

Appendix 1: Schedule of Amendments on Proposed Plan Change 76



Tasman Resource Management Plan

PROPOSED PLAN CHANGE NO. 76

WITHOUT LEGAL EFFECT

Growth

Wakefield

Schedule of Amendments

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

NOTE:

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

Notified: 19 September 2022

CHAPTER 2: MEANINGS OF WORDS

2.1 INTRODUCTION

[unchanged or irrelevant text omitted]

2.2 DEFINED WORDS

[unchanged or irrelevant text omitted]

Compact density development – means residential development in the Richmond South, Richmond West, [Wakefield](#), and Mapua Special development areas and the Motueka West Compact Density Residential Area that is two or more dwellings on any site, and where the buildings and open space, parking, storage, and amenity values, including privacy and outlook, have been planned and designed comprehensively.

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[unchanged or irrelevant text omitted]

Urban Design Guide (Part II, Appendix 2) – means the subdivision and development design guide' in urban areas such as the Richmond South, Richmond West, [Wakefield](#), and Mapua development areas that forms Appendix 2 of Part II of the Plan and that, for the avoidance of doubt, forms part of the Plan.

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C22 2/11 Op 1/15

[unchanged or irrelevant text omitted]

W - Z

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Wairua - means the spiritual value or essence, soul, quintessence - spirit of a person or thing which exists beyond death.

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Wakefield Development Area – means the area between Pitfure Road, Edward Street, and Higgins Road, as shown on the planning maps.

Wangapeka subzone – means the surface waters and groundwaters in alluvial gravels within the area shown on the planning maps as Wangapeka Subzone and subject to all applicable rules.

CHAPTER 5: SITE AMENITY EFFECTS

5.0 INTRODUCTION

[unchanged or irrelevant text omitted]

5.3.30 Principal Reasons and Explanation

The ~~community preference for low density~~ ongoing expansion of urban areas can conflicts with the need to limit urban encroachment onto two of the District’s land resources: the limited amount of land of high productive value; and the coastline, where natural character is prominent. Enabling medium density development in specified Development Areas reflects the need to use land more efficiently where expansion does occur.

In locations such as St Arnaud, Marahau, Lake Rotoroa and Awaroa, natural and scenic values also warrant limits on the nature and scale of development (see Chapter 6.13). Elsewhere, heritage sites or other landmarks may warrant preservation.

As areas are developed within the controls applying to various locations, they take on the character allowed by those controls. These areas may need to be protected against new controls, or new activities, which would cause a departure from that character. For example, the removal of indigenous forest in areas where it is now rare in the coastal environment will adversely affect the character of the locality. Sprawling development along main highway routes leading into settlements may undermine the visual amenity of those settlements.

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CHAPTER 6: URBAN ENVIRONMENT EFFECTS

[unchanged or irrelevant text omitted]

6.1 SUSTAINABLE URBAN DESIGN AND DEVELOPMENT

6.1.1 Issue

C5 3/06
Op 10/10

How to ensure that growth and development of towns and urban areas have socially and economically liveable and environmentally sustainable design features.

There is a growing realisation of the importance in encouraging future urban development to incorporate design features that make a more liveable and sustainable environment to accommodate the increasing numbers of people within the District. Design features, through good urban design, can have a positive effect on the efficiency of servicing and transport networks, and can address risks such as contamination and hazards, as well as amenity issues, whether the urban development involves urban expansion or intensification, or a combination of both. There are a number of principles for sustainable urban design that have been recognised by Council in more recent strategic urban development planning, particularly in Richmond. These principles have application over all urban areas in the District.

C5 3/06
Op 10/10

[unchanged or irrelevant text omitted]

6.1.3 Policies

*Refer to Policy sets 8.1, 11.1, 11.2.
Refer to Rule sections 16.2, 16.3, 16.4, 17.14, 18.8.*

6.1.3.1 To encourage subdivision and development to incorporate sustainable urban design principles by:

C5 3/06
Op 10/10

- (a) encouraging a sense of place and identity;
- (b) working with the natural characteristics of sites;
- (c) creating opportunities to enhance natural values;

- (d) providing a high degree of connectivity within road networks;
- (e) providing for safe walking and cycling;
- (f) designing local roads to ensure a safe low traffic speed environment on local streets and accessways;
- (g) creating a streetscape which enhances perceptions of safety;
- (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
- (i) locating and designing development to address cross-boundary effects between land uses.
- (j) encouraging medium density housing development in the forms of compact density and comprehensive housing and intensive residential development within walking **or cycling** distance of or close to town centres and urban facilities, including public transport. C22 2/11
Op 1/15
- (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. C66 10/17
Op 12/18
- (l) enabling protection of heritage sites, items and values, cultural heritage and protected trees. C66 10/17
Op 12/18

6.1.3.1A To encourage medium density housing developments that achieve a high standard of amenity in areas identified on the planning maps as the Richmond South, Richmond West, **Wakefield**, Mapua Special and Richmond Intensive development areas and the Motueka West Compact Density Residential Area by:

C66 10/17
Op 12/18

- (a) ensuring the suitable and compatible location, height, density, scale and bulk of intensive residential development relative to its context and adjacent land uses, including streets and reserves.
- (b) encouraging best practice and design through the use of the Council's Urban Design Guide.

6.1.3.1B To ensure that higher density housing options in the Wakefield Development Area achieve a high standard of amenity through design in accordance with the Urban Design Guide (Part II, Appendix 2).

[unchanged or irrelevant text omitted]

6.2.3 Policies

Refer to Policy sets 6.4, 7.1, 7.2, 7.4, 13.1.

Refer to Rule sections 16.3, 16.10, 17.1, 18.9, 18.10, 18.12, 18.13, 18.14.

6.2.3.1 To allow infill development of existing allotments in the serviced townships that have an urban zoning as a means of minimising encroachment on the most versatile land in the District.

6.2.3.2 To **permit enable** smaller residential lot sizes in the townships of Motueka, Richmond, **Wakefield** and part of Mapua.

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Op 1/15

6.2.3.2A To encourage and promote medium density development that achieves a high standard of amenity in areas specified on the planning maps as the Richmond South, Richmond West, Wakefield, Mapua Special and Richmond Intensive development areas and the Motueka West Compact Density Residential Area. C66 10/17
Op 12/18

6.2.3.2B To ensure efficient land use in the Wakefield Development Area by requiring subdivisions that result in a variety of lot sizes, including higher density housing options. C66 10/17
Op 12/18

6.2.3.3 To minimise the loss of land of high productive value in allowing for further urban development, while having regard to:

- (a) the efficient use of resources, including land, infrastructure, and energy;
- (b) the quality of the urban environment.

