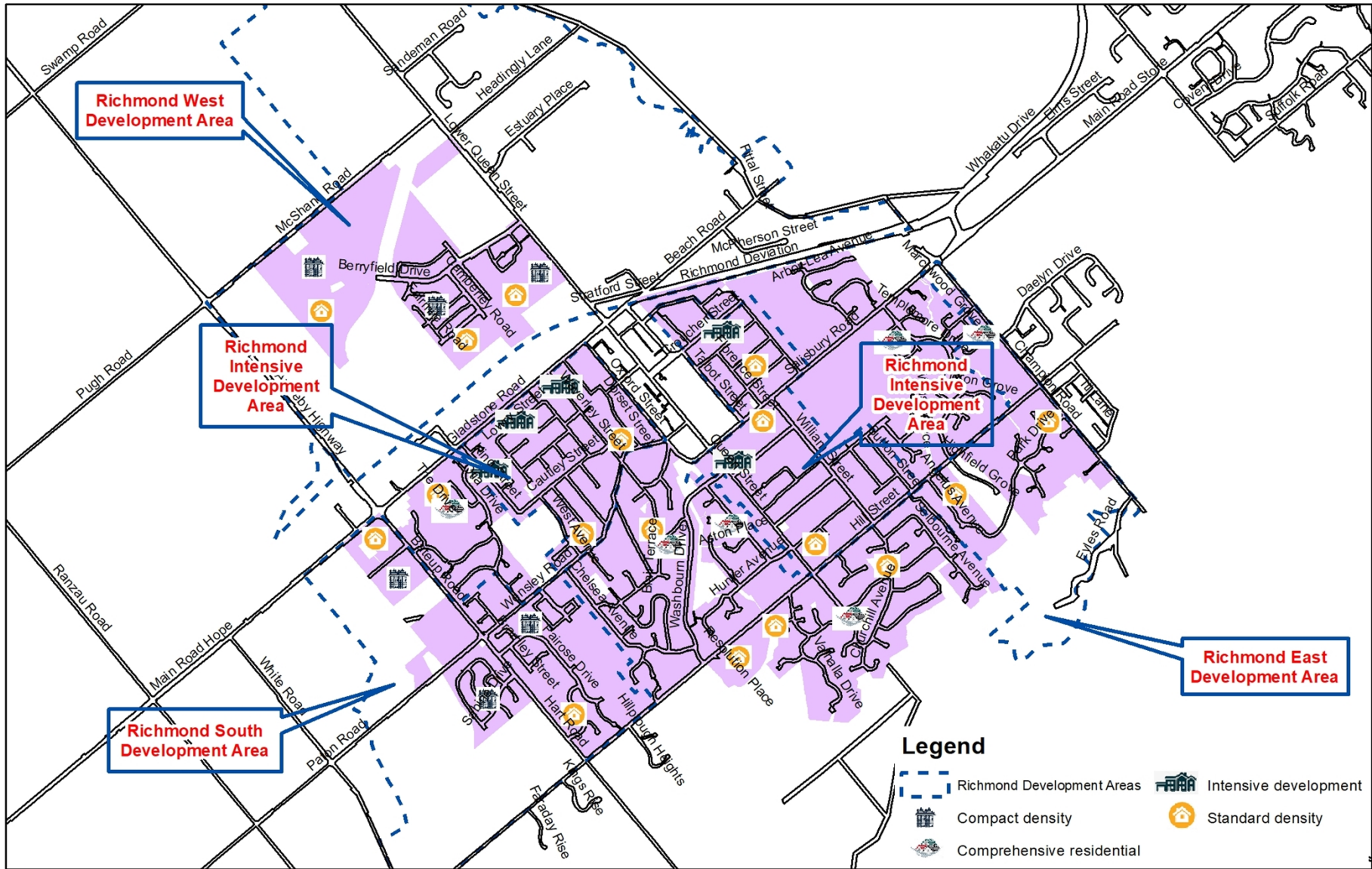
Consultation

Early, informal, consultation on the draft Plan Change consisted of engagement with the landowners of the SHA sites, Iwi, relevant crown entities and interested residents of Golden Bay. Council’s assessment of issues raised is included within the section 32 report which accompanies this proposed change.

