

Tasman Resource Management Plan

**Proposed Plan Change 77:
Murchison – Residential Growth**

Section 32 Evaluation Report

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1. Introduction

The purpose – and therefore the objective – of Plan Change 77 ('this Plan Change') is to provide additional land for residential housing in the Murchison township and to provide for rural residential living opportunities in the wider Murchison area. This is proposed to be achieved by rezoning land identified in the Future Development Strategy 2022 for residential and rural residential expansion in the Murchison area. This is responding to region-wide issues around the need to provide for population growth. This is also responding to strong feedback from the Murchison community on the current lack of Residential and Rural Residential zoned land in the Murchison area which is available for development.

2. Overview and Purpose

2.1 Purpose of Section 32 RMA

The fundamental purpose of Section 32 of the Resource Management Act 1991 (RMA) is to ensure transparent, robust decision-making in the development of plans, plan changes and policy statements. This includes the use of sound evidence and rigorous analysis, which in turn leads to robust and enduring provisions.

This Section 32 report is intended to clearly and transparently communicate the reasoning behind plan provisions to decision makers, the public and future plan users. The effects of new policies and rules on the community, the economy, and the environment is clearly identified and assessed during this evaluation. This becomes an enduring document recording the rationale and thinking behind the provisions. It tells the story of why the provisions are the most appropriate way to achieve the purpose of the RMA.

Tasman District Council ('Council') is required to undertake an evaluation of any proposed plan provisions before notifying those provisions. The Section 32 evaluation report provides the reasoning and rationale for the proposed provisions and should be read in conjunction with those provisions.

2.2 What are the Proposed Changes?

2.2.1 Status Quo

In order to understand the changes proposed in this Plan Change, it is necessary to first understand the sites and the existing planning provisions that apply. This section outlines the existing zoning of the sites concerned, and what would be allowed for if the existing status quo is retained (i.e., if the provisions of this Plan Change are not adopted).

The Plan Change sites (outlined in Figures 1 and 2 below) are currently zoned Rural 2 in the Tasman Resource Management Plan (TRMP). Under this existing operative Rural 2 zoning:

- It is permitted to construct a single residential dwelling per site (TRMP Rule 17.6.3.1(c))
- A minimum allotment size of 50 hectares (TRMP Rule 16.3.6.1(a)) applies for subdivision as a controlled activity.
- A restricted discretionary subdivision consent can be sought if the average net area of all allotments that are created by the subdivision is 50 hectares or greater and no allotment that is created is less than 5,000 square metres and the parent title existed before 31 January 2016 (TRMP Rule 16.3.6.3A).

- A controlled activity resource consent can be sought for a second dwelling provided it is a minor dwelling (rule 17.6.3.2).
- A resource consent can be sought for a second dwelling as a restricted discretionary activity provided the site size is at least 50 hectares (rule 17.6.3.4).

There are two blocks of existing 'Rural 2 deferred Residential' land in Murchison; one at 16 Hampden Street/55 Hotham Street, and another at 22 Grey Street. The deferral of these blocks is subject to stormwater services¹.

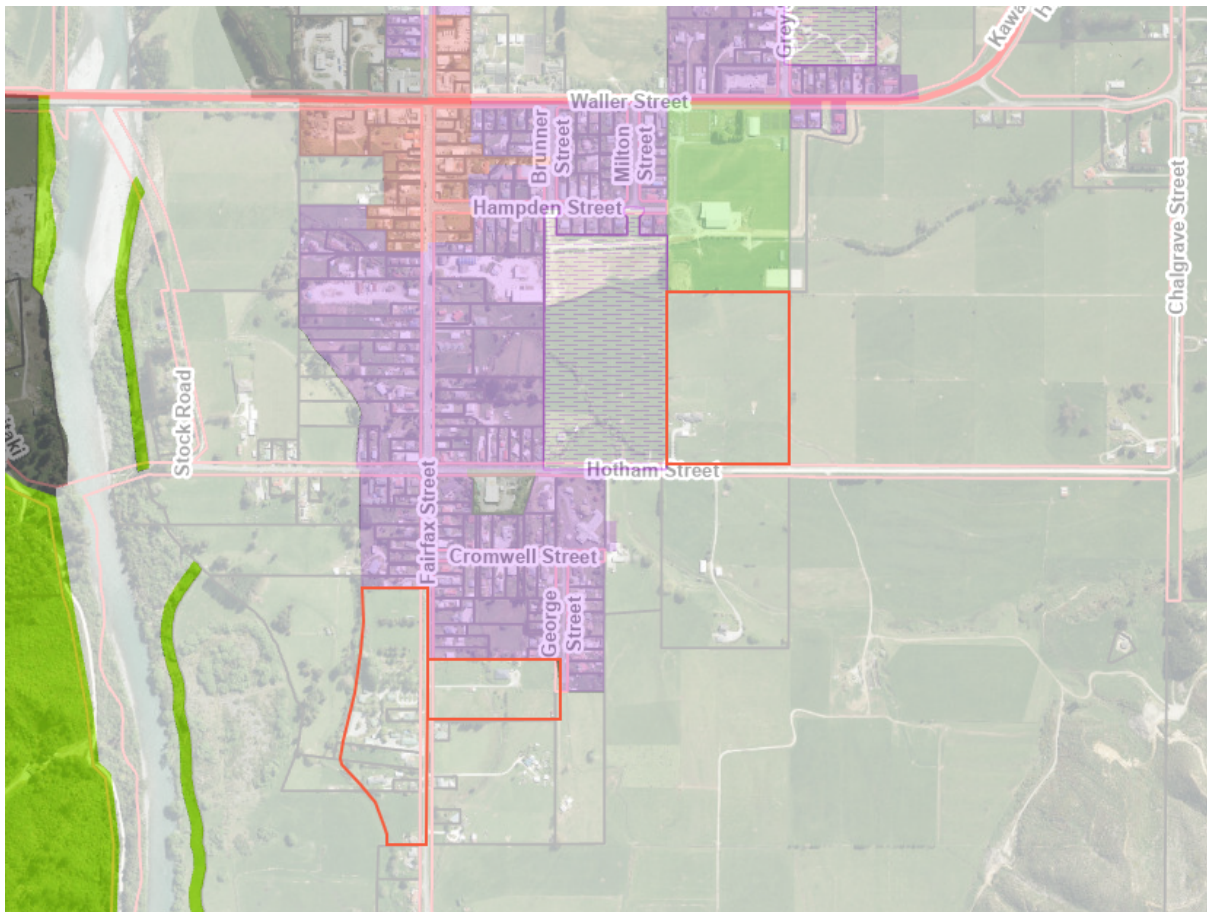


Figure 1: Plan Change Sites Identified for Residential Rezoning and Existing Zoning (White = Rural 2 Zone, Purple = Residential Zone, Purple Hatching = Deferred Residential, Light Green = Recreation)

¹ TRMP Schedule 17.14A

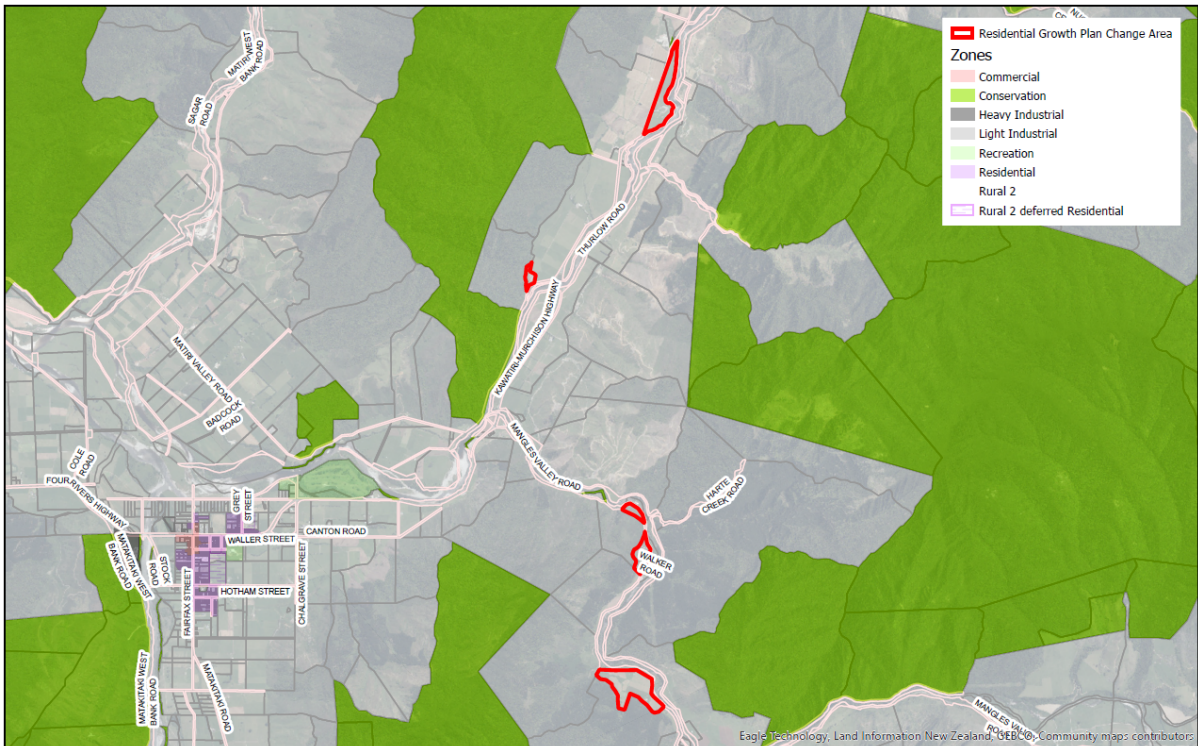


Figure 2: Plan Change Sites identified for Rural Residential Rezoning, and Current Operative Zoning (White = Rural 2 Zone, Green = Conservation Zone)

2.2.2 Re-Zoning

This Plan Change seeks to rezone:

- Three identified blocks of land on the urban fringe of Murchison (identified in Figure 1 above) from Rural 2 to ‘Rural 2 deferred Residential’
- Five identified blocks of land in the wider Murchison area (identified in Figure 2 above) from Rural 2 to Rural Residential.

The Plan Change sites are based on land identified for residential (refer to Figure 3) and rural residential (refer to Figure 4) development in the Future Development Strategy 2022 (FDS 2022).



Figure 3: Future Development Strategy 2022 – Residential Growth Sites T-020, T-037 and T-146 (shaded yellow)



Figure 4: Future Development Strategy 2022 - Rural Residential sites T-154 (incorporates 2 of the Plan Change sites), T-155, T-156, T-175

The physical address and relevant FDS 2022 sites are outline below for each site. Note that the potential yields given relate to the figures in the Future Development Strategy 2022. This proposed plan change has carried out further analysis of the sites concerned, and the resulting proposed provisions will result in different yields. The key sites affected are the Rural Residential zones where the minimum site size is proposed to be 2ha, rather than 5000m² as per the FDS 2022. This is due to the need to provide onsite servicing, and to manage traffic effects and impacts on adjacent rural uses.

Table 1: Plan Change Sites

Physical Street Address	Related Future Development Strategy 2022 Site and Identified Development Type
Residential Sites	
65 Hotham Street	Site: T-020 Hotham Street Identified development type: Detached residential dwellings with an average lot size 800m ² . Potential yield of 51 dwellings.
161 Fairfax Street	Site: T-037 Murchison Identified development type: Detached residential dwellings with an average lot size 800m ² . Potential yield of 53 dwellings. (Note, the Future Development Strategy 2022 site extends beyond the boundaries of the Plan Change site.)

Physical Street Address	Related Future Development Strategy 2022 Site and Identified Development Type
	The Future Development Strategy 2019 identified the T-037 site on Fairfax Street for business development, however, noted that <i>'this location could be equally appropriate for residential development'².</i>)
166 Fairfax Street, 170 Fairfax Street, 174 Fairfax Street, 176 Fairfax Street, 178 Fairfax Street, 147 Matakitaki Street	Site: T-146 Murchison Holiday Park Identified development type: Detached residential dwellings, with an average lot size 800m ² . Potential yield of 24 dwellings.
Rural Residential Sites	
268 Mangles Valley Road (Note, there are two blocks of land identified for rezoning on this one property)	Site: T-154 268 Mangles Valley Road Identified development type: Rural residential (un-serviced) with an average lot size 5,000m ² . Potential yield of 8 dwellings.
No physical street address. Located opposite 702 Mangles Valley Road.	Site: T-155 opposite 702 Mangles Valley Road Identified development type: Rural residential (un-serviced) with an average lot size 5,000m ² . Potential yield of 40 dwellings.
40 Matiri Valley	Site: T-156 40 Matiri Valley Road Identified development type: Rural residential (un-serviced) with an average lot size 5,000m ² . Potential yield of 4 dwellings.
2595 Kawatiri-Murchison Highway	Site: T-175 2595 Kawatiri-Murchison Highway Identified development type: Rural residential (un-serviced) with an average lot size 5,000m ² . Potential yield of 28 dwellings.

The proposed changes to the existing Tasman Resource Management Plan (TRMP) zone map are depicted in Figure 5 and 6.