[unchanged or irrelevant text omitted]

6.2.20 Methods of Implementation

6.2.20.1 Regulatory

- (a) Subdivision rules permitting small residential allotments in urban zones, except on the urban-rural interface unless in the Wakefield Development Area.
- (b) Subdivision rules ~~permitting~~ enabling the smallest residential lots in Motueka, Wakefield and Richmond.
- (ba) In the Wakefield Development Area, subdivision rules which ensure that a variety of lot sizes and higher density housing options are provided for, and that implement the Urban Design Guide (Part II, Appendix 2).
- (c) Zones that contain urban development away from land of high productive value.
- (d) Zones that contain urban development away from land with a moderate to high risk of natural hazard.
- (e) Subdivision and land use rules limiting development where inundation cannot be mitigated. C10 10/07
Op 3/14
- (f) Subdivision and land use rules requiring minimum ground levels above mean sea level for buildings and allotments.
- (g) Subdivision and zone rules and an urban design guide that manage medium density development. C66 10/17
Op 12/18
- (h) Standards of any Council Land Development Manual that ensure the design and construction of effective and efficient network asset infrastructure. C69 6/19
Op 6/20

[unchanged or irrelevant text omitted]

6.2.30 Principal Reasons and Explanation

[unchanged or irrelevant text omitted]

Medium density development is encouraged in development areas shown on the planning maps and identified in the rules in the forms of compact density and intensive residential development. The specified areas are Richmond South, Richmond West, Wakefield, Mapua Special, Motueka West Compact Density and the Richmond Intensive development areas. Outside of the above areas, medium density development is provided for in the form of comprehensive development. C66 10/17
Op 12/18

Intensive residential development is promoted and encouraged within walking [and cycling](#) distance or close to town centres and urban facilities as it increases lifestyle and housing choices and uses urban land and services, including public transport, efficiently and effectively.

Subdivision and zone Plan rules, together with the Urban Design Guide, are designed to ensure that medium density development achieves a high standard of amenity.

[unchanged or irrelevant text omitted]

6.8 RICHMOND

6.8.1 Issues

[unchanged or irrelevant text omitted]

6.8.30 Principal Reasons and Explanation

[unchanged or irrelevant text omitted]

The Richmond Intensive Development Area provides for more intensive residential development through a combination of infill in and redevelopment of the existing Residential Zone close to the town centre. In acknowledging an aging population, incorporation of universal design principles in the initial design of dwellings in the Richmond Intensive Development Area is encouraged in the Urban Design Guide (Part II, Appendix 2).

Figures 6.8A and Figure 6.8B show how the range of housing choices are provided for in the Richmond residential area. [Figure 6.8A also shows the range of housing choices that are provided for in specified development areas elsewhere in the District.](#)

Figure 6.8A: Richmond Residential Housing Choices

Type of Residential Development	District: Everywhere except 'development areas' and exceptions	Development areas: Richmond South, Richmond West, Richmond East, Wakefield , Motueka West, and Mapua Development Areas, Mapua Special Development Area and Motueka West Compact Density Area	Richmond Intensive Development Area
Standard (a) Average density - 3 or 4 bedroom house (220 m ²) on a 350m ² - 600m ² site.	✓	✓	✓
Comprehensive (b) Three or more dwellings on a site (c) Building coverage – 40% (d) Minimum site size = 280m ² in Richmond and Motueka and 350m ² elsewhere	✓	X Except for Richmond East below Hill Street and Mapua Development Area where allowed	X
Compact (e) One or more dwellings on a site	X	✓ Except for Richmond East; Motueka West Development	x

(f) All consents (subdivision, and building) applied for together		Area outside of the Motueka Compact Area; and Mapua Development Area outside of the Mapua Special Development Area	
(g) No minimum lot size			
Intensive	X	X	✓
(h) One or more dwellings on a site			
(i) Minimum lot size 200m ²			

[unchanged or irrelevant text omitted]

6.17 WAKEFIELD

6.17.1 Issues

Wakefield, a well-established rural service centre, has experienced rapid growth in recent years. Current issues are:

C58 11/15
Op 7/17

- 6.17.1.1 Securing suitable land for future residential and business growth and providing for recreation and community facilities in response to demand projections, existing supply and Council's priorities across the district.
- 6.17.1.2 Addressing flood hazard risk on low-lying land adjacent to the Wai-iti River and the Pitfure and Eighty-Eight Valley streams, and possible dam break hazard in the north-eastern section of the Wakefield Development Area.
- 6.17.1.3 Promoting Wakefield as a destination on Tasman's Great Taste Trail.
- 6.17.1.4 Enhancing the character of the heart of Wakefield around the Village Green.
- 6.17.1.5 Supporting the retention and use of heritage buildings and trees that contribute to the character of the village.
- 6.17.1.6 Facilitating housing choice and affordable housing options on land suitable for residential development.
- 6.17.1.6A Ensuring a variety of housing options, including higher density housing options that achieve a high standard of amenity and make efficient use of land where urban expansion occurs.
- 6.17.1.7 Improving connectivity between the residential area north west of State Highway 6 and the heart of Wakefield.
- 6.17.1.7A Ensuring the provision for emergency vehicle access to the Wakefield Development Area via Higgins Road.
- 6.17.1.8 Accounting for cross-boundary effects between residential and industrial activities in proximity to the Light Industrial Zone on Bird Lane.
- 6.17.1.9 Addressing potential remaining contamination in association with the former Brookside sawmill site on Bird Lane.