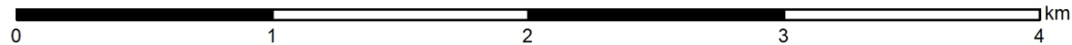
Schedule of Amendments

1. Chapter 6

- 1.1 Delete Figure 6.8B and replace with amended Figure 6.8B (*see next page*).



Range of Housing Choices in Richmond Residential Areas



Note:

This is not a planning map. The purpose of this diagram is to show the range of housing choices provided for in the Richmond Residential areas.

2. Chapter 17

2.1 Amend Schedule 17.14A 'Deferred Zone Locations' as shown below.

SCHEDULES

Schedule 17.14A: Deferred Zone Locations

[Unchanged or irrelevant text omitted]

Location of Area	Effective Zone until Removal of Deferral	Reason for Deferral	Date of Resolution for Removal of Deferral	Where Services Proposed by Developer, Legal Description of any Part of Area where Deferral Removed	Where Services Proposed by Developer, References to Detailed Performance Requirements and Engineering Plans of Services Approved by Council	Effective Zone after Removal of Deferral
Richmond West Development Area (planning maps 23, 57, 121 - 125, 127, 128, 130)						
<i>[Unchanged or irrelevant text omitted]</i>						
Areas notated B (395 Lower Queen Street) on the planning maps	Rural 1	Area B: Reticulated water supply, wastewater and stormwater services (Borck Creek and Poutama Drain construction) required	26/7/18	Part Area B: Sections 3 – 5 SO 506258 Section 1 SO 490525 and sections 1 & 2 SO 506258	RM1600673	Residential (serviced)
Area notated B (Borck Creek) on the planning maps			###20	Part Area B: Part Lot 6 DP 520567		Open Space
Areas notated C on the planning maps	Rural 1	Area C: Stormwater service required.				Mixed Business
Areas notated D on the planning maps	Rural 1	Area D: Reticulated water, wastewater and stormwater (Borck Creek and Poutama Drain construction) services required.	5/9/19	Part Area D: Lot 1 DP 511566		Mixed Business
			###20	Part Area D: All of D except: Lot 1 DP 20409 Sec 2 SO 450816 Sec 1 SO 512154 Sec 28 SO 455144 Sec 2 SO 512154 Lot 1 DP 511566		Residential
			###20	Part Area D: Part Lot 6 DP 520567		Open Space
Areas notated E on the planning maps	Rural 1	Area E: Reticulated water from Richmond South High Level Reservoir, wastewater, stormwater (Borck Creek construction) services required and in respect of Area E, there is substantial take-up of serviced land in the Richmond West Development Area with the same zoning.				Mixed Business
Areas notated E (91 McShane Road) on the planning maps			###20	Part Area E: Part Sec 16 SO 455144 Part Lot 2 DP 467493		Residential
			###20	Part Area E: Part Sec 16 SO 455144 Part Lot 2 DP 467493 Part Sec 13 SO 455144		Commercial
<i>[Unchanged or irrelevant text omitted]</i>						
Areas notated F (part), G, H and I on the planning maps	Rural 1	Area F: Stormwater service required Area G: Reticulated water, wastewater and stormwater services required Area H: Reticulated water, wastewater and stormwater (Borck Creek construction) services required Area I: Reticulated water, wastewater and stormwater services required and in respect of Area I, there is substantial take-up of Area H	31/8/17		6960	Light Industrial
			###20	Area H: All of H except Lot 5 DP20409 and Lot 6 470387		Residential

3. Planning Maps

- 3.1 **Amend** Zone maps 23, 57, 123 & 124 (Richmond West Development Area) to show:
- (a) Rural 1 deferred Light Industrial rezoned as **Residential** and **Open Space**.
 - (b) Rural 1 deferred Mixed Business rezoned as **Residential, Open Space** and **Commercial**.
- 3.2 **Amend** Area maps 23, 57, 123 & 124 (Richmond West Development Area) to delete Indicative Reserve.
- 3.2 **Amend** Zone maps 23, 57 & 129 (Richmond) to show Rural 2 rezoned as **Residential** and **Rural-Residential**.
- 3.3 **Amend** Zone maps 10, 51 & 77 (Pohara) to show Rural 2 rezoned as **Residential**.
- 3.4 **Amend** Discharges map 260 to extend Fire Sensitive Area over land to be zoned Residential.
- 3.5 **Amend** Discharges map 270 to uplift deferred Fire Ban Area and extend Fire Ban Area over land to be rezoned Residential and Rural Residential.