² FDS 2019, pg 21

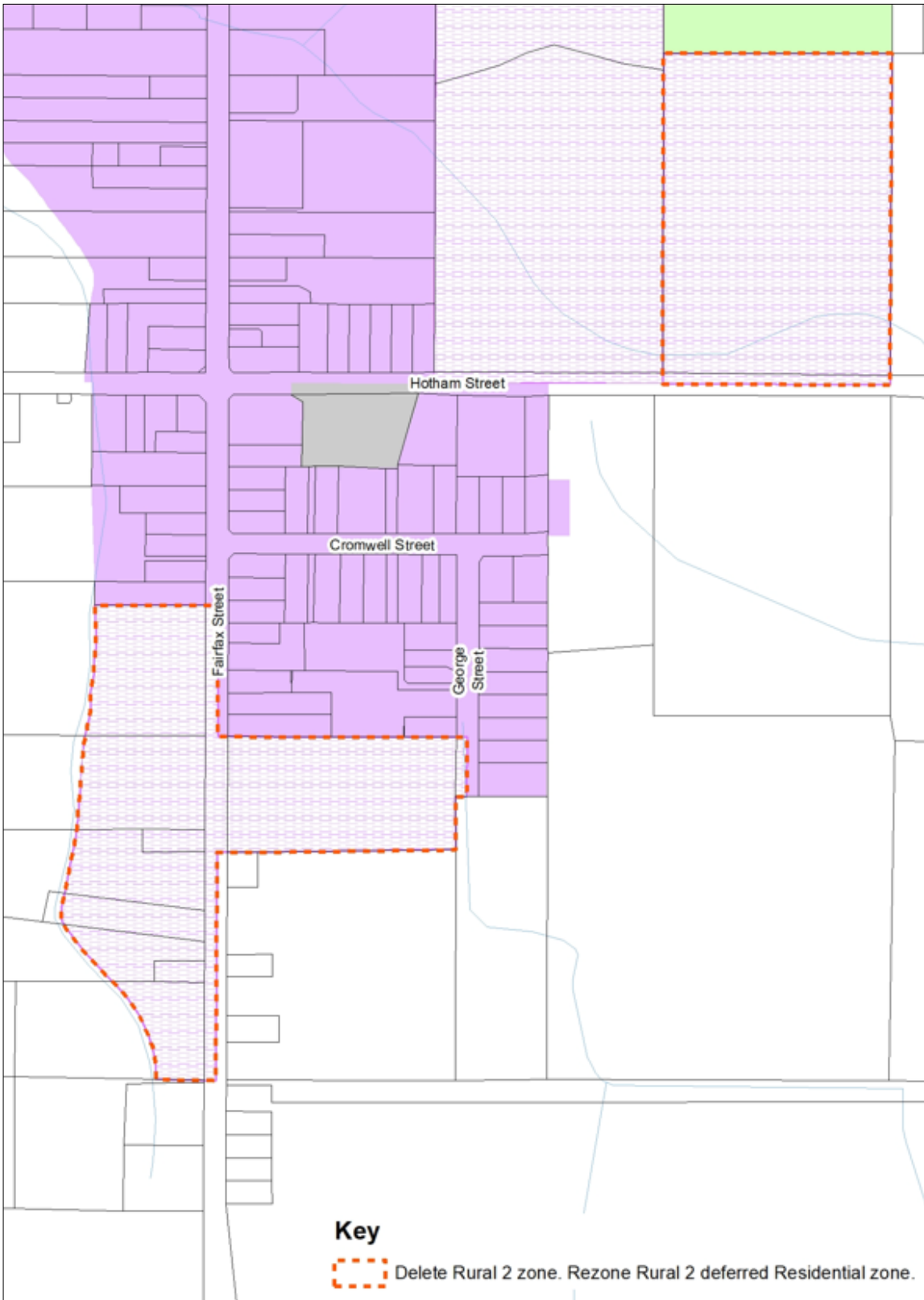


Figure 5: Murchison Proposed Residential Rezoning

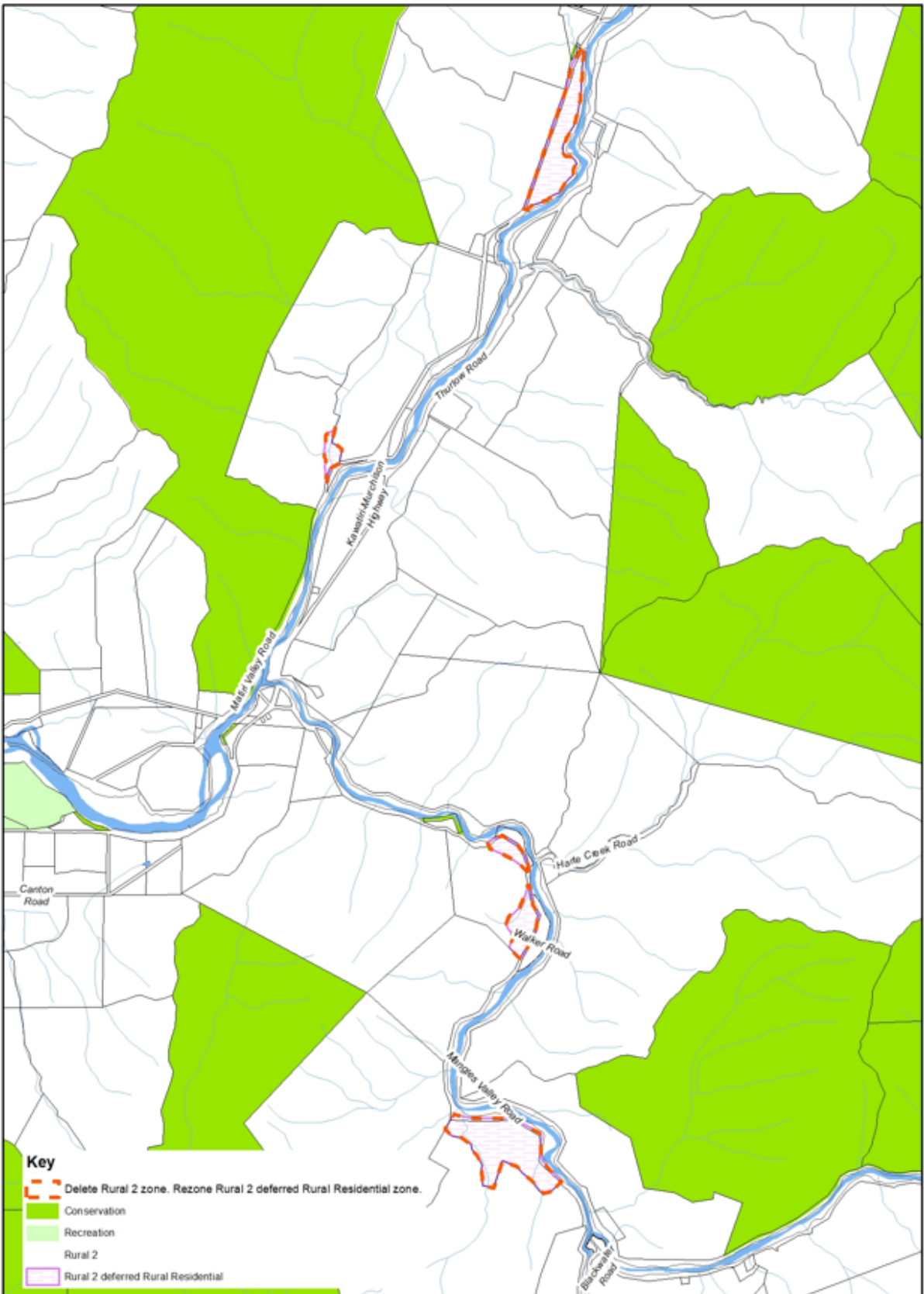


Figure 6: Murchison Proposed Rural Residential Re-Zoning

2.2.3 Indicative Items

The Plan Change sites do not include any existing indicative items. It is proposed that an indicative walkway be added to the site at 65 Hotham Street, to provide a connection from Hotham Street to

the adjoining Council-owned recreation reserve at 34 Hampden Street. This is depicted in Figure 7. No other new indicative items are proposed.

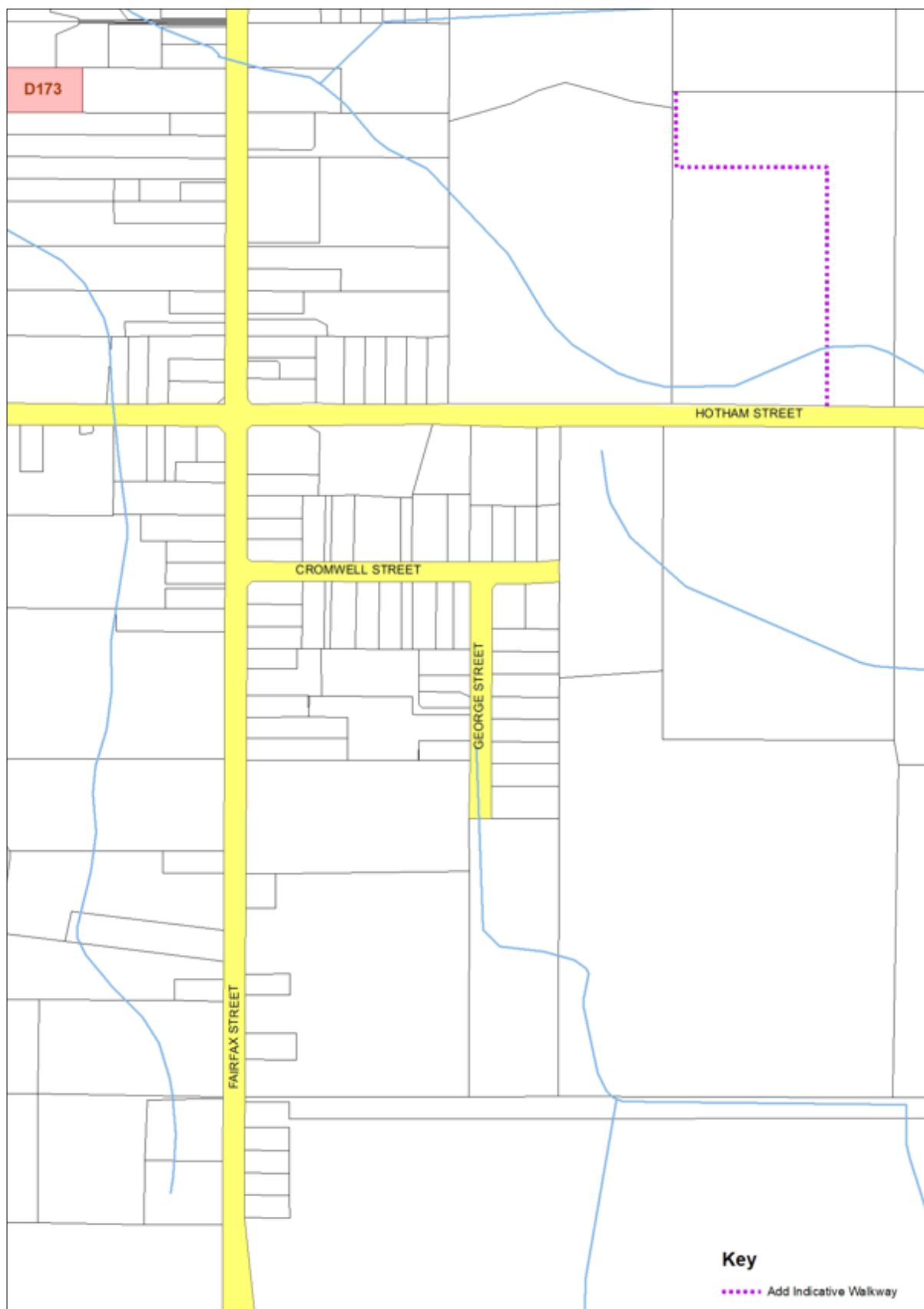


Figure 7: Murchison Proposed Indicative Walkway

2.2.4 Fire Sensitive Area Overlay

The TRMP includes existing provisions to manage potential adverse amenity effects from the discharge of contaminants from outdoor burning. This is managed through rules that apply to the Fire Sensitive Area overlay, which generally aligns with Residential zoning in the district.

In order to manage potential adverse amenity effects and to be consistent with the existing TRMP format, the three sites to be rezoned to Residential will also be deferred Fire Sensitive Areas. This is an extension of the overlay which already applies to the remainder of the Murchison Township. This proposed change is depicted in Figure 8.

Note: This part of the proposal applies only to the Residential sites and not to be Rural Residential sites.