6.17.3 Policies

6.17.3.1	To ensure suitable land and infrastructure is available in Wakefield for residential and business use, and active and passive recreation needs.	C58 11/15 Op 7/17
6.17.3.2	To avoid flood hazard risk when enabling urban development of land.	
<u>6.17.3.2A</u>	<u>To manage subdivision and development of residential land in the Wakefield Development Area between Pitfure Road, Edward Street, and Higgins Road to avoid significant flood hazard risks on and beyond the site, and to manage dam break hazard risk in the north-eastern corner of the Development Area.</u>	
6.17.3.3	To support a range of rural residential options on land zoned Rural Residential <u>within the Wakefield Development Area</u> adjacent to the Great Taste Cycle Trail; to ensure access is designed to mitigate conflict with the cycle trail; and to require adequate stormwater mitigation to manage any overflow from uphill dams in an extreme rainfall or other event.	C58 11/15 Op 7/17 C65 10/17 Op 4/18
6.17.3.4	To support landscape and streetscape initiatives to enhance the heritage character of the heart of Wakefield; and apply good urban design principles to all development in the private and the public domain.	C58 11/15 Op 7/17
6.17.3.5	To monitor the condition of protected trees and manage the schedule in the Plan accordingly.	
6.17.3.6	To facilitate the maintenance and protection of historic heritage places listed in the Plan.	
6.17.3.7	To encourage a diversity of lot sizes and a range of housing forms to facilitate well-designed, lower cost housing development close to the village centre, <u>including within the Wakefield Development Area.</u>	
<u>6.17.3.7A</u>	<u>To require a variety of lot sizes and higher density housing options on land within the Wakefield Development Area between Pitfure Road, Edward Street, and Higgins Road, which achieves a high standard of residential amenity through design in accordance with the Urban Design Guide (Part II, Appendix 2).</u>	
<u>6.17.3.7B</u>	<u>To require a variety of lot sizes and higher density housing options on land within the Wakefield Development Area between Pitfure Road, Edward Street, and Higgins Road, through the use of a mandatory mix of lot sizes and encourage Compact Density Development through the use of a non-notification provision.</u>	
6.17.3.8	To liaise with NZ Transport Agency to upgrade existing crossings on State Highway 6 and create a new crossing close to the Village Green.	C58 11/15 Op 7/17
6.17.3.9	To require larger residential lot sizes adjacent to the boundary of the Light Industrial Zone on Bird Lane, and require a greater setback of dwellings from the Light Industrial Zone boundary.	C58 11/15 Op 7/17 C65 10/17 Op 4/18
	<i>[Policy 6.17.3.10 is deleted]</i>	C65 10/17 Op 4/18
6.17.3.11	To mitigate any adverse effects from stormwater on the state highway and associated infrastructure.	C58 11/15 Op 7/17
<u>6.17.3.12</u>	<u>To manage the effects of the expansion of Wakefield on land of high productive value by providing for future residential development that makes efficient use of land in the Wakefield Development Area.</u>	

6.17.20 Methods of Implementation

6.17.20.1 Regulatory

C58 11/15
Op 7/17

- (a) Rezoning land suitable for residential use following evaluation of development areas outlined in Council's growth model.
- (b) Rules to manage cross-boundary effects on land adjoining the Light Industrial Zone on Bird Lane.
- (c) Rules to manage flood hazard risk.
- (d) Rules to require a variety of lot sizes and enable higher density housing options on land within the Wakefield Development Area between Pitfure Road, Edward Street, and Higgins Road.

6.17.20.2 Advocacy

- (a) Indicative roads and walkways in undeveloped residential areas to ensure safe and efficient routes are secured in advance.
- (b) Encourage smaller lots and a range of housing forms in appropriate locations as part of larger subdivision proposals.

6.17.30 Principal Reasons and Explanation

The Wai-iti River, the Eighty-Eight Valley Stream and the Pitfure Stream are prone to flooding. For this reason, development is directed to the upper river terraces, or is required to be suitably designed to manage flood risk. Low-lying land still has value for recreational and rural purposes where the flood effects cannot be reasonably managed to enable residential use.

C58 11/15
Op 7/17

Council, in 2013, completed a flood hazard mapping project for the area. This information assists Council in assessing the suitability of land for future growth based on demand and capacity for efficient servicing.

There are two irrigation dams located to the north-east of the Wakefield Development Area. In 2017, Council had a Dambreak assessment undertaken to understand the potential flood effects. This information assists in mitigating dam break hazard risk within the Wakefield Development Area. The Wakefield Development Area is required to develop in a manner that manages flood flows from Pitfure Stream and dam break hazard risk from the two irrigation dams located to the north-east.

The residential area north of the bowling club has limited access. The planning maps indicate additional access points to Whitby Road that may be implemented when vacant land is taken up for residential subdivision. Safe access across Whitby Road (State Highway 6) can be improved by upgrading the existing pedestrian refuges.

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Wakefield has a growing population of families with young children. There is also a demand for smaller, more affordable properties for older people. In the development of the Wakefield Development Area and of a specified location on Edward Street, close to the heart of Wakefield, it is desirable to create smaller lots and encourage innovative housing forms to cater for single people and couples without children, as well as older people who wish to downsize their house and garden or move back to Wakefield in their later years. In the Wakefield Development Area, higher density housing options will ensure that the rural land is more efficiently utilised for residential purposes, while the variety of housing sizes will provide for a more varied neighbourhood.

C58 11/15
Op 7/17

Non-notification (both public (s95A) and limited (s95B)) of Compact Density Development within the Wakefield Development Area applies. This responds to the objectives and policies in the Tasman Resource Management Plan which:

- Seek efficient use of land and infrastructure,
- Encourage medium density housing development of a high standard in suitable locations,
- Seek a range of living opportunities and residential densities.

The non-notification provision is used for Compact Density Development in the Wakefield Development Area because the structure of Compact Density Development rule 17.1.3.3 g) means that Compact Density development along the external boundaries of the proposal site must meet the standard permitted activity bulk and location criteria in the Tasman Resource Management Plan unless the land adjoining the specific boundary is being developed as a Compact Density Development. Therefore, any properties outside of the Compact Density Development will not experience a change in terms of the bulk and location of buildings from what could be developed under a permitted activity scenario in the Residential Zone.

There are opportunities for further residential development between the existing residential area and Bird Lane, provided larger lots and dwelling setbacks are in place to limit cross-boundary effects from the industrial activity. While the Bird Lane industrial site has been partially remediated, and is suitable for continuing industrial use, some of the land between the site and State Highway 6 was previously used for timber storage. Further testing is advised prior to any intensification of residential activity.

The industrial area zoned Heavy Industrial Pigeon Valley Road is at risk of flooding. Closed zone status enables activities to continue on the land but prevents further subdivision of the land.

C58 11/15
Op 7/17

With all new residential development, advance planning for road and walking/cycling connections ensures optimum access to the heart of Wakefield and around the village. Indicative roads and walkways are shown on the planning maps (both zone maps and area maps). Demand for community facilities is managed through Council’s Long Term Plan. This includes the three waters (wastewater, drinking water and stormwater), roads, footpaths, reserves and other community infrastructure, such as pools, halls, public toilets, cemeteries, and playgrounds.

Tasman’s Great Taste Cycle Trail arrives in Wakefield along Higgins Road. Some flood-free flat land to the west of Higgins Road is suitable for a range of rural residential options, with adequate stormwater mitigation to manage any overflow from uphill dams in an extreme rainfall or other event. Future owners may take advantage of opportunities for home occupations and visitor accommodation in support of the cycle trail.

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CHAPTER 16: GENERAL RULES

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16.3.3 Residential Zone

16.3.3.1 Controlled Subdivision (Residential Zone — Standard Density Development)

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Subdivision for standard density development in the Residential Zone is a controlled activity, if it complies with the following conditions:

Allotment Area

- (a) Except as provided for in condition (n), every allotment has a minimum net area as set out in Figure 16.3A.

Figure 16.3A: Minimum Allotment Areas in the Residential Zone

DESCRIPTION OF LAND TO BE SUBDIVIDED	MINIMUM NET AREA (M ²)
Without reticulated wastewater servicing	1,000
Except Milnthorpe	1,800
With reticulated wastewater servicing	450
Except:	
(i) Motueka and Richmond complying with rule 16.3.3.1(c).	350
(ii) Allotments adjoining Rural 1 or Rural 2 zones except that on that part of land in Lot 1 DP20082 (Old Wharf Road) and as shown on the planning maps at Motueka as zoned Residential.	1,000
	700
(iia) Allotments at Rototai Road Residential Zone.	600
(iii) Allotments adjoining Industrial Zones.	800
(iiia) Allotments adjoining the Light Industrial Zone at Bird Lane, Wakefield	1,000
1 Allotments in St Arnaud Residential Zone not crossed by Alpine Fault (except as specified in (v)).	1,000
2 Allotments in St Arnaud on Lake Road, Robert Street, Holland Street, Arnaud Street and Bridge Street, south of Black Valley Stream in St Arnaud.	1,800
(vi) Allotment to be used exclusively as a site for a network utility or public work.	1, with no minimum diameter
(vii) Waimea Village	<i>Refer Schedule 17.1D</i>
(viii) Richmond South, Richmond West, Motueka West and Mapua development areas.	<i>Refer rule 16.3.3.1 (n)(i)(a) – (d)</i>
(ix) Richmond East Development Area south east of Hill Street.	600

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DESCRIPTION OF LAND TO BE SUBDIVIDED	MINIMUM NET AREA (M ²)
(x) Richmond East Development Area south east of Hill Street: foothill precinct, as notated on the planning maps.	900
(xi) Tahi St and Iwa St Residential Coastal Zone	One new allotment of at least 650m ² with a balance allotment of at least 650m ² may be created from a record of title existing as at 26 February 2011

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Op 1/15

(xii) Richmond Intensive Development Area	<i>Refer rule 16.3.3.1(n)(i)(a) – (d)</i>	C66 10/17 Op 12/18
<u>(xiii) Wakefield Development Area, where the parent title is 2 hectares or less.</u>	<u>450</u>	
<u>(xiv) Wakefield Development Area, where the parent title is greater than 2 hectares.</u>	<u>Refer to rule 16.3.3.1B Residential Zone – Specific Location: Wakefield Development Area</u>	

[unchanged or irrelevant text omitted]

Services

- (i) Every allotment in the Richmond West, Motueka West, Wakefield, Richmond East, Richmond Intensive and Mapua development areas (excluding the Residential Coastal Zone) is provided with services as set out in Schedule 16.3C, except for allotments created for access, utility, segregation, road or road reserve purposes. The appropriate trenches, ducts, cables, pipes and other necessary works are provided to the internal boundary of each allotment.
- C10 10/07 Op 3/14
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Heritage Site or Item Present

- (m) The land being subdivided does not include:
- (i) a heritage site or item referred to in Schedule 16.13A [Heritage Buildings and Structures]; or
- (ii) a protected tree referred to in Schedule 16.13B in the Richmond West, Motueka West, Wakefield, Richmond East, Richmond Intensive or Mapua development area.
- C10 10/07 Op 3/14
C16 9/09 Op 8/12
C20 8/10 Op 8/12
C22 2/11 Op 1/15
C43 4/13 Op 1/15
C66 10/17 Op 12/18

[unchanged or irrelevant text omitted]

Richmond South, Richmond West, Motueka West, Wakefield, Mapua and Richmond Intensive Development Areas

- (n) Subdivision for standard density development in the Richmond South, Richmond West, Motueka West, Wakefield, Mapua and Richmond Intensive development areas, as shown on the planning maps, complies with the following conditions:
- (i) **Allotments**
- (a) The minimum net area of every allotment is at least 350 square metres, except in the Mapua Development Area where each allotment is at least 450 square metres and in the Wakefield Development Area where rule 16.3.3.1B applies.
- (b) The minimum average net area for all allotments is 550 square metres, except in the Motueka West area where the minimum average net area is 500 square metres and in the Richmond Intensive Development Area and the Wakefield Development Area where there is no average.
- C5 3/06 Op 10/10
C10 10/07 Op 3/14
C22 2/11 Op 1/15
C43 4/13 Op 1/15
C66 10/17 Op 12/18
- C5 3/06 Op 10/10
C10 10/07 Op 3/14
C22 2/11 Op 1/15
C43 4/13 Op 1/15
C66 10/17 Op 12/18

[unchanged or irrelevant text omitted]

Richmond South, Richmond West, Motueka West, Wakefield, Mapua and Richmond Intensive Development Areas

C5 3/06
Op 10/10

C10 10/07
Op 3/14

(18) For subdivision for standard density development in the Richmond South, Richmond West, Wakefield, Motueka West, Mapua and Richmond Intensive development areas, control over the following matters apply:

C22 2/11
& C43
4/13
Op 1/15
C66 10/17
Op 12/18

- (a) The extent to which the road network is interconnected within the subdivision and with adjoining networks, including the street network, walkways and cycleway connectedness.
- (b) Except for the Richmond Intensive Development Area, the layout of allotments in terms of providing for a range of allotment densities, street-facing frontages and with access to public spaces, walkways and reserves.
- (c) The extent to which the proposed subdivision provides for reserves and public open spaces for the use and enjoyment of communities.
- (d) The visibility of all public spaces, including roads, walkways and reserves, and the degree of passive surveillance from future dwellings.
- (e) The degree to which the proposed subdivision has used landscaping and vegetation plantings within public spaces, including road reserve, to provide for a high amenity environment.
- (f) The ability of each allotment to accommodate a dwelling, accessory buildings, on-site parking and access in accordance with rule 17.1.3.1.
- (g) The effective management of stormwater, including the use of low impact design solutions, where practicable.

(ga) In the Wakefield Development Area, any matter necessary to manage flood and dam break hazard risk.

- (h) The proposed management of any temporary or permanent effects arising from vegetation removal, earthworks and landscaping.
- (i) The management of risk of property damage or nuisance from potential natural hazards.
- (j) Except for the Richmond Intensive Development Area, the degree to which the potential for reverse sensitivity of existing rural activities arising from adverse cross-boundary effects on new residential development has been accounted for in the subdivision design.
- (k) The extent of retention and integration of existing trees and groups of trees into the subdivision design.
- (l) The degree of application of the design guidelines in the Urban Design Guide (Part II, Appendix 2) to the matters identified within the document, where relevant.
- (m) Ensuring adequate ongoing maintenance and replacement of amenity plantings.
- (n) The extent to which the number of individual allotment accesses onto Hart/Bateup and Wensley/Paton roads and Hill Street has been minimised.