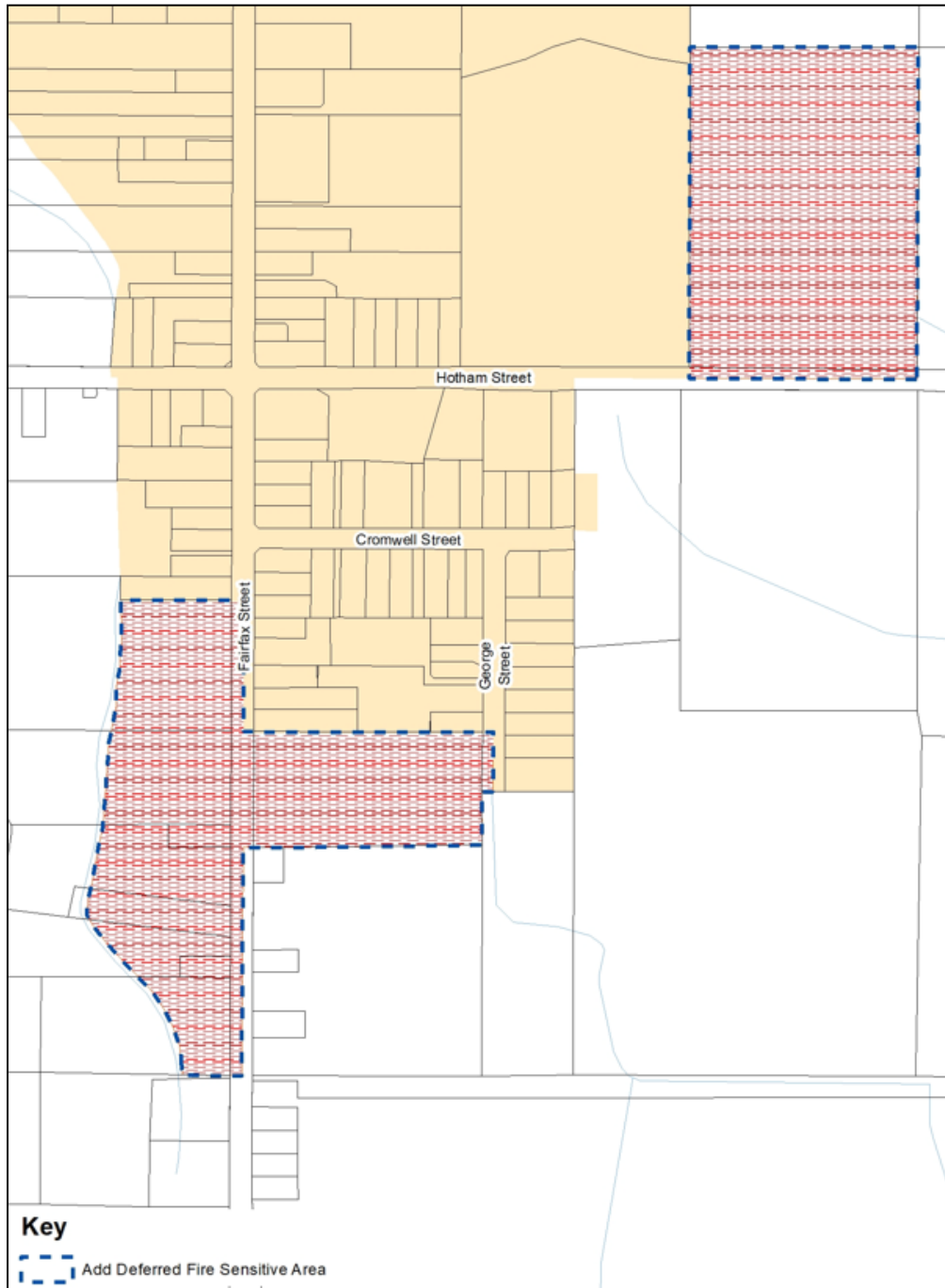


Figure 8: Proposed Change to TRMP Map 276 (extract from Update Map 77/3)

2.3 Proposed Objectives, Policies and Methods

The purpose – and therefore the objective – of this Plan Change is to provide additional land for residential housing in the Murchison township and to provide for rural residential living opportunities in the wider Murchison area. This is responding to region-wider issues around the need to provide for population growth and strong feedback from the Murchison community on the current lack of Residential and Rural Residential zoned land in the area.

This Plan Change does not seek to introduce any new objectives into the TRMP, however, it does include new policies and methods. The proposed changes to the TRMP text, including new issues, policies and methods, are shown in the Schedule of Amendments and summarised below.

Key changes to the TRMP include:

- Rezoning the three identified sites within the Murchison township from Rural 2 to ‘Rural 2 deferred Residential’, and applying the existing Residential standard density (minimum 450 m² site size with reticulated wastewater servicing) provisions to these sites
- Rezoning the five sites identified in the wider Murchison area from Rural 2 to Rural Residential, and applying the existing Rural Residential provisions to these sites with a 2 hectare minimum site size
- Introducing new Issues, Policies and Methods of Implementation around providing land for housing in Murchison
- Introducing provisions to ensure that the construction of a dwelling on the proposed Rural Residential sites in Mangles Valley will take into consideration the location of any nearby transmission lines to avoid potential adverse effects on the transmission lines and to avoid risk to any new dwellings
- To include an indicative walkway, connecting Hotham Street to the recreation reserve at 34 Hampden Street
- Applying the TRMP’s deferred Fire Sensitive Area to the proposed Residential sites

The key reasons for these proposed changes are outlined in Section 4 below.

3. Information Sources and Consultation

3.1 Information Sources

The following information sources have been used by Council to understand the issues and develop the options, and have helped to inform the proposed content of this proposed Plan Change:

- The Future Development Strategy 2022, including supporting documentation. This information is available on Council’s website: <https://www.tasman.govt.nz/my-council/key-documents/more/future-development-strategy/>.
- The Long-Term Plan 2021-2031, including growth projections and planned infrastructure works. This information is available on Council’s website: <https://www.tasman.govt.nz/my-council/key-documents/long-term-plan/long-term-plan-2021-2031/>.
- A 2020 report prepared by Sense Partners, entitled ‘Understanding the impacts of releasing greenfield sites for development’ attached in Appendix 1.

- Tasman District Council's Housing and Business Capacity Assessment 2021. This report is available on Council's website: <https://www.tasman.govt.nz/my-council/key-documents/more/urban-development-reports/capacity-assessments/>.
- Massey University's Housing Affordability Quarterly Survey March 2022, found here: <https://www.massey.ac.nz/massey/learning/colleges/college-business/school-of-economics-and-finance/research/reau/home-affordability-report.cfm>.
- Tasman District Council's Age-Friendly Policy 2019. This policy is available on Council's website: <https://www.tasman.govt.nz/my-council/key-documents/more/age-friendly-policy/>.
- Tasman District Council's Walking and Cycling Strategy 2022, available on Council's website: <https://www.tasman.govt.nz/my-council/key-documents/more/draft-walking-and-cycling-strategy/>.
- Tasman District Council's Erosion and Sediment Control Guideline 2019, available on Council's website: <https://www.tasman.govt.nz/my-region/environment/environmental-management/land/soil-and-land/land-disturbance-and-sediment-control/>.
- The New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP:34 2001).
- Information from relevant Council staff on infrastructure and servicing capacity, collated in the Background Reports in Appendix 2 and summarised in Section 4.1.1.3.
- Feedback received from external infrastructure and service providers, including Waka Kotahi NZ Transport Agency, Transpower, Network Tasman, the Ministry of Education, Fire and Emergency NZ, and Nelson Tasman Civil Defence Emergency Management. This feedback is collated in the Engagement Summary in Appendix 3.
- Feedback received from Te Tau Ihu iwi, summarised in the Engagement Summary in Appendix 3. This is also discussed in Section 3.2.
- Feedback received through consultation from landowners and the wider community, summarised in the Engagement Summary in Appendix 3. This includes meetings with the Murchison and Districts Community Council and residents, and meetings with landowners. It also includes a letter from the Murchison and Districts Community Council (Appendix 4) which outlines the need for Residential and Rural Residential zoning in the area.

3.2 Iwi Involvement and Advice

Murchison is in the rohe of Ngāti Waewae. Information on the proposed Plan Change was provided to Ngāti Waewae at a hui on 2nd February 2022. Ngāti Waewae have been kept informed on the Plan Change, with email updates as the Plan Change evolved through to public notification. The draft Plan Change material (being the Schedule of Amendments and update maps) was circulated to Ngāti Waewae for comment on 30 June 2022 as part of the Schedule 1 RMA requirements. No feedback has been received from this engagement. Ngāti Waewae do not have an Iwi Management Plan for this area which is lodged with Council.

Engagement has also been undertaken with Te Tau Ihu iwi in relation to this and other residential rezoning projects that Council is working on. Early engagement with Te Tau Ihu iwi has included an initial hui, with all Te Tau Ihu Iwi invited, in November 2021. This hui was attended by representatives from Ngāti Toa, Ngāti Kuia, and Te Atiawa, and was used to discuss residential growth in various locations around the district, including the proposed Murchison rezoning.

High-level feedback was received from this hui in relation to residential growth. This included support for creating communities with a heart/ centre, implementing Te Mana o te Wai, using Māori

placenames, having guiding development principles, and the need for housing that provides for larger families and multigenerational living.

Additional consultation with iwi representatives was undertaken via email through the development of this Plan Change including the provision of indicative mapping and policy direction. No other feedback was received.

The final draft notification material was also sent to Te Tau Ihu iwi representatives. Through this consultation, feedback was received from Ngati Tama (20 July 2022). Feedback included reference to effects on water quality, the physical structure and hydraulic characteristics of waterbodies and the health of aquatic plants and animals and sedimentation. As part of this Plan Change, the residential rezoning of the land is deferred and will not be lifted until Council is satisfied with stormwater and catchment management. Issues surrounding earthworks and any potential ecological effects will be managed at the subdivision stage for both the residential and rural residential sites.

3.3 Key Consultation Actions

Council has carried out extensive consultation with landowners, key stakeholders, the local community, and infrastructure and service providers during this plan review process. The feedback received has been instrumental in understanding the issues and desired outcomes, and in considering the options available for achieving these outcomes and the purpose of the RMA. The main consultation actions and Council responses are summarised in this section and in the Engagement Summary in Appendix 3.

Two rounds of informal (pre-notification) public consultation have been undertaken on this Plan Change, as follows:

- The first round of consultation was undertaken in November 2021. This included:
 - Information on Council's website
 - Letters to landowners
 - Site visits
 - Phone calls, emails and in-person meetings with interested person(s)
 - An in-person presentation at a Murchison and Districts Community Council meeting
 - A webinar for external infrastructure and service providers and one-on-one meetings/ emails as required
 - Meetings with Council infrastructure and reserves staff
 - A workshop with Council's elected members
- The second round of engagement was undertaken in March-April 2022, in conjunction with public consultation on the Future Development Strategy 2022. This round of engagement presented the refined Plan Change area boundaries, following consideration of Round One feedback and constraints and servicing information. Due to COVID-19 precautions, all Round Two public engagement was via platforms that maintained social distancing. Round Two engagement included:
 - Advertising the Plan Change and consultation opportunities through Council's communications, including Newsline and social media
 - An online feedback form
 - Sending letters to landowners and adjoining property owners

- Presenting virtually (via video call) at a Murchison and Districts Community Council meeting, with the wider public invited to this call
- Phone calls and emails with interested person(s)
- Meetings, phone calls and emails with key Council three-water, road and reserves staff
- Emails, phone calls and meetings with external infrastructure and service providers
- A workshop with Council's elected members

Most owners of the Plan Change sites generally support the proposal. The Murchison community is generally supportive of additional residential land in Murchison and have expressed a desire for smaller sections for the elderly, however, members of the community have also expressed concern around character and amenity effects. These matters have been taken into account in the drafting of this Plan Change.

A full summary of consultation is included in Appendix 3.

4. What are the Key Resource Management Issues?

4.1 Problem Definition and Outcome Sought

4.1.1 Problem/ Issues

The information and knowledge obtained, and the results of the consultation processes, have allowed the current situation to be understood. This Plan Change is responding to the following issues:

- The need to provide for population growth and provide development opportunities
- The need for a variety of housing options in Murchison, including residential housing in Murchison and rural residential living opportunities in the wider Murchison area

In considering the development of the Plan Change site, there is also a need to ensure that:

- Sufficient infrastructure capacity can be provided
- Ensuring that potential effects associated with building near transmission lines are managed (where applicable)
- The potential effects on surrounding land are managed
- The potential ecological effects are managed
- Potential flood hazard is managed
- Highly productive land is protected
- The amenity effects of outdoor fires are managed for the proposed Residential sites
- A ki uta ki tai management approach and Te Mana o te Wai are supported

These issues are discussed below.

4.1.1.1 Population Growth

Growth Projections

The Tasman District is experiencing high levels of residential growth, putting pressure on existing Residential zoned areas. This growth is anticipated to continue, with the Long-Term Plan 2021-2031 growth model projecting that Tasman's population will increase by 7,700 residents between 2021 and 2031, to reach 64,300 (assuming the medium scenario).³ This includes a projected 55 additional people and 35 additional dwellings in Murchison.

Future Development Strategy Findings

Tasman District Council is required under the National Policy Statement on Urban Development 2020 to assess and provide for residential growth. The FDS 2022, and the Future Development Strategy 2019 before this, looks at residential growth projections over the next 30 years, and how these can be accommodated within the district.

The Future Development Strategy 2019 identified a need for some additional residential land in Murchison and for rural residential living opportunities in the wider area around Murchison.⁴ These findings are further developed in the FDS 2022 which has identified the Plan Change sites for Residential and Rural Residential type development.

The FDS 2022 concludes that some urban expansion is required to provide for growth and for Council to meet its obligations under the National Policy Statement on Urban Development. Through a multi-criteria assessment, the FDS 2022 has identified the Plan Change sites for urban expansion, and rural residential uses, in order to accommodate growth.

4.1.1.2 The Need to Provide for a Variety of Housing

Strong Community Feedback

Council has received strong feedback from the community on the need for more residential land in Murchison and rural residential zoning in the wider Murchison area. This includes feedback from the Murchison and Districts Community Council, the local school principal, local residents, a local real estate agent, and local business owners.

The Murchison and Districts Community Council have advised, in a letter dated 7 September 2021, that Murchison is *'continuing to experience a shortage of housing, and the ability to develop. It is very difficult to find rental accommodation, houses and or land to purchase for the purpose of residing... With the current zoning in our district, there will be no development. The re-zoning that needs to occur in order for development to take place is, re-evaluating the Residential Zone and potentially applying a Rural Residential Zone & Rural 1 Zone...'*⁵ A copy of this letter is included in Appendix 4.