Note: Further guidance about good urban design and low impact development can be found in the Urban Design Guide (Part II, Appendix 2).

[unchanged or irrelevant text omitted]

16.3.3.1A Controlled Subdivision (Residential Zone – Specific Location: Richmond Intensive Development Area)

C66 10/17
Op 12/18

Subdivision for intensive development in the Richmond Intensive Development Area is a controlled activity, if it complies with the following conditions:

□ **Allotment Area**

- (a) The minimum net allotment area is 200 square metres.

[unchanged or irrelevant text omitted]

16.3.3.1B Controlled Subdivision (Residential Zone – Specific Location: Wakefield Development Area)

Subdivision in the Wakefield Development Area is a controlled activity, if it complies with the following conditions:

Allotment Area

- (a) Every allotment created by the subdivision has a net area as set out in Figure 16.3AB, except where Compact Density Provisions are used in which case there are no minimum allotment area requirements for the Compact Density Development.

Figure 16.3AB: Minimum Allotment Areas in the Wakefield Development Area

<u>DESCRIPTION OF LAND TO BE SUBDIVIDED</u>	<u>NET AREA REQUIREMENT (M²)</u>
<u>(i)Where the land to be subdivided has a net area of 2 hectares or less</u>	<u>Refer to Rule 16.3.3.1 Figure 16.3A (xiii) Standard Density Subdivision</u>
<u>(ii)Where the land to be subdivided has a net area greater than 2 hectares</u>	<p>a) <u>A minimum of 20% of the allotments created have a net area between 270m² and 350m². And</u></p> <p>b) <u>A minimum of 20% of the allotments created have a net area of between 350 m² and 450m².</u></p> <p><u>A maximum of 50% of the allotments created can utilise the allowances under (ii)(a) and (ii)(b) above. The minimum net area for the remaining allotments is 450m².</u></p> <p><u>NOTE: The net area requirements do not apply to Compact Density, however, Compact Density subdivision and land use rules (16.3.3.3 and 17.1.3.3) can contribute to achieving the requirements of this rule in both size categories (ii)(a) and (ii)(b).</u></p>

- (b) Allotment Access and Road Network

The subdivision meets the controlled conditions:

□ 16.3.3.1(n)(i)(c)-(d), and (n)(ii)(g) Allotment Access and Road Network.

Services, Existing Buildings, Heritage Site or Item Present, Cultural Heritage Sites, Protected Trees, Stormwater, Transport and Reserves

(c) The subdivision meets the conditions of:

(i) 16.3.3.1(i) Services

(ii) 16.3.3.1(l) Existing Buildings

(iii) 16.3.3.1(m) Heritage Site or Item Present

(iv) 16.3.3.1(ma)-(mb) Cultural Heritage Site

(v) 16.3.3.1(mc) Stormwater

(vi) 16.3.3.1(mf) Transport

(vii) 16.3.3.1(n)(iii)(b) Reserves

(viii) 16.3.3.2A (f) Comprehensive Development

Matters of Control

- Matters (1)-(18) listed in 16.3.3.1
- The ability to achieve a variety of housing density options.
- Financial contributions.
- All matters referred to in Section 220 of the Act.
- Bonds and covenants.

[unchanged or irrelevant text omitted]

16.3.3.2A Restricted Discretionary Subdivision (Residential Zone - Standard Density Development)

C66 10/17
Op 12/18

Subdivision for standard density development in the Residential Zone that does not comply with the controlled conditions of rule 16.3.3.1 is a restricted discretionary activity, if it complies with the following conditions:

Stormwater

(a) In the Residential Zone:

(i) EITHER:

Stormwater from every allotment is discharged to a Council-maintained stormwater drainage network that has the capacity to receive the additional stormwater.

OR

The discharge complies with section 36.4 of this Plan.

AND

C66 10/17
Op 12/18

- (ii) All stormwater drainage features that form part of the stormwater drainage network are physically and legally protected from future development that may adversely affect the efficient functioning of the network.

Note: A discharge consent may be required where new stormwater infrastructure is being created.

- (b) In the Richmond Intensive Development Area, where a site or part of a site is located within a specified stormwater flood flow path as shown on the Part II Special planning map:
 - (i) the development provides for the stormwater flood flow to cross the post-development site and retains the predevelopment upstream entry and downstream exit points of the stormwater flood flow to and from the site;
 - (ii) the flood flow path surface is constructed or treated to prevent erosion of the surface.

Richmond South, Richmond West, Wakefield, and Richmond Intensive Development Areas

(c) Land to be subdivided for standard density development in the Richmond South, Richmond West, Wakefield, and Richmond Intensive development areas that does not comply with the conditions of rule 16.3.3.1 is a restricted discretionary activity, if it complies with the following conditions:

Minimum Allotment Size

- (i) The minimum net area for each allotment is 350 square metres, except in the Wakefield Development Area where:
 - The minimum net area for each allotment is 450 square metres if the land to be subdivided comprises 2 hectares or less in net area.
 - The minimum net area for each allotment is in accordance with Rule 16.3.3.2C Restricted Discretionary Subdivision (Residential Zone – Specific Location: Wakefield Development Area) if the land to be subdivided is greater than 2 hectares in net area

Allotment Access, Road Network, Reserves and Indicative Stormwater Retention Area

- (ii) The subdivision meets conditions 16.3.3.1(n)(ii)(a), (n)(ii)(c) to (n)(ii)(m), (n)(iii) and (n)(iv).
- (iii) Except in the Richmond Intensive Development Area, the subdivision meets condition 16.3.3.1(n)(ii)(b).

[unchanged or irrelevant text omitted]

Comprehensive Development

- (f) The subdivision is not part of a Comprehensive Development.

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

- (1) Matters (1) to (37) of rule 16.3.3.3 Restricted Discretionary Subdivision (Residential Zone – Compact Density Specific Locations).

Non-Notification

C10 10/07
Op 3/14
C66 10/17
Op 12/18

C66 10/17
Op 12/18

In respect of non-compliance with condition (c)(iii) [cul-de-sac length], applications for resource consent for an activity under this rule will be decided without limited notification and without public notification.

[unchanged or irrelevant text omitted]

16.3.3.2C Restricted Discretionary Subdivision (Residential Zone – Specific Location: Wakefield Development Area)

Subdivision for intensive development in the Wakefield Development Area that does not comply with the controlled conditions of rule 16.3.3.1B is a restricted discretionary activity, if it complies with the following conditions:

- 16.3.3.1B(a)-(b) Minimum Allotment Size
- 16.3.3.1(n)(ii)(a)-(n)(ii)(c), and (n)(ii)(g) Allotment Access and Road Network
- 16.3.3.2A(a) Stormwater
- 16.3.3.2A (f) Comprehensive Development

Matters (1) to (37) of Rule 16.3.3.3 Restricted Discretionary Subdivision (Residential Zone – Compact Density Specific Locations)

16.3.3.3 Restricted Discretionary Subdivision (Residential Zone – Compact Density Specific Locations)

C5 3/06
Op 10/10

C66 10/17
Op 12/18

Subdivision for compact density development in the Residential Zone is a restricted discretionary activity, if it complies with the following conditions:

Compact Density Development in Richmond, Wakefield, Mapua and Motueka

(a) Land to be subdivided for compact density development in the Richmond South, Richmond West, Wakefield, and Mapua Special development areas and the Motueka West Compact Density Residential Area, as shown on the planning maps, complies with the following conditions:

C5 3/06 Op 10/10
C10 10/07 Op 3/14
C22 2/11 Op 1/15
C43 4/13 Op 1/15
C66 10/17 Op 12/18

(i) **Land Requirements**

C5 3/06 Op 10/10
C22 2/11 Op 1/15
C43 4/13 Op 1/15
C66 10/17 Op 12/18

(a) The subject land comprises (either in one or more existing titles) at least 1500 square metres in the Richmond South, Richmond West, Wakefield, and Mapua Special development areas and the Motueka West Compact Density Residential Area.

(ii) **Allotments**

C5 3/06
Op 10/10

Allotment Area

(a) There is no minimum net allotment area, except that in the Mapua Special Development Area the minimum allotment area is 200 square metres and except that in the Motueka West Compact Density Residential Area the minimum allotment area is 270 square metres.

C22 2/11
Op 1/15
C43 4/13
Op 1/15

[unchanged or irrelevant text omitted]

Stormwater Management

(17) Whether an integrated approach to stormwater management is used, by creating areas of open space (including reserves along watercourses and some streets with swales), that can be used for effective stormwater management, including enhancing water quality without compromising an efficient urban structure. In the Mapua Special Development Area, the provisions of the Site Management Plan will need to be complied with. C22 2/11 Op 1/15

(18) The extent to which natural and artificial watercourses, wetlands and riparian vegetation are retained and enhanced, while also making alignment modification that may be appropriate to enhance the urban structure.

(19) Any matter set out in Schedule 16.3A. C7 7/07 Op 10/10

(19A) The extent to which mandatory and good practice matters of chapter 5 of the Nelson Tasman Land Development Manual 2019 have been achieved in the design and establishment of stormwater networks. C69 6/19 Op 6/20

(19B) In the Wakefield Development Area, the management of flood and dam break hazard risks.

[unchanged or irrelevant text omitted]

Non-Notification

C5 3/06 Op 10/10

Where condition (b) of this rule applies, and only in respect of non-compliance with condition 16.3.3.1(n)(ii)(b) (being cul-de-sac length), applications for resource consent for an activity under this rule will be decided without public notification and without limited notification.

In the Wakefield Development Area, applications for resource consent that comply with the conditions of this rule (16.3.3.3) will be decided without limited notification (RMA s95B) or public notification (RMA s95A).

16.3.3.4 Discretionary Subdivision (Residential Zone)

(a) Except as provided for in conditions (b), (ba) and (c) of this rule, subdivision in the Residential Zone that does not comply with the restricted discretionary conditions of 16.3.3.2A for standard density development or the restricted discretionary conditions of rule 16.3.3.2 is a discretionary activity. C66 10/17 Op 12/18

(aa) Subdivision which is part of a comprehensive residential development and is the subject of concurrent resource consent applications for all other resource and building consents required for the development is a discretionary activity.

Richmond South, Richmond West, Wakefield, Motueka West, Mapua and Mapua Special Development Areas C10 10/07 Op 3/14 C22 2/11 Op 1/15 C43 4/13 Op 1/15 C66 10/17 Op 12/18 C75 & C76 9/22

(b) Subdivision in the Richmond South, Richmond West, Wakefield, Motueka West and Mapua development areas and Mapua Special Development Area that does not comply with rule 16.3.3.2A, ~~or~~ rule 16.3.3.3, rule 16.3.3.1B, or 16.3.3.2C is a discretionary activity, if it complies with the following conditions:

EITHER

C10 10/07 Op 3/14

(i) The subdivision has a minimum net area of 350 square metres for each allotment, except that the Mapua Development Area has a minimum net area of 450 square metres and the Mapua Special Development Area has a minimum net area of 200 square metres and Motueka Compact Density Residential Area has a minimum net area of 270 square metres and the Wakefield Development Area has site areas complying with 16.3.3.1B(a). C22 2/11 Op 1/15 C43 4/13 Op 1/15

OR

- (ii) The subdivision is a compact density subdivision proposal and complies with rule 16.3.3.3(a)(iii)(a), (a)(iii)(c) to (a)(iii)(i), (a)(iv) and (a)(v). C10 10/07 Op 3/14

[unchanged or irrelevant text omitted]

A resource consent is required. Consent may be refused, or conditions imposed. In considering applications and determining conditions, the Council will have regard to the criteria set out in Schedule 16.3A, as well as other provisions of the Plan and the Act. In considering applications and determining conditions, Council will have particular regard to the following matters: C10 10/07 Op 3/14
C43 4/13 Op 1/15
C66 10/17 Op 12/18

- (1) The degree of compliance with the applicable conditions of rules 16.3.3.1, 16.3.3.1A, 16.3.3.1B, 16.3.3.2, 16.3.3.2A, 16.3.3.2B, 16.3.3.2C and 16.3.3.3. C66 10/17 Op 12/18
- (2) The reasons for non-compliance with the conditions of rules 16.3.3.1, 16.3.3.1A, 16.3.3.1B, 16.3.3.2, 16.3.3.2A, 16.3.3.2B, 16.3.3.2C, and 16.3.3.3 that have not been met.
- (3) The extent to which the matters in Schedules 16.3A and 16.3B have been met.
- (4) Consistency with the Urban Design Guide (Part II, Appendix 2). C10 10/07 Op 3/14
C22 2/11 Op 1/15

[unchanged or irrelevant text omitted]

16.3.3.7 Non-Complying Subdivision (Residential Zone)

Subdivision in the Richmond South, Richmond West, Richmond East, Richmond Intensive, Wakefield, Motueka West, Mapua and Mapua Special development areas and comprehensive subdivision that does not comply with rule 16.3.3.4 or rule 16.3.3.5 is a non-complying activity. C10 10/07 Op 3/14
C20 8/10 Op 8/12
C22 2/11 Op 1/15
C43 4/13 Op 1/15
C51 1/15 Op 9/16
C66 10/17 Op 12/18

A resource consent is required. Consent may be refused or conditions imposed. C5 3/06 Op 10/10

[unchanged or irrelevant text omitted]

16.3.20 Principal Reasons for Rules

Subdivisions Affecting Heritage Items

[unchanged or irrelevant text omitted]

Richmond East Development Area

C20 8/10
Op 8/12

The Richmond East Development Area forms part of the Nelson South/Richmond East precinct which spans both Nelson City and Tasman District.