The Murchison Area School principal has advised that teachers are having difficulty finding housing in the area, and that he is concerned that this will result in losing teaching staff.⁶ The school has five school houses and two flats for staff.⁶ The school roll has increased from 150 students in July 2017, to 175 students in July 2021.⁷

³ 'Tasman Growth Projections 2021-2051; Summary of Council's Growth Model as Supporting Information for the Long Term Plan 2021-2031'. Tasman District Council (<https://www.tasman.govt.nz/my-council/key-documents/more/growth/growth-model/>)

⁴ Future Development Strategy 2019, pg 18

⁵ Murchison and Districts Community Council Letter, 7 September 2021

⁶ Murchison meeting and site visit, 8 June 2020

⁷ Education Counts (<https://www.educationcounts.govt.nz/find-school/school/population/year?district=51®ion=16&school=299>)

Local business owners have advised that they have also had issues with staff not being able to find accommodation and have had staff leave because of this.⁸

The housing shortage in Murchison was reported by Stuff on 10 October 2021.⁹

Resource Consents to Convert Buildings for Residential Purposes

The need for residential housing in Murchison is reflected through recent resource consent applications for existing buildings to be converted into residential dwellings. This includes:

- Resource Consent 200953 to change the use of a café barn building into a second dwelling in the Rural 2 Zone at 2491 Kawatiri-Murchison Highway.
- Resource consent RM200809 for relocatable ex-classroom buildings to be used as commercial workers accommodation within the Commercial Zone at 67 Fairfax Street.
- Resource consent RM210182 for an existing six-unit motel block to be turned into residential rental accommodation units.

Housing Options

Tasman District Council's 2019 Age-Friendly Policy identifies that there is currently a lack of supply of smaller houses in the district, meaning that many older people remain in larger, older dwellings and properties that are not age-friendly. The policy identifies a need for smaller dwellings that are affordable, accessible, warm, low-maintenance and close to services to cater for the district's aging population. This will allow people to down-size and age in place within their current communities. Murchison community members have indicated there is a need for more residential land for this purpose of allowing people to age in place in their current community.

Community feedback also points to a need for rural residential living opportunities in the wider Murchison area. There is currently no Rural Residential zoning in the Murchison area. The Future Development Strategy 2019 identified a need for rural residential living opportunities in the wider area around Murchison.⁴ This finding has been further developed in the FDS 2022 which has identified the five Rural Residential rezoning sites for development.

4.1.1.3 Infrastructure Capacity

The sites that have been identified for residential zoning will need to be deferred subject to stormwater¹⁰, wastewater¹¹ and potable water¹² servicing. This will ensure that servicing is in place prior to the Residential zoning taking effect.

The sites that have been identified for Rural Residential rezoning in the wider Murchison area will need to be self-serviced for stormwater, wastewater, and potable water.¹⁰ The 2 hectare minimum site size of these areas allows sufficient area for this to occur.

The infrastructure requirements are detailed further in the attached Background Report (Appendix 2).

⁸ Landowner meetings, 23 November 2021

⁹ C Sivignon. Stuff. 10 October 2021. 'Nil rental, just two homes for sale as Murchison housing shortage bites'. (<https://www.stuff.co.nz/life-style/homed/latest/126594441/nil-rentals-just-two-homes-for-sale-as-murchison-housing-shortage-bites>)

¹⁰ Council Infrastructure Meeting, 9 February 2022

¹¹ Wouter Woortman, Team Leader – Infrastructure Planning, 8 June 2022

¹² Jeff Cuthbertson, Wastewater Engineer, 28 July 2022

4.1.1.4 Transmission Lines

While none of the identified Plan Change sites contain National Grid assets, Transpower have advised that the '268 Mangles Valley' site (proposed for Rural Residential rezoning) is located within close proximity of National Grid transmission lines which is on a property across the road.¹³ These transmission lines, and their approximate setback from the boundary of 268 Mangles Valley, are depicted in Figure 9 below.

The potential for the lines to swing out into the 268 Mangles Valley Road site, and an appropriate building setback distance, may need to be considered. The TRMP includes existing provisions to manage development near transmission lines in Richmond East. Similar provisions are proposed to manage development near transmissions lines for the 268 Mangles Valley site. A 32m setback distance is used in these provisions. This distance is incorporated based on feedback from Transpower.¹³

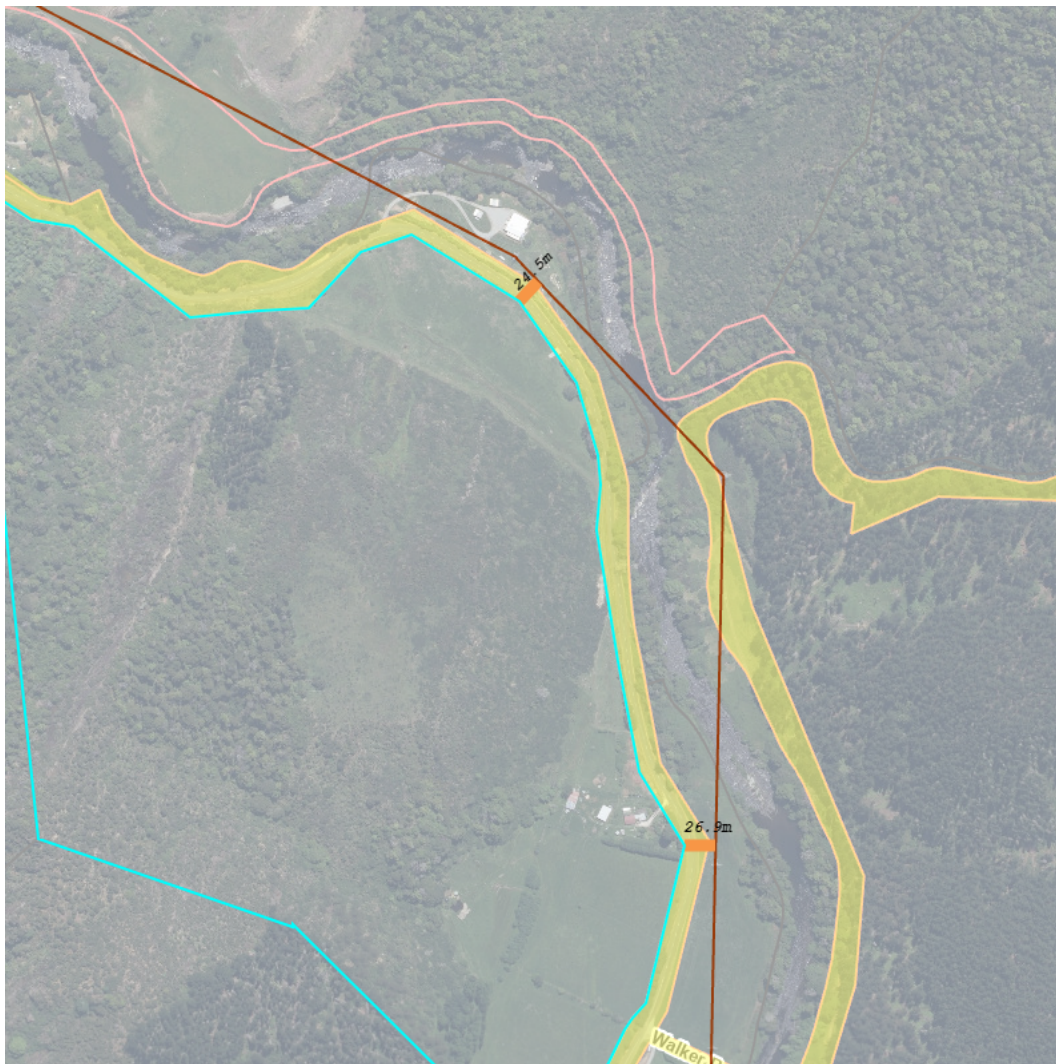


Figure 9: Transmission Line Setback Distance for T-154 (Transmission line = red line, T-154 = outlined in blue)

¹³ Transpower, via email 28 October 2021

4.1.1.5 Transport

No transportation issues have been raised for the proposed residential rezoning. However, the 2596 Kawaitiri-Murchison site is located on State Highway 6, administrated by Waka Kotahi NZ Transport Agency (Waka Kotahi). The landowner will have to work with Waka Kotahi through the resource consent process.

4.1.1.6 Impact on surrounding land uses

The community has raised concerns over the effect of residential development on the surrounding area. The proposed rezoning will change the character of the area from rural to residential once the required servicing is in place.

The TRMP includes existing provisions to protect character and amenity and seek to ensure a quality urban environment. These include residential noise limits (TRMP Rule 17.1.2.1(m)), outdoor living space requirements (TRMP Rule 17.1.3.1(i)), building height limits (TRMP Rule 17.1.3.1(p), and boundary setback distances (TRMP Rule 17.1.3.1(r)).

These provisions will ensure that appropriate development does occur. The areas proposed to be rezoned have been determined, in part, by the nature of their location as natural extensions of the existing zoning and development patterns. In the case of the proposed Rural Residential zones these are in areas which have natural defensible boundaries separating them from areas of typical rural land uses. This reduces reverse sensitivity concerns, as does the site sizes and potential yields which reduce reverse sensitivity concerns when near to the state highway. These sites are also located in areas where constraints such as natural hazards and productive soils are limited.

4.1.1.7 Flood Hazard

Residential Sites

The Murchison township is located on elevated river terraces such that the urban area is not subject to flood hazard from the Buller and Matakaitaki Rivers.¹⁴ However, there are a number of smaller tributary streams that drain from the hillslopes to the west and southwest of the urban area.¹⁴ This includes tributaries running through the Fairfax Street, Murchison Holiday Park, and Hotham Street sites that will present localized flood hazard which will need to be addressed at the time of development.¹⁴

Rural Residential Sites

The sites identified for Rural Residential rezoning are located on elevated terraces near the Mangles and Buller Rivers, however, are not subject to flood hazard from these two rivers.¹⁴ At times small tributary streams may flow across or adjacent to the sites identified for Rural Residential rezoning, however, this will be able to be managed in the development of the sites.¹⁴

4.1.1.8 Ecology and Water Quality

The sites that have been identified for Residential zoning at Fairfax Street and Hotham Street contain tributaries of Neds Creek. These waterways have become degraded with fine sediment¹⁵, and faecal contamination (E.coli).¹⁶ Parts of Neds Creek have been restored, resulting in the return of eels and

¹⁴ Glenn Stevens, Senior Resource Scientist – Hazards, 2 February 2022

¹⁵ Trevor James, Senior Resource Scientist Freshwater and Estuarine Ecology, email 1 February 2022

¹⁶ State of the Environment Report: River Water Quality. Tasman District Council. 2015

trout in these areas.¹⁵ There is an opportunity to also enhance waterways within the Plan Change sites.¹⁵

There is a chance that waterways adjoining the proposed sites at '268 Mangels Valley Road', 'Opposite 702 Mangels Valley Road', and '40 Maitri Valley' sites contain Northern Flathead Galaxias (NFG).¹⁵ This is a rare, range-restricted fish species, mostly found in the small streams in valleys of the upper Buller/Matakitaki/Maruia catchment.¹⁵

There are no identified Significant Natural Areas (SNAs) within the Plan Change sites, however, SNAs have been identified adjacent to the 'Murchison Holiday Park', '268 Mangels Valley Road', and '2595 Kawatiri-Murchison Highway' sites.¹⁷

Council's ecologists have confirmed that any effects on SNAs and ecological values can be addressed through the resource consent process at the time of development.¹⁸ This includes existing provisions and standards in the TRMP and the Nelson Tasman Land Development Manual 2020. Council also has an Erosion and Sediment Control Guideline 2019 which can be used to address any sediment discharge effects at the time of development.¹⁹

A Water Conservation Order (Water Conservation (Buller River) Order 2001) covers the Buller River and many of its tributaries, including the Mangels River. This gives a high level of protection to the rivers concerned and requires that waters are to be protected with restrictions on river flow and form, damming waters, fish passage, and water quality. The Rural Residential sites are set back from the river by roads and topography in terms of being on upper terraces. The site size also means there is sufficient land available to enable self-servicing without impacting on the water quality of the Buller or Mangels Rivers.

4.1.1.9 Productive Land

TRMP

The TRMP recognizes the need to protect productive land to provide for the social, economic, and cultural wellbeing of people in the district. This includes objectives and policies relating to the protection of highly productive land to meet the reasonably foreseeable needs of future generations. Key policies and objectives are outlined in Appendix 5. The productive capability of the sites is considered below.

Proposed National Policy Statement on Highly Productive Land (NPS-HPL)

The proposed NPS-HPL is currently under development and is not finalised or in effect, however, is considered here for completeness. The proposed NPS-HPL seeks to recognise the full range of values and benefits associated with the use of highly productive land for primary production, to maintain its availability for primary production for future generations, and to protect it from inappropriate subdivision, use and development.

Productive Capability

Tasman District Council uses two systems to assess productive land capability. These are:

- The Land Use Capability (LUC) classification system – this is a measure of the versatility of the land, and includes eight soil classifications, LUC 1 being the most versatile with the least limitations, and LUC 8 being the least versatile with the greatest limitations.

¹⁷ Matt Moss, Ecologist, email 1 February 2022

¹⁸ Matt Moss, Ecologist, email 27 July 2022

¹⁹ Pauline Webby, Policy Planner, 26 July 2022

Using the LUC classification system:

- The Fairfax Street, Fairfax Street, 65 Hotham Street, and 2595 Kawatiri-Murchison Highway are classified as LUC3, which means that the land is identified as highly productive land, suitable for arable cropping, horticulture and pastoral grazing.
 - The south-eastern part of the Matiri Valley Road site is also classified as LUC3, with the remainder of the site having a lower unspecified classification.
 - The 268 Mangles Valley Road and the site opposite 702 Mangles Valley Road have a classification of less than LUC3, and are therefore not considered to be highly productive under this classification system.
- The Productive Land Classification (PLC) system – The Productive Land Classification (PLC) system was developed by Agriculture New Zealand for Tasman District Council in 1994, as the LUC classification system is not reliable for ranking horticultural land types which are significant in the Tasman District.²⁰ The PLC system ranges from ‘A – Very Intensive Horticulture’, being the most productive, to ‘H – Non-Productive’, being the least productive. The classification indicates the potential land use. Each classification is suitable for the specified land use, and all land uses assigned to categories below itself.