The Plan change enables part expansion and part intensification of the Richmond urban area. It is intended to cater for the further residential growth of Richmond, together with Richmond South and Richmond West and intensification of central Richmond.

The Plan change proposes utilising the area efficiently for residential development, while retaining and providing a quality urban environment. Specific residential densities are proposed for specific areas within Richmond East, depending on their location and character. South east of Hill Street:

- (a) standard density residential development (minimum lot size of 600 square metres) is a means of retaining the character of the existing residential environment while enabling a measure of intensification;
- (b) low density residential development (minimum lot size of 900 square metres) is a means of enabling a measure of development on relatively shallow sloping land in the east of the Development Area adjoining the Rural Residential Serviced Zone.

The Rural Residential Serviced zoning is being retained for the Highfield Grove precinct where existing development is rural residential in character.

The landscape value of the hills behind Richmond East is being retained by limiting development to the lower hill slopes and providing for lower density rural residential development at the interface with the rural land.

The planning maps show a connected network of streets, walking and cycling routes that traverse and connect the area with the rest of Richmond and Nelson South, particularly the existing green space networks, the proposed Saxton Creek greenway in Richmond and Nelson, and the Saxton Field sports complex.

Wakefield Development Area

The Wakefield Development Area is intended to provide for additional residential land supply to meet the growth projections for the township and the wider region. It is located on land between Pitfure Road, Edward Street, and Higgins Road. For any urban expansion, particularly into the Rural Zones, there is a need to ensure this land is efficiently used. There is also a strong community view, and government policy direction that residential land needs to be more intensively used, and a diversity of lot sizes and range of housing options achieved. To help achieve this objective, the Wakefield Development Area includes subdivision rules requiring a variety of lot sizes, including smaller lots, when larger blocks are subdivided.

These rules mean areas of urban expansion are expected to develop with higher density housing options and a greater variety of lot sizes than may occur through the standard minimum lot size approach. This provides for a more varied neighbourhood of differing types of housing and properties.

Non-notification (both public (s95A) and limited (s95B)) of Compact Density Development within the Brightwater Development Area applies. This responds to the objectives and policies in the Tasman Resource Management Plan which:

- Seek efficient use of land and infrastructure,
- Encourage medium density housing development of a high standard in suitable locations,
- Seek a range of living opportunities and residential densities.

The non-notification provision is used for Compact Density Development in the Wakefield Development Area because the structure of Compact Density Development rule 17.1.3.3 g) means that Compact Density Development along the external boundaries of the proposal site must meet the standard permitted activity bulk and location criteria in the Tasman Resource Management Plan unless the land adjoining the specific boundary is being developed as a Compact Density Development. Therefore, any properties outside of the Compact Density Development will not experience a change in terms of the bulk and location of buildings from what could be developed under a permitted activity scenario.

The Wakefield Development Area includes indicative roads and reserves to ensure appropriate connections are achieved; recreational, amenity and ecological functions are provided for; and stormwater is effectively managed. The indicative road connection to Higgins Road ensures that the provision of emergency vehicle access via Higgins Road will be provided for. Flood flows from Pitfure Stream are able to be accommodated within the indicative reserve areas.

[unchanged or irrelevant text omitted]

Schedule 16.3B: Transport Conditions

Refer to rules 16.3.3.1, 16.3.3.1B, 16.3.3.2C 16.3.3.3, 16.3.3.4, 16.3.4.1, 16.3.5.1, 16.3.6.1, 16.3.7.1, 16.3.8.1.

[unchanged or irrelevant text omitted]

Schedule 16.3C: Services Required on Subdivision in Certain Zones

Refer to rules 16.3.3.1, 16.3.4.1, 16.3.3.1B, 16.3.3.2C.

This schedule applies to Central Business, Commercial, Mixed Business, Tourist Services, Heavy and Light Industrial and Rural Industrial zones, and the Residential Zone in the Richmond South, Richmond West, Richmond East, Richmond Intensive, Wakefield, Motueka West and Mapua development areas (excluding the Residential Coastal Zone), and the Rural Residential Serviced Zone in the Richmond East and Mapua development areas.

C10 10/07 Op 3/14
C20 8/10 Op 8/12
C22 2/11 Op 1/15
C43 4/13 Op 1/15
C66 10/17 Op 12/18

[unchanged or irrelevant text omitted]

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[unchanged or irrelevant text omitted]

17.1.3 Building Construction or Alteration

17.1.3.1 Permitted Activities (Building Construction or Alteration — Standard Density Development)

C66 10/17
Op 12/18

[unchanged or irrelevant text omitted]

17.1.3.2 Controlled Activities (Building Construction — Standard Density Development)

C66 10/17
Op 12/18

Construction of a second dwelling on a site for a standard density development is a controlled activity, if it complies with the following conditions:

[unchanged or irrelevant text omitted]

17.1.3.3 Controlled Activities (Building Construction or Alteration — Compact Density Development)

C66 10/17
Op 12/18

Construction or alteration of a building on a site within an approved subdivision plan for a compact density development in the Richmond South, Richmond West, **Wakefield** and Mapua Special development areas and the Motueka West Compact Density Residential Area, as

C5 3/06 Op 10/10
C10 10/07 Op 3/14
C22 2/11 &
C43 4/13 Op 1/15
C66 10/17 (D 7/18)

shown on the planning maps, is a controlled activity, if it complies with the following conditions:

[unchanged or irrelevant text omitted]

Outdoor Living Space

[unchanged or irrelevant text omitted]

Stormwater

[unchanged or irrelevant text omitted]

C7 7/07
Op 10/10

Non-notification

Applications for resource consent that comply with the conditions of this rule (17.1.3.3) will be decided without limited notification (RMA s95B) or public notification (RMA s95A) in the Wakefield Development Area.

[unchanged or irrelevant text omitted]

17.1.3.4A Restricted Discretionary Activities (Building Construction or Alteration — Comprehensive Development)

C66 10/17
(D 7/18)

Construction or alteration of a building that does not comply with the conditions of rules 17.1.3.1 or 17.1.3.2 is a restricted discretionary activity, if it complies with the following conditions:

Three or More Dwellings on a Site

- (a) There are three or more dwellings on one site that comply with the following:
- (i) the development complies with the service requirements of Schedule 16.3C;
 - (ii) the minimum net area for each unit is at least 280 square metres in Motueka and Richmond and at least 350 square metres in other settlements with wastewater reticulation and treatment services;
 - (iii) building coverage does not exceed 40 percent;
 - (iv) the development is a comprehensive residential development; or the allotment or site was approved as part of a subdivision under rule 16.3.3.4;
 - (v) the development is not within the Richmond South, Richmond West or Richmond East development areas south east of Hill Street, the Richmond Intensive Development Area or within the Wakefield or Motueka West Development Areas, as shown on the planning maps.

Garages and Stormwater

- (b) The activity complies with condition 17.1.3.4(g) relating to garages and 17.1.3.4(i) relating to stormwater.

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

- (1) Matters of restricted discretion (1) to (39) of rule 17.1.3.4.

17.1.3.4B Restricted Discretionary Activities (Building Construction or Alteration — Specified Locations: Development Areas — Standard Density and Compact Development)

C66 10/17
Op 12/18

□ **Richmond South, Richmond West, Motueka West, Wakefield, Richmond Intensive, Mapua and Mapua Special Development Areas and the Motueka West Compact Density Residential Area**

□ Construction or alteration of a building in the Richmond South, Richmond West, Wakefield, Motueka West, Richmond Intensive, Mapua and Mapua Special development areas and the Motueka West Compact Density Residential Area that does not comply with the conditions of rules 17.1.3.1 and 17.1.3.2 for standard density development or rule 17.1.3.3 for compact density development, is a restricted discretionary activity, if it complies with the following conditions:

Garages and Stormwater

- (a) The activity complies with condition 17.1.3.4 (g) relating to garages and 17.1.3.4(i) relating to stormwater.
- (b) Where the activity is in the Richmond Intensive Development area, the activity complies with condition (k) of Rule 17.1.3.4C relating to specified stormwater flood flow paths.

Compact Density Development – Multiple Consents – Richmond South, Richmond West, Wakefield, Mapua Special Development Areas and the Motueka West Compact Density Residential Area

- (c) Where the activity is a compact density development, all buildings are located within a title that has been approved as part of a compact density subdivision under rules 16.3.3.3, 16.3.3.4 or 16.3.3.7.

Note: Subdivision condition 16.3.3.3(a) requires that for compact density development both the land use and subdivision consents are lodged with Council at the same time and assessed together.

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

(1) **Scale and Intensity of Use**

- (a) Whether the site is of sufficient size and configuration to allow the adequate mitigation of the effects of the proposal on the surrounding neighbourhood.
- (b) Whether the intensity and scale of the proposal should be controlled to protect the amenity values of that neighbourhood.
- (c) In the Wakefield Development Area, whether a variety of housing density options is achieved.

(2) **Site Layout**

- (a) The extent to which the siting and configuration of buildings and the uses on the site have a positive relationship with the street, in particular whether main entrances front the street with garaging and parking located to the rear of the site.
- (b) The extent to which the siting and design of buildings, structures and open space adversely affects the acoustic environment of the adjoining property.

(3) **Scale and Bulk**

- (a) Whether an increase in building coverage will increase the bulk of the building in such a way that it may cause dominance or intrusion on adjoining properties.

[unchanged or irrelevant text omitted]

17.1.20 Principal Reasons for Rules

[unchanged or irrelevant text omitted]

Papakainga Development

Provision for papakainga development in the Residential Zone acknowledges the differing housing needs of the Māori community and the likelihood that this type of development will not conform with the standards and terms for traditional New Zealand low density subdivision and housing developments. By making papakainga developments a controlled activity, the Plan is providing greater flexibility whilst ensuring control is reserved over matters that have the potential to adversely affect adjoining landowners.

Richmond South, Richmond West, Motueka West, Wakefield, Mapua Special and Mapua Development Areas

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The Residential Zone forms part of the Richmond South, Richmond West, Wakefield, Motueka West and Mapua development areas. Compact density development is provided for through specific standards, and dwellings are to be located as approved through the subdivision process. Quality urban design is an important factor to achieving the overall goals for the Development Areas, and this has been implemented through a subdivision and development design guide. All development in the Richmond South, Richmond West, Wakefield, Mapua and Mapua Special development areas is subject to the requirements of the Urban Design Guide (Part II, Appendix 2).

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Stormwater

C7 7/07
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Building work and land development which involves the use of hard (impervious) surfaces, affects stormwater flows and water quality from land. Rules require the effective management of stormwater and control of the effects of stormwater run-off in residential areas.

[unchanged or irrelevant text omitted]

Richmond Intensive Development Area

[unchanged or irrelevant text omitted]

Non-notification

Non-notification (both public (s95A) and limited (s95B)) of Compact Density Development within the Wakefield Development Area applies. This responds to the objectives and policies in the Tasman Resource Management Plan which:

- Seek efficient use of land and infrastructure,
- Encourages medium density housing development of a high standard in suitable locations,
- Seeks a range of living opportunities and residential densities.

The non-notification provision is used for Compact Density Development in the Wakefield Development Area because the structure of Compact Density Development rule 17.1.3.3 g) means that Compact Density Development along the external boundaries of the proposal site must meet the standard permitted activity bulk and location criteria in the Tasman Resource Management Plan unless the land adjoining the specific boundary is being developed as a Compact Density Development. Therefore, any properties outside of the Compact Density Development will not experience a change in terms of the bulk and location of buildings from what could be developed under a permitted activity scenario.

[unchanged or irrelevant text omitted]

SCHEDULES

Schedule 17.1A: Daylight Admission Angles

Refer to rules 17.1.3.1, 17.2.4.1, 17.4.3.1, 17.5.3.1, 17.6.3.1, 17.7.3.1, 17.3.3.3, 17.8.3.1, 17.9.2.1, 17.10.3.1.

The angle of inclination over the site for daylight control planes is determined separately for each boundary of the site using the elevation calculator in the diagram below, in the following manner:

[unchanged or irrelevant text omitted]

SCHEDULES

Schedule 17.14A: Deferred Zone Locations

[unchanged or irrelevant text omitted]

Location of Area	Effective Zone until Removal of Deferral	Reason for Deferral	Date of Resolution for Removal of Deferral	Where Services Proposed by Developer, Legal Description of any Part of Area where Deferral Removed	Where Services Proposed by Developer, References to Detailed Performance Requirements and Engineering Plans of Services Approved by Council	Effective Zone after Removal of Deferral
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Motueka