Under the Productive Land Classification undertaken in 1994:

- The growth area on the eastern side of Fairfax Street , 65 Hotham Street, 268 Mangles Valley Road , the site opposite 702 Mangles Valley Road, Matiri Valley Road and 2595 Kawatiri-Murchison Highway are classified as ‘D’
- The growth area on the western side of Fairfax Street is classified as ‘F’, indicating that it is not highly productive.

Under the Productive Land Classification 2021 (which is still being refined):

- The growth area on the eastern and western sides of Fairfax Street (65 Hotham Street, 268 Mangles Valley Road, the site opposite 702 Mangles Valley Road and Matiri Valley Road are classified as ‘D’
- 2595 Kawatiri-Murchison Highway is classified as ‘F’

Overall, parts of the Plan Change site are classified as highly productive under the LUC system. The sites are classified as less productive under the PLC 1994 and 2021 systems. Council’s Senior Resource Scientist – Land and Soil has advised that the actual productive capability of the site is limited by adjoining residential activity, existing fragmentation, and – in the case of the identified Rural Residential sites – physical constraints such as hills and waterways.²⁰

4.1.1.10 Deferred Fire Sensitive Area

The TRMP includes existing provisions to manage potential adverse amenity effects from the discharge of contaminants from outdoor burning in residential areas. This is managed through rules that apply to the Fire Sensitive Area overlay, which generally aligns with Residential zoning in the district. In order to manage potential adverse amenity effects and to be consistent with the existing TRMP format, it is proposed that the proposed Residential sites be a deferred Fire Sensitive Area.

²⁰ Mirka Langford, Senior Resource Scientist – Land and Soil, meeting 19 January 2022

This is an extension of the overlay which already applies to the remainder of the Murchison Township.

4.1.1.11 Ki Uta Ki Tai (Mountains to the Sea) Worldview and Management Approach

The concept of Ki uta ki tai reflects a holistic planning approach, where the wider environment and interconnectedness of areas are considered. This concept is relevant to this Plan Change, particularly in terms of providing for the migration of water from the mountains to the sea as the Plan Change sites include or are located adjacent to river tributaries.

The National Policy Statement for Freshwater Management 2020 requires Council to give effect to Te Mana o te Wai. In doing this, it also requires Council to manage freshwater, and land use and development, in catchments in an integrated and sustainable way to avoid, remedy, or mitigate adverse effects, including cumulative effects, on the health and well-being of water bodies, freshwater ecosystems, and receiving environments.

Council's Ecology Staff have advised that the sites that have been identified for Residential zoning at Fairfax Street and Hotham Street contain tributaries of Neds Creek. These waterways have become degraded with fine sediment²¹, and faecal contamination (E.coli).²² There is an opportunity to enhance to waterways within these Plan Change sites at the time of consenting the future development.¹⁵

The sites that have been identified for Rural Residential rezoning contain or are adjacent to waterways. In particular, the site at 2595 Kawatiri-Murchison Highway borders the Buller River which is subject to the Water Conservation (Buller River) Order 2001. See discussion in Section 4.1.1.8 regarding this.

The TRMP includes existing provisions to provide for waterways which will be applied to the development of the Plan Change sites at the resource consent stage. Council's Erosion and Sediment Control Guidelines 2019 will be considered as part of this. The requirements of the National Environmental Standard for Freshwater will also relate to future development at the consenting stage. As previously noted, the sites are subject to potential flood effects from the Ned's Creek tributaries. This is expected to result in the need for setbacks from those tributaries which will allow for improvements to their ecological function.

Overall, the proposed Plan Change is consistent with, and helps to achieve, Council's aim of a ki uta ki tai management approach. This Plan Change also supports Te Mana o te Wai.

4.1.1.12 What's Currently Being Done and Why Isn't this Adequate?

The current zoning is not meeting the housing needs of the Murchison community, as evident in the community feedback summarised in Section 4.1.1.2 and in Appendix 3. Opportunities for further development within the Murchison township and the surrounding area are required.

The FDS 2022 has found that some urban expansion is required to provide for growth in the district and for Council to meet its obligations under the National Policy Statement on Urban Development. Through a multi-criteria assessment, the FDS 2022 has identified the Plan Change sites for urban expansion in order to accommodate growth.

²¹ Trevor James, Senior Resource Scientist Freshwater and Estuarine Ecology, email 1 February 2022

²² State of the Environment Report: River Water Quality. Tasman District Council. 2015

4.1.1.13 Risks of Not Acting

If additional residential land is not provided for within the Murchison township, there is the risk to continued housing supply issues and of not being able to accommodate growth projections.

If rural residential land is not provided for in the wider Murchison area, there will be a continued lack of rural residential lifestyle opportunities under the existing zoning.

4.1.1.14 Outcomes Sought

This Plan Change is seeking to address the issues outlined above, by:

- Rezoning three identified blocks of land on the urban fringe of Murchison (identified in Figure 1 above) from Rural 2 to 'Rural 2 deferred Residential'
- Rezoning five identified blocks of land in the wider Murchison area (identified in Figure 2 above) from Rural 2 to Rural Residential
- Introducing new Issues, Policies and Methods of Implementation around providing land for housing in Murchison
- Introducing provisions to ensure that the construction of a dwelling on the proposed Rural Residential sites in Mangles Valley will take into consideration the location of any nearby transmission lines to avoid potential adverse effects on the transmission lines and to avoid risk to any new dwellings
- Including an indicative walkway, connecting Hotham Street to the recreation reserve at 34 Hampden Street
- Applying the deferred Fire Sensitive Area overlay to the proposed Residential sites

5. What are the Possible Options?

Considering and evaluating a number of reasonably practicable options to respond to the key issues identified and therefore achieving the objectives is an important part of a Section 32 evaluation. The evaluation sections of this Section 32 include additional explanation of the options considered. These reasonably practicable options are summarised as:

1. Option 1: The provisions proposed in this plan change (set out in Section 2.2)
2. Option 2: Rezone for residential use including provisions which allow for smaller lots to be achieved
3. Option 3: Retain the status quo (set out in Section 2.2.1)

These options form part of the evaluation of the approach to this topic. The evaluations are carried out in Sections 7 – 8.

6. What is the Statutory and Policy Context?

This section sets out a summary of the statutory and policy documents that have particular relevance to this topic. These have been used to inform and guide Council's assessment of the proposal and options to determine the most appropriate options.

6.1 Resource Management Act 1991

In carrying out a Section 32 analysis, an evaluation is required of how the proposal achieves the purpose contained in Part 2 of the RMA. Section 5 sets out the purpose of the RMA, which is to promote the sustainable management of natural and physical resources.

In achieving this purpose, councils also need to recognise and provide for the matters of national importance identified in Section 6, have particular regard to other matters referred to in Section 7 and take into account the principles of the Treaty of Waitangi referred to in Section 8.

6.1.1. Section 6: Matters of National Importance

The Section 6 matters of particular relevance to this topic are:

Relevant matter	Reason for relevance
h) The management of significant risks from natural hazards	The Plan Change sites include and are adjacent to waterways. The flood hazard presented by these waterways is able to be managed through the resource consent process in the development of the sites. ¹⁴

6.1.2. Section 7 Other Matters

The Section 7 matters of particular relevance to this topic are:

Relevant matter	Reason for relevance
a) kaitiakitanga	It is recognized that iwi have a role of kaitiakitanga. Mana whenua iwi (Ngāti Waewae) were engaged early in this Plan Change process to ensure that any cultural values are understood and provided for.
d) intrinsic values of ecosystems	The ecological values of the Plan Change sites are discussed in Section 4.1.1.8. These values will be managed through existing provisions in the TRMP at the time of development.

6.1.3. Section 8 Treaty of Waitangi

The principles of the Treaty of Waitangi (Te Tiriti o Waitangi) that have been taken into account. Ngāti Waewae, as mana whenua, have been provided with information on this Plan Change, and opportunity for input, through the development of the Plan Change and its provisions.

Information on the proposed Plan Change was provided to Ngāti Waewae at a hui on 2nd February 2022. Ngāti Waewae have been kept informed on the Plan Change, with email updates as the Plan Change evolved through to public notification. The draft Plan Change material (being the Schedule of Amendments and update maps) was circulated to Ngāti Waewae for comment on 30 June 2022 as per the Sch 1 cl 4A requirements. No feedback has been received on this.

Engagement has also been undertaken with Te Tau Ihu iwi in relation to this and other residential rezoning projects that Council is working on. Early engagement with Te Tau Ihu iwi has included an initial hui, with all Te Tau Ihu Iwi invited, in November 2021. This hui was attended by representatives from Ngāti Toa, Ngāti Kuia, and Te Atiawa, and was used to discuss residential growth in various locations around the district, including the proposed Murchison rezoning.

High-level feedback was received from this hui in relation to residential growth. This included support for creating communities with a heart/ centre, implementing Te Mana o te Wai, using Māori placenames, having guiding development principles, and the need for housing that provides for larger families and multigenerational living.

Additional consultation with iwi representatives was undertaken via email through the development of this Plan Change including the provision of indicative mapping and policy direction. No other feedback was received.

The final draft notification material was sent to Te Tau Ihu iwi representatives as part of the Schedule 1 RMA requirements. Through this consultation, feedback was received from Ngāti Tama (20 July 2022). Feedback included reference to effects on water quality, the physical structure and hydraulic characteristics of waterbodies and the health of aquatic plants and animals and

sedimentation. As part of this Plan Change, the residential rezoning of the land is deferred and will not be lifted until Council is satisfied with stormwater and catchment management. Issues surrounding earthworks and any potential ecological effects will be managed at the subdivision stage for both the residential and rural residential sites.

No other feedback has been received and it is considered that the principles of the Treaty of Waitangi have been taken into account during the development of this Plan Change.

6.2 National Instruments

The following National Policy Statements and National Environment Standards are of relevance to this Plan Change.

Relevant national instrument	Reason for relevance
National Policy Statements	
National Policy Statement on Urban Development (NPS-UD) 2020	<ul style="list-style-type: none"> Requires Tasman District Council to provide for anticipated housing demand. Includes policies and objectives that set direction for Councils to (among other things) improve housing affordability, enable a variety of homes, and provide development capacity to meet expected housing demand.
National Policy Statement for Freshwater Management (NPS-FM) 2020	<ul style="list-style-type: none"> Relevant to development near waterways. Requires Council to give effect to Te Mana o te Wai and – in doing so – to manage freshwater, and land use and development, in catchments in an integrated and sustainable way to avoid, remedy, or mitigate adverse effects, including cumulative effects, on the health and well-being of water bodies, freshwater ecosystems, and receiving environments.
Proposed National Policy Statement for Highly Productive Land (NPS-HPL) Note: This is a proposed NPS and has no legal effect, and therefore does not have weighting.	<ul style="list-style-type: none"> The purpose of the NPS-HPL is to: <ul style="list-style-type: none"> recognise the full range of values and benefits associated with its use for primary production maintain its availability for primary production for future generations protect it from inappropriate subdivision, use and development. Strengthens the requirements for Council to manage versatile and productive land to ensure its long-term availability for primary production. Require councils to identify HPL within their region and protect this resource for land-based primary production, with a particular focus on protecting HPL from lifestyle development, undesirable urban expansion and ‘other’ inappropriate subdivision, use and development. Does not seek to provide absolute protection for HPL and recognises that non-productive uses are appropriate on HPL in certain circumstances. Does not impact on existing urban areas and land that councils have identified as future urban zones in district plans.
National Policy Statement on Electricity Transmission 2008 (NPS-ET)	<ul style="list-style-type: none"> Relevant to the transmission line near 268 Mangles Valley Policy 11 states that local authorities ‘<i>must consult with the operator of the national grid, to identify an appropriate buffer corridor within which it can be expected that sensitive activities will generally not be provided for in plans and/or given resource consent</i>’ Consultation has been undertaken with Transpower, and appropriate provisions are included in this Plan Change to manage construction at 268 Mangles Valley near the transmission line.

National Environmental Standards	
n/a	There are no applicable National Environmental Standards.

6.3 Operative Regional Policy Statement and Resource Management Plans

The Tasman Regional Policy Statement (TRPS) and TRMP include existing policies, objectives and methods of implementation that are relevant to this Plan Change in terms of:

- Providing for residential development.
- Avoiding, remedying or mitigating the adverse effects of urban development.
- Ensuring the efficient use and development of resources.
- Protecting productive land.
- Managing flood hazard and stormwater.

The relevant objectives, policies, and methods in the operative TRPS and TRMP are identified in Appendix 5.

6.4 Iwi Management Plans

There are no other relevant Iwi Management Plans for this area which are lodged with Council. Details of iwi engagement are provided in Section 3.2 and Appendix 3.

6.5 Relevant management plans and strategies

The following plans, strategies, heritage listings and regulations are relevant to this Plan Change:

Item of relevance	Organisation	Relevant Provisions
Future Development Strategy 2022	Tasman District Council	<ul style="list-style-type: none"> • Identifies the Plan Change sites for residential and rural residential development.
Long Term Plan 2021-2031, including the Infrastructure Strategy	Tasman District Council	<ul style="list-style-type: none"> • Provided population growth estimates. • Outlines planned infrastructure works.
Age-Friendly Policy 2019	Tasman District Council	<ul style="list-style-type: none"> • Recognises that the Tasman District has an aging population. • Includes a goal for a range of affordable and appropriate housing options for older people. • Outlines feedback from people over 65 years of age that there is a need for smaller dwellings that are affordable, accessible, warm, low-maintenance, and close to services to allow people to age in place in their current communities.

6.6 National Guidance Documents

The following National Guidance Documents are relevant to this Plan Change.

Relevant National Guidance Documents	Reasons for relevance
New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP:34 2001)	<ul style="list-style-type: none"> Relevant to potential development at 268 Mangles Valley within close proximity of the transmission lines on the opposite side of Mangles Valley Road. This Plan Change includes provisions to enable that an appropriate setback distance is achieved.

6.7 Plans of adjacent territorial and regional authorities

RMA Sec 66(2)d and 74(2)c require regard to be had to the need for consistency with the RPS and Regional Plan (operative or proposed), and operative or proposed district plans, of adjacent authorities. Murchison is a self-contained rural township and there is no direct need for consistency in the zoning patterns with adjacent local authorities. The existing provisions of the TRMP have been relied on for this proposed Plan Change.

6.8 National Planning Standards

The National planning standards were introduced in April 2019 with the purpose of improving the consistency of council plans and policy statements and relate to the structure and content of regional and district plans.

This Plan Change has been drafted to fit within the existing structure of the TRMP with minimal change to ensure clarity and consistency with the existing TRMP provisions. Tasman District Council are in the process of preparing a new unitary plan – the ‘Tasman Environment Plan (TEP)’ – which will be prepared in accordance with the National Planning Standards.

7. Are the Proposed Objectives of the proposal the most appropriate way to achieve the purpose of the Act?

7.1 Evaluation Context

This section of the report evaluates the proposed objectives to determine whether they are the most appropriate way to achieve the purpose of the Act.

Section 32 encourages a holistic approach to assessing objectives, rather than looking at each objective individually. This recognises that the objectives may work inter-dependently to achieve the purpose of the Act.

For the purpose of this evaluation the following criteria form the basis for assessing the appropriateness of the proposed objectives:

Category	Criteria
Relevance	<ul style="list-style-type: none"> Directed to addressing a resource management issue Focused on achieving the purpose of the Act Assists the Council to carry out its statutory functions (RMA s.30 and s.31) Within scope of higher-level documents
Feasibility	<ul style="list-style-type: none"> Acceptable level of uncertainty and risk Realistically able to be achieved within Council’s powers, skills and resources
Acceptability	<ul style="list-style-type: none"> Consistent with identified iwi/Maori and community outcomes

	<ul style="list-style-type: none">• Will not result in unjustifiably high costs on the community or parts of the community
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7.2 Evaluation of the Plan Change objective

This Plan Change does not add any objectives to the TRMP, nor does it amend any existing objectives. As per RMA sec 32(6)(b), the objective of this Plan Change is therefore the same as the Plan Change purpose which is to provide additional land for residential housing in the Murchison township and to provide for rural residential living opportunities in the wider Murchison area.

Through considering the consultation undertaken and issues identified Council has developed the following potential options for achieving the purpose of the plan change:

- 1) Plan Change proposal – To rezone land in the Murchison township to provide for residential development, and in the wider Murchison area to provide rural residential living opportunities.
- 2) Rezone for residential use including provisions which allow for smaller lots to be achieved
- 3) Status Quo – no change in zoning.

Plan Change Objective Assessment:

To provide additional land for residential housing in the Murchison township and to provide for rural residential living opportunities in the wider Murchison area.

General intent:

This is responding to issues around the need to provide for population growth, and the need for residential housing in Murchison and rural residential living options in the wider Murchison area.

Under this objective, the Plan Change intends to:

- Rezone the three identified sites within the Murchison township from Rural 2 to 'Rural 2 to deferred Residential', and apply the existing Residential standard density (minimum 450 m² site size with reticulated wastewater servicing) provisions to these sites
- Rezone the five sites identified in the wider Murchison area from Rural 2 to Rural Residential, and apply the existing Rural Residential provisions to these sites (with a 2 hectare minimum site size)
- Introduce new Issues, Policies and Methods of Implementation around providing land for housing in Murchison
- Introduce provisions to ensure that the construction of a dwelling on the proposed Rural Residential sites in Mangles Valley will take into consideration the location of any nearby national grid transmission lines to avoid potential adverse effects on the transmission lines and to avoid risk to any new dwellings
- Include an indicative walkway, connecting Hotham Street to the recreation reserve at 34 Hampden Street
- Apply the deferred Fire Sensitive Area overlay to the proposed residential sites

Other potential objectives

The key alternative option is Option 2, to rezone the three identified sites in the Murchison township for residential and introduce new provisions to enable smaller lots to be achieved, thereby further encouraging a variety of housing options. This would still include the rural residential rezoning at 2ha minimum lot sizes.

The third option is to make no change and retain the status quo which is the existing Rural 2 zoning. This third option has not been further considered as it does not assist with resolving the current housing supply issues in Murchison.

The assessment below considers the proposed option and the potential Option 2 of rezoning and also allowing smaller lots to be developed.

Other relevant objectives in the Plan:

Plan Change Objective Assessment:		
<p>Objective 6.2.2.3: <i>For the period 2021 to 2051, the minimum sufficient development capacities for housing in the Tasman portion of the Nelson-Tasman Urban Environment are provided.</i></p> <p>TRMP Objective 6.2.2.2: <i>Urban growth and sufficient opportunities, including redevelopment opportunities that encourage more efficient use of land, energy and provision of infrastructure, services and amenities.</i></p>	<p>The TRMP contains existing objectives which relate to the objective of this plan change. Objectives 6.2.2.3 and 6.2.2.2 are of particular relevance, as they are seeking to achieve a similar outcome to the Plan Change objective, being the provision of residential housing capacity.</p> <p>Other relevant objectives are considered in Section 6.3 and Appendix 5.</p>	
	Plan Change objective	Rezoning and allowing smaller residential lots to be developed
	<p>To provide additional land for residential housing in the Murchison township and to provide for rural residential living opportunities in the wider Murchison area.</p>	<p>To provide additional land for residential housing in the Murchison township and introduce new provisions to enable smaller lots to be achieved, thereby further encouraging a variety of housing options.</p> <p>This would still include the rural residential rezoning in the wider Murchison area with a 2ha minimum lot sizes, as per Option 1.</p>
Relevance:		
<p>Directed to addressing a resource management issue</p>	<p>Helps to address the following resource management issues:</p> <ul style="list-style-type: none"> • Providing sufficient housing capacity for residential growth projections. • Helping to provide a variety of housing options, by providing opportunities for more residential housing (thereby providing opportunities for people to age in place) in 	<p>Helps to address the following resource management issues:</p> <ul style="list-style-type: none"> • Providing sufficient housing capacity for residential growth projections. • The need to provide a variety of housing options, including residential housing for people to age in place and rural residential lifestyle opportunities.

Plan Change Objective Assessment:		
	Murchison and rural residential lifestyle opportunities in the wider Murchison area.	<ul style="list-style-type: none"> Enabling smaller allotment sizes, to further provide opportunities for a variety of housing. <p>However, this option may worsen the issues of having sufficient infrastructure capacity, and managing flood hazard.</p>
Focused on achieving the purpose of the Act	<p>This objective helps to achieve the purpose of the Act by:</p> <ul style="list-style-type: none"> Catering for residential growth projections, to meet the foreseeable needs of future generations in a way that sustains natural resources such as other land areas with greater production capacity. Zoning patterns provide space to manage the effects of the activity on the environment. Policies which support a variety of housing options which can help meet the community's social and cultural wellbeing, and health and safety needs in terms of having appropriate housing. 	<p>This objective helps to achieve the purpose of the Act by:</p> <ul style="list-style-type: none"> Catering for residential growth projections, to meet the foreseeable needs of future generations in a way that sustains natural resources such as other land areas with greater production capacity. Zoning patterns provide space to manage the effects of the activity on the environment. The increased intensity of development is less able to achieve the purpose of the Act due to the limited extent of land subject to this plan change, plus flood management and servicing requirements.
Assists the Council to carry out its statutory functions (RMA s.30 and s.31)	<p>The objective of this Plan Change assists Council with carrying out its statutory functions by ensuring that there is sufficient development capacity for housing – RMA s30(1)(ba), and s31(1)(aa).</p> <p>It can be undertaken in a way that does not restrict Council's other responsibilities in relation to the quality of water bodies, ecosystems, soil conservation, and the avoidance or mitigation of natural hazards.</p>	<p>The objective of this Plan Change assists Council with carrying out its statutory functions by ensuring that there is sufficient development capacity for housing – RMA s30(1)(ba), and s31(1)(aa).</p> <p>It can be potentially be undertaken in a way that does not restrict Council's other responsibilities in relation to the quality of water bodies, ecosystems, soil conservation, and the avoidance or mitigation of natural hazards. The natural hazard aspect of flooding does require</p>

Plan Change Objective Assessment:		
		management on these sites, which can be restricted due to the parent lots sizes and the location of the waterways.
Within scope of higher-level documents	<p>The objective of this Plan Change is within the scope of the National Policy Statement on Urban Development 2020.</p> <p>While not yet in legal effect, the proposed National Policy Statement on Highly Productive Land is also relevant. The productive capacity of the site has been considered.</p>	<p>The objective of this Plan Change is within the scope of the National Policy Statement on Urban Development 2020.</p> <p>While not yet in legal effect, the proposed National Policy Statement on Highly Productive Land is also relevant. The productive capacity of the site has been considered.</p>
Feasibility:		
Acceptable level of uncertainty and risk	<p>This option uses the TRMP's existing Residential and Rural Residential provisions which are well understood from use elsewhere in the district.</p> <p>The TRMP includes existing provisions to address the potential adverse effects of residential development. These provisions will apply to the development of the Plan Change sites.</p> <p>This Plan Change includes an indicative walkway to ensure that a transport connection is made between Hotham Street and recreation reserve at 34 Hampden Street.</p>	<p>This option introduces provisions which would enable a simpler path to achieving smaller lot sizes in the Residential Zone for the proposed Plan Change areas only.</p> <p>This results in a level of uncertainty and risk as:</p> <ul style="list-style-type: none"> • This plan change does not have the scope to undertake this change across the wider Murchison township. • The plan change sites are relatively small and are not contiguous which may lead to unforeseen outcomes. Increased certainty of outcomes would be able to be achieved through the subdivision and resource consent process which enable site specific matters to be considered. • There are servicing limitations in Murchison which need to be resolved before additional density can be achieved.
Realistically able to be achieved within Council's powers, skills and resources	The proposed changes use the existing TRMP format and provisions where possible. This helps to ensure that the provisions are realistic.	The proposed changes for a variety of lot sizes and densities have less certainty of being able to be achieved within Murchison due to servicing requirements. This is realistically within Council's powers, skills and resources

Plan Change Objective Assessment:		
	Future development within the area is consistent with the same activity in many areas of existing Residential zoning within the district. Therefore, use of provisions relating to the new zoned land is consistent with Council's current function.	but is more appropriately addressed across all residential areas in Murchison. The current full review of the Tasman Resource Management Plan (the Tasman Environment Plan) is the opportunity to consider this approach more holistically.
Acceptability:		
Consistent with identified iwi/Maori and community outcomes	This Plan Change includes engagement with iwi, consideration of applicable Iwi Management Plans (of which there are none in this area which are lodged with Council) and incorporation of relevant ideas, including Te Mana o te Wai.	This Plan Change option includes engagement with iwi, consideration of applicable Iwi Management Plans (of which there are none in this area which are lodged with Council) and incorporation of relevant ideas, including Te Mana o te Wai. It would also respond to the desired community outcomes of seeking small lots (and subsequent dwellings) within the district.
Will not result in unjustifiably high costs on the community or parts of the community	<p>The proposal will not result in unjustifiably high costs on the community. The costs of implementing the proposal are consistent with those for any residential development. Additional servicing will be required to develop housing in these areas. This is comparable with development in other areas of Murchison.</p> <p>Council do not currently collect development contributions for development in Murchison – this matter is separate to the current Plan Change process.</p>	<p>The proposal may result in unjustifiably high costs on the community depending on servicing needs and solutions. The costs of implementing the proposal for an increased density and variety of lot sizes would result in a need for an increased level of servicing compared to standard density.</p> <p>Council do not currently collect development contributions for development in Murchison – this matter is separate to the current Plan Change process.</p>
Overall assessment of the appropriateness of the Plan Change objective		
<p>Overall, the proposed Plan Change objective is considered to be an appropriate way to achieve the purpose of the Act for the following reasons:</p> <ul style="list-style-type: none"> • It responds to the identified issues and will assist with resolving these • It achieves the purpose of the Act by enabling efficient residential development and sustainable use of the land resource • It assists Council with their statutory responsibilities under the RMA, and other national planning documents such as the NPS-UD • The proposal can be realistically achieved as it predominantly relies on application of existing provisions relating to development • There are no unjustifiable costs on the community, and the proposal is consistent with identified Māori and community outcomes • The opportunity to enable smaller lot sizes and higher densities remains available for consideration through the full review of the Tasman Resource Management Plan. This is a process that is currently underway. 		

8. Are the Proposed Policies and Methods the most appropriate way to achieve the Objectives?

8.1 Evaluation of proposed Policies and Methods

Section 32(1)(b) requires evaluation of the appropriateness of the policies and methods that are proposed to achieve the proposed objective of the Plan Change. The policies and methods, including the reasonably practical options, have been developed through the consultation, information reporting, research and analysis that has been undertaken for this Plan Change. The level of this assessment has been determined by the scale and significance of the change.

The reasonably practicable options for achieving the objectives are set out in Section 5 and in this section.

With respect to the preferred option, an evaluation of the provisions has been undertaken relating to the costs, benefits and the certainty and sufficiency of information in order to determine the effectiveness and efficiency of the approach, and whether it is the most appropriate way to achieve the relevant objective.

This evaluation of the provisions to achieve the objective is set out in the following table:

Plan Change Objective: To provide additional land for residential housing in the Murchison township and to provide for rural residential living opportunities in the wider Murchison area.				
<p>The proposed policies and methods are set out in full in the Schedule of Amendments. In summary these includes policies and methods related to the following:</p> <ul style="list-style-type: none"> • Introducing new zoning for standard density residential (minimum 450 m² site size with reticulated wastewater servicing and 1,000m² without reticulated servicing) and rural residential (minimum 2ha site size) housing in Murchison, and policies which support a variety of housing options on suitably zoned land. • Introducing provisions to ensure that the construction of a dwelling on the proposed Rural Residential sites in Mangles Valley will take into consideration the location of any nearby transmission lines to avoid potential adverse effects on the transmission lines and to avoid risk to any new dwelling. • Applying the deferred Fire Sensitive Area overlay to the proposed residential sites. 				
Proposed Provisions	Costs	Benefits	Effectiveness and Efficiency	Risk of Acting / Not Acting if there is uncertain or insufficient information about the subject matter of the provisions
<p>Introducing new zoning for standard density residential and rural residential housing in Murchison, and policies which support a variety of housing options on suitably zoned land</p>	<p>The costs of development have not been increased by the proposed zoning or policy change. The standard and operative residential or rural residential provisions within the TRMP are proposed to be applied to these sites.</p> <p>Environmentally the potential costs, or negative effects, of development at a residential or rural residential scale relate to the management of development effects on waterways (including sediment control during development), effects on potential significant natural areas on adjacent land, flooding effects, effects of residential scale development on highly productive land, and effects on the character of the areas.</p> <ul style="list-style-type: none"> • Ecologically, the potential negative effects are to be managed through existing Council documents including the Erosion and Sediment Control 	<p>This will benefit the existing community and future generations by providing additional zoned land that can accommodate further opportunities for housing within Murchison. This includes the rural residential sites which provide an additional option for housing in Murchison area.</p> <p>The introduction of a policy 'To enable a variety of housing options on suitably zoned land' supports the variety of available land in the residential and rural residential zones. It also supports resource consent applications for smaller lot sizes within the residential zones.</p> <p>Environmentally the expected benefits of an increase in residential and rural residential zoning are expected to be:</p> <ul style="list-style-type: none"> • Reduced potential development pressures on areas of highly 	<p>The objective of the Plan Change is to provide land for housing at a variety of densities (residential and rural residential) within Murchison.</p> <p>The effectiveness and efficiency of the proposed policies and methods to achieve this is set out as follows:</p> <p>Effectiveness</p> <p>The proposed provisions are effective at achieving the objective of the plan change. This is for the following key reasons:</p> <ul style="list-style-type: none"> • The zoning and methods used are the existing operative provisions within the TRMP. • The new policy directly supports a variety of lot sizes on suitably zoned land. 	<p>It is considered that there is certain and sufficient information on which to base the proposed policies and methods as:</p> <ul style="list-style-type: none"> • Community consultation and Council research, including through the Future Development Strategy 2022, has demonstrated the need for additional land for housing in Murchison at both residential and rural residential scales. • Consultation with landowners demonstrate there is development potential within the land concerned.

	<p>Guidelines 2019, the Nelson Tasman Land Development Manual, and the requirements of the NES-Freshwater and the Tasman Resource Management Plan in relation to freshwater effects. The site is not unusual in terms of the potential for sediment generation. Standard sediment control methods referred to will manage this effect.</p> <ul style="list-style-type: none"> • Council is currently assessing Significant Natural Areas in this portion of the district. None have been identified on the land subject to this proposed Plan Change and effects on any that may be on adjacent land is able to be managed at the time of development. • Management of potential flood effects from the development will be possible as is required by the Nelson Tasman Land Development Manual for residential development. • Effects on highly productive land are minimised as the land has lower productive capacity due to the existing constraints of the site (the existing Residential zoning, and location of waterways, and location of the sites isolated from, or on the margins of larger blocks of rural land). Enabling development of this land takes development pressure off 	<p>productive land with greater productive capacity.</p> <ul style="list-style-type: none"> • Having nominated areas of rural residential zoned land direct this style of development to those areas rather than people seeking to establish this scale of activity in less suitable areas. <p>Socially, an increase in available residential and rural residential zoned land can increase the opportunities for further dwellings to be built. This can have the following benefits:</p> <ul style="list-style-type: none"> • Provision of different opportunities for residential dwellings to be built to accommodate future residents. • New dwellings would help meet the communities stated demand for additional housing to enable people to remain in their community in suitable housing, for businesses to be able provide housing for their employees, and to accommodate predicted growth in the region. • Provision of an indicative walkway from Hotham Street to the recreation reserve and recreation centre assists with connections in the area and active transport mode choice. 	<ul style="list-style-type: none"> • The zoning changes are on land that has potential for development to occur. This is effective as it is more likely that residential development will occur. <p>Efficiency The provisions identified in this Plan Change are efficient at achieving the stated objective for the following reasons:</p> <ul style="list-style-type: none"> • Additional costs of development are expected to be limited as the development requirements are similar to what is currently required when undertaking greenfield subdivision of this scale. • The provisions directly enable development to occur through the subdivision consenting process once servicing constraints are resolved. • The benefits of this approach outweigh the identified potential negative effects of this intensity of development. 	<ul style="list-style-type: none"> • Advice from Council specialists have confirmed that flood hazard, ecological, recreational/reserve, transport, and productive land matters can all be addressed through development in these locations. • Not acting has a risk of contributing to insufficient housing capacity and choice within Murchison.
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	<p>areas with more productive capacity.</p> <ul style="list-style-type: none"> The character of the areas to be rezoned would change. This would be most noticeable in the areas of proposed deferred residential zone. The change is on the fringe of the existing urban area and is seen as a natural extension to that existing area. <p>There are no identified costs or negative effects relating to social matters.</p> <p>There are no identified costs of negative effects relating to cultural matters. An earlier site was identified for rural residential zoning however this was removed from the proposal, in part due to the presence of an archaeological site.</p>	<p>Increasing housing supply can assist with housing affordability (2020 Sense Partners Report).</p> <p>Culturally, an increase in development opportunities can have benefits of retaining people in their communities and supporting the growth and sustainability of the Murchison community.</p>		
Proposed Provisions	Costs	Benefits	Effectiveness and Efficiency	Risk of Acting / Not Acting if there is uncertain or insufficient information about the subject matter of the provisions
Introducing provisions to ensure that the construction of a dwelling on the proposed Rural Residential sites in Mangles Valley will take into consideration the	<p>No direct or indirect monetised costs have been identified in relation to the requirement to achieve a 32m setback from electricity transmissions lines in the Mangles Valley.</p> <p>The line concerned is part of the national grid managed by Transpower. It is on the opposite side of the road from</p>	<p>The benefit of requiring this setback is it protects the national grid transmission lines. In this case, it is from buildings that may potentially be constructed within the existing 10m setback which applies from the legal road boundary. If this occurs, the building may be within the transmission line setback and this provision ensures</p>	<p>The objective of the Plan Change is to provide land for housing at a variety of densities (residential and rural residential) within Murchison. In relation to this setback provision, it is also to do this in a way that protects the national grid transmission lines in the Mangles Valley.</p>	<p>It is considered that there is certain and sufficient information on which to base the proposed setback requirement. This is an existing requirement in the Richmond East area and is a standard requirement sought by</p>

<p>location of any nearby transmission lines to avoid potential adverse effects on the transmission lines and to avoid risk to any new dwelling</p>	<p>the proposed rural residential zoned area which means the setback is unlikely to be breached which minimises the potential costs to development.</p> <p>There are no identified social, cultural, economic, or environmental costs of the setback requirement.</p>	<p>that the matter is considered in consent processing.</p> <p>The other benefit is to efficiency as the same provision and setback that applies to Richmond East will also be applied here.</p> <p>There are no other identified social, cultural, economic, or environmental benefits of the setback requirement.</p>	<p>The effectiveness and efficiency of the proposed method to achieve this is set out as follows:</p> <p>Effectiveness</p> <p>The proposed provisions effectively apply the existing setback requirements for Richmond East to the Mangles Valley area. This is an effective approach due to the reliance on the existing structure within the TRMP.</p> <p>Efficiency</p> <p>The proposed provisions are efficient as they do not result in undue cost. They also only apply in the proposed Rural Residential Zone in this specified area of Mangles Valley so are efficient in not unnecessarily applying to other areas.</p>	<p>Transpower in relation to their transmission lines.</p>
<p>Apply the deferred Fire Sensitive Area overlay to the proposed residential sites</p>	<p>The Fire Sensitive overlay applies to the Residential Zone in the remainder of the district, and will not cause any undue costs.</p> <p>The overlay will be deferred to ensure that the relevant provisions do not apply until the Residential Zoning is in place and the deferral can be removed.</p>	<p>The Fire Sensitive overlay is used in the TRMP to manage potential adverse amenity effects from the discharge of contaminants from outdoor burning.</p> <p>Applying this overlay to the proposed residential sites will have the benefit of:</p> <ul style="list-style-type: none"> • Ensuring consistency with the rest of the district. • Managing potential adverse effects from the discharge of 	<p>This is an extension of the overlay which already applies to the remainder of the Murchison Township, and is therefore considered to be an effective and efficient means of achieving the objective of the plan change.</p>	<p>It is considered that there is certain and sufficient information on which to base the proposed policies and methods as this is an extension of the overlay which already applies to the remainder of the Murchison Township.</p>

		contaminants from outdoor burning.		
Economic Growth and Employment	Economic Growth		Employment	
	<p>The proposed areas for rezoning are based on Future Development Strategy 2022 sites which have been identified for residential and rural residential development to provide sufficient capacity for projected residential growth.</p> <p>Providing for residential growth will have economic growth benefits for the region as additional homes will be able to be developed. This assists with retaining people in Murchison and ensuring people coming to the area can find somewhere to live.</p> <p>The construction phase of the subdivision and housing will support local contractors in this industry.</p> <p>Part of the rationale of this plan change is that these areas have constraints in terms of productive capacity and by efficiently developing these area other areas of highly productive land with more productive capacity are protected.</p> <p>The setback provision broadly supports economic growth by protecting national infrastructure required to supply electricity to the region, including in the case the Murchison area. Security of supply helps with economic growth.</p>		<p>Providing for residential growth will have employment benefits, as it will create jobs during the development of the site and will provide places for people that currently work in the area, or that want to work in the area in the future, to live.</p> <p>Employment will also occur for the development and construction industries that are involved in residential development.</p> <p>As noted for economic growth, the proposal in these areas supports the protection of other areas with higher land productivity capacity. Therefore, assisting with protecting employment in those areas.</p> <p>In broadly supporting economic growth the setback provisions can also indirectly support employment that may arise from economic growth.</p>	
Overall Evaluation	<p>In summary these provisions are considered to be the most appropriate way of achieving the objectives of the plan change for the following reasons:</p> <ul style="list-style-type: none"> • The zoning and provisions provide further zoning for residential use in the Murchison Township while the Rural Residential Zone provides for this style of living which is not currently zoned for in the area. • This supports creating opportunities for an increased supply of residential housing in Murchison. • Use of these areas of rural land for housing takes development pressure off rural land with higher productive capacity. • The associated indicative walkway provides increased connectivity in the Hotham St area of Murchison. • The proposed areas of residential zoning are able to manage the flood hazard on the site and provide opportunities for ecological restoration of the waterways. • The development within the rezoned areas is able to be managed under existing TRMP and NES Freshwater provisions to ensure the values of the Buller and Mangles Rivers are not compromised (as required under the Buller River (Water Conservation Order) 2001. • The need for a setback from the national grid transmission lines in the Mangles Valley is addressed through the proposed provisions. • The Fire Sensitive overlay will manage potential adverse amenity effects from the discharge of contaminants from outdoor burning for the proposed residential sites. 			

- Overall the proposed provisions are the most appropriate way to achieve the objective of the plan change which is to provide additional land for residential housing in the Murchison township and to provide for rural residential living opportunities in the wider Murchison area.

9. Conclusion

This evaluation has been undertaken in accordance with Section 32 of the RMA in order to identify the need, benefits and costs and the appropriateness of the proposal having regard to its effectiveness and efficiency relative to other means in achieving the purpose of the RMA. The evaluation demonstrates that this proposal is the most appropriate option as:

- The zoning and provisions provide further zoning for residential use in the Murchison Township while the Rural Residential Zone provides for this style of living which is not currently zoned for in the area.
- This supports creating opportunities for an increased supply of residential housing in Murchison.
- Use of these areas of rural land for housing takes development pressure off rural land with higher productive capacity.
- The associated indicative walkway provides increased connectivity in the Hotham St area of Murchison.
- The proposed areas of residential zoning are able to manage the flood hazard on the site and provide opportunities for ecological restoration of the waterways.
- The development within the rezoned areas is able to be managed under existing TRMP and NES Freshwater provisions to ensure the values of the Buller and Mangles Rivers are not compromised (as required under the Buller River (Water Conservation Order) 2001).
- The need for a setback from the national grid transmission lines in the Mangles Valley is addressed through the proposed provisions.
- The Fire Sensitive overlay will manage potential adverse amenity effects from the discharge of contaminants from outdoor burning for the proposed residential sites.
- Overall, the proposed provisions are the most appropriate way to achieve the objective of the plan change which is to provide additional land for residential housing in the Murchison township and to provide for rural residential living opportunities in the wider Murchison area.

Appendix 1 – 2020 Sense Partners Report ‘Understanding the impacts of releasing greenfields sites for development’

Appendix 2 – Background Report

Appendix 3 – Engagement Summary

The table below provides a summary of the pre-public notification engagement undertaken on this Plan Change. This includes an overview of who was engaged, how, and what feedback was received.

Iwi Engagement

Person/Party	Engagement Undertaken	Feedback Received
Iwi Partnership Working Group	<p><i>Round 1 Engagement (November 2021):</i></p> <p>A hui was held on 17 November 2021, and was attended by the following;</p> <ul style="list-style-type: none"> • Onur Oktem (Te Rūnanga o Toa Rangatira); • Julia Eason (Ngāti Kuia); and • Sylvie Heard (Te Atiawa). <p>Apologies and absences were noted for the following invited iwi representatives;</p> <ul style="list-style-type: none"> • Ngāti Tama • Ngāti Kōata • Ngāti Apa • Ngāi Tahu • Ngāti Rarua <p>Information on the proposed Plan Change was provided to Ngāti Waewae at a hui on 2nd February 2022</p> <p><i>Round 2 Engagement (March – April 2022):</i></p> <ul style="list-style-type: none"> • An email update was sent to Te Tau Ihu iwi, and mana whenua iwi, Ngati Waewae, on 23 March 2022 and on 13 May 2022. <p><i>Circulation of Plan Change Material (June 2022):</i></p> <p>The draft plan change material (Schedule of Amendments and update maps) was sent to iwi authorities on 30 June 2022. This included Ngati Waewae, as mana whenua, and to Te Tau Ihu iwi.</p>	<p><i>Round 1 Engagement (November 2021):</i></p> <p>From the hui on 17 November 2021, the following general comments were noted in relation to Council’s residential growth planning projects, including this Plan Change:</p> <ul style="list-style-type: none"> • Create communities with a heart/ commercial centre (long-term vision). • Implement Te Mana o te Wai • Iwi placenames • Good to have some guiding development principles. • Allow for larger families/ multi-units. <p>No specific comments were noted in relation to Murchison as it is not within the rohe of the iwi that attended the hui.</p> <p><i>Round 2 Engagement (March – April 2022):</i></p> <ul style="list-style-type: none"> • No comments were received with regards to the email sent on 23 March 2022 and 13 May 2022. <p><i>Circulation of Plan Change Material (June 2022):</i></p> <p>Feedback was received from Ngati Tama on the 20 July 2022. Feedback included reference to effects on water quality, the physical structure and hydraulic characteristics of waterbodies and the health of aquatic plants and animals and sedimentation.</p> <p>As part of this Plan Change the zoning of the land is deferred and will not be lifted until Council is satisfied with stormwater</p>

	<p>and catchment management. Issues surrounding earthworks and potential adverse ecological effects will be managed at the subdivision stage.</p> <p>No other feedback has been received from iwi on the draft Plan Change material.</p>
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Landowners

Person/Party	Engagement Undertaken	Feedback Received
Landowners	<p><i>Round 1 Engagement (November 2021):</i></p> <ul style="list-style-type: none"> Initial advisory letters sent to all landowners of proposed residential zoned sites on 14 October 2021, with an invitation for them to contact us to arrange a meeting or discuss. Onsite meetings with landowners that had requested meetings. Various phone calls and emails, as needed to answer questions. <p><i>Round 2 Engagement (March-April 2022):</i></p> <ul style="list-style-type: none"> Letters sent to all landowners (including both the residential and the rural residential sites) in early March 2022, to update them on the plan change, and invite them to contact us to arrange a meeting or discuss. This included letters to advise some landowners that their property had been removed due to constraints, and letters to advise some landowners (usually following discussions or an expression of interest from them) that their property had been added. Letters were also sent to adjoining landowners. 	<ul style="list-style-type: none"> Most landowners had an interest in developing and saw the need for housing in the area. Generally supportive of rezoning. Common questions/ concerns raised include how the re-zoning will affect rates, flood hazard, and effects on rural character.

Person/Party	Engagement Undertaken	Feedback Received
	<ul style="list-style-type: none"> • Video call meetings with landowners, arranged upon request. • Various phone calls and emails. 	

Community Engagement

Person/Party	Engagement Undertaken	Feedback Received
Murchison community, including the Murchison and Districts Community Council, as well as general feedback from members of the wider community	<p><i>Round 1 Engagement (November 2021):</i></p> <ul style="list-style-type: none"> • Presented to the Murchison and Districts Community Council • Website. <p><i>Round 2 Engagement (March-April 2022):</i></p> <ul style="list-style-type: none"> • Joint Future Development Strategy/ Growth Plan Change online webinars, for the community associations and wider public. • Website and online feedback form. <p>Information on the Plan Change communicated, along with information on the Future Development Strategy, via Council Communication Channels e.g., Newline, social media etc.</p>	<ul style="list-style-type: none"> • Support for additional residential land in Murchison • Support for retaining existing residential standards as per the TRMP • Comments around the need to provide for smaller sections for the elderly • Concern expressed about amenity and impacts on the character of Murchison by the expansion of residential properties • Focus residential growth in the town centre. Supportive of Fairfax Street location close to town. • Consider Mangles Valley for Rural Residential zoning – this area has a sealed road and is on the school bus route. • Consider vehicle access routes for large areas. Also consider pedestrian and cycle access. • Would like flexible zoning and enabling rules. • Want affordable housing

External Infrastructure and Service Providers

Person/Party	Engagement Undertaken	Feedback Received
<p>External Infrastructure and Service Providers:</p> <ul style="list-style-type: none"> • Transpower • Network Tasman • Delta • Chorus • Civil Defence • Fire and Emergency • Nelson Tasman Regional Sewer Business Unit • Ministry of Education • Waka Kotahi NZ Transport Agency 	<p><i>Round 1 Engagement (November 2021):</i></p> <ul style="list-style-type: none"> • Initial email advising of the plan change and seeking any questions or comments. • Various emails and phone calls. • Meetings arrangement upon request: <ul style="list-style-type: none"> ○ Video call meeting with Waka Kotahi NZ Transport Agency on 1 November 2021. <p><i>Round 2 Engagement (March – April 2022):</i></p> <ul style="list-style-type: none"> • A follow up email, providing an update on the plan change and either following up on any feedback, or (where applicable) advising how the early feedback has been incorporated or if the changes affect this early feedback. • Video call meeting with Civil Defence on 7 April. 	<ul style="list-style-type: none"> • Waka Kotahi provided general feedback around their support for intensification of existing residential areas, the need to consider the cumulative effects of development, and the need to engage with iwi. They also advised of their interest in any development at the T-175 2595 Kawatiri-Murchison Highway site which can be addressed through involvement in the resource consent process. • Network Tasman advised that they do not have any concerns. • Transpower advised that the sites do not contain National Grid Assets. However, there is a need to ensure that any dwellings on the T-154 268 Mangles Valley site are setback a sufficient distance from the National Grid transmission lines on the opposite side of the road, noting that transmission lines can swing outwards. • Delta advised that they have no comment on the re-zoning, however, would like to be kept informed. • Chorus advised that the site is able to be serviced. • The Nelson Tasman Regional Sewer Business Unit advised that they have no comments at this time.

Appendix 4 – Letter from the Murchison and Districts Community Council

Appendix 5 – Operative Regional Policy Statement and Resource Management Plans

The relevant Objectives, Policies, and methods in the operative Tasman Regional Policy Statement and the TRMP are identified in the table below. These are provided due to the relevance of understanding the current regulatory framework for managing the issues identified.

Policy/Objective/Method	Relevance
Tasman Regional Policy Statement	
<p>General Objective 2A: <i>For the period 2021 to 2051, the minimum sufficient development capacities for housing in the Tasman portion of the Nelson-Tasman Urban Environment are provided.</i></p> <p>Objective 5.5: <i>Maintenance and enhancement of urban environmental quality, including amenity values and the character of small towns.</i></p>	<p>Providing for residential growth:</p> <p>Objective 2A is particularly relevant as this Plan Change is based on the sites identified in the Future Development Strategy 2019, and the Future Development Strategy 2022 to contribute to residential capacity to meet growth projections.</p> <p>Objective 5.5 is relevant to maintaining the character of small towns such as Murchison.</p>
<p>General Objective 3: <i>Avoidance, remedying or mitigation of the adverse effects on the environment and the community from the use, development or protection of resources.</i></p>	<p>Managing adverse effects.</p>
<p>General Objective 4: <i>Efficient use and development of resources.</i></p>	<p>Ensuring efficient land use.</p>
<p>Objective 5.1: <i>Avoidance of the loss through urban development, of the potential of land having high productive value to meet the needs of future generations.</i></p>	<p>Protecting productive land: This is relevant as part of the site is currently zoned Rural 2, however, the site is considered to have limited productive capacity.</p> <p>This is also relevant Plan Change’s intent of ensuring efficient land use of the rezoned land.</p>
<p>Policy 5.2: <i>The Council will avoid locating new urban development in areas subject to natural hazards, except that extensions in areas that are so subject may be allowed provided adequate mitigation measures are undertaken.</i></p>	<p>Managing potential flood hazard.</p>
Tasman Resource Management Plan	
<p>Policy 5.2.3.7: <i>To enable a variety of housing types in residential and rural areas.</i></p> <p>Policy 5.4.3.1: <i>To enable a variety of housing types, recognising different population growth characteristics, age, family and financial circumstances and the physical mobility of, or care required by, residents.</i></p> <p>Objective 6.1.2.2: <i>A wide range of living opportunities in urban locations that incorporate urban design principles.</i></p> <p>Policy 6.1.3.1: <i>To encourage subdivision and development to incorporate sustainable urban design principles by:</i></p> <p>(a) <i>encouraging a sense of place and identity;</i></p> <p>(b) <i>working with the natural characteristics of sites;</i></p> <p>(c) <i>creating opportunities to enhance natural values;</i></p>	<p>Providing for residential growth and rural residential opportunities: These provisions relate to the need to provide housing, including rural residential options, and to ensure good design outcomes.</p>

Policy/Objective/Method	Relevance
<p>(d) providing a high degree of connectivity within road networks;</p> <p>(e) providing for safe walking and cycling;</p> <p>(f) designing local roads to ensure a safe low traffic speed environment on local streets and accessways;</p> <p>(g) creating a streetscape which enhances perceptions of safety;</p> <p>(h) managing stormwater run-off on site where possible, and ensuring off-site stormwater run-off does not increase flood risk nor adversely affect water quality in waterways and the coastal marine area for aquatic ecosystems and recreation; and</p> <p>(i) locating and designing development to address cross-boundary effects between land uses.</p> <p>j) encouraging medium density housing development in the forms of compact density and comprehensive housing and intensive residential development within walking distance of or close to town centres and urban facilities, including public transport.</p> <p>(k) providing for a choice of residential density and form within the District, taking into account people's preferences, the existing character of neighbourhoods, topography, proximity to town centre, the capacity of infrastructure and the constraints of the land resource.</p> <p>(l) enabling protection of heritage sites, items and values, cultural heritage and protected trees</p> <p>Objective 6.2.2.2: Urban growth and sufficient opportunities, including redevelopment opportunities that encourage more efficient use of land, energy and provision of infrastructure, services and amenities.</p> <p>Objective 6.2.2.3: For the period 2021 to 2051, the minimum sufficient development capacities for housing in the Tasman portion of the Nelson-Tasman Urban Environment are provided.</p>	
<p>Policy 6.1.3.2: To integrate the management of stormwater run-off with the maintenance and enhancement of natural waterways, vegetation and wetlands, and co-locate provision of passive recreational opportunities, and pedestrian and cycle access.</p> <p>Policy 6.3.3.7: To require developers to adopt appropriate management methods to avoid or mitigate the adverse effects of stormwater run-off.</p>	<p>Managing stormwater:</p> <p>This is relevant as the Plan Change areas need to include provision for appropriate management of stormwater.</p>
<p>Objective 6.2.2.1: Urban growth that avoids or mitigates the loss of land of high productive value and the risks of extending onto land subject to natural hazards.</p> <p>Policy 6.2.3.3: To minimise the loss of land of high productive value in allowing for further urban development, while having regard to:</p> <p>(a) the efficient use of resources, including land, infrastructure, and energy;</p> <p>(b) the quality of the urban environment.</p>	<p>Protecting productive land: This is relevant as part of the site is currently zoned Rural 2, however, the site is considered to have limited productive capacity.</p> <p>This is also relevant Plan Change's intent of ensuring efficient land use.</p>

Policy/Objective/Method	Relevance
<p>Objective 6.3.2.2: <i>Retention of opportunities for efficient future urban purposes on rural land that is identified for future urban use and development but deferred for this purpose, while enabling rural activities for the time it remains deferred.</i></p> <p>Objective 7.1.2: <i>Except where rural land is deferred for urban use, avoid the loss of potential for all rural land of existing and potential productive value to meet the needs of future generations, particularly land of high productive value.</i></p> <p>Policy 7.1.3.1: <i>To avoid, remedy or mitigate the adverse effects of subdivision of rural land, particularly land of high productive value.</i></p> <p>Policy 7.1.3.3: <i>To avoid, remedy or mitigate adverse actual, potential, and cumulative effects on the rural land resource.</i></p> <p>Policy 7.1.3.4: <i>To avoid, remedy or mitigate the potential for reverse sensitivity on plant and animal production in the Rural 1, Rural 2 and Rural 3 zones.</i></p> <p>Objective 7.2.2.1: <i>Retention of opportunities to use rural land for activities other than plant and animal production, including rural living, rural residential, rural industrial, tourist services and papakainga activities in restricted locations, while avoiding the loss of land of high productive value.</i></p> <p>Policy 7.2.3.6: <i>To minimise the potential for conflict between rural and residential activities by way of setbacks from boundaries and separation between incompatible uses.</i></p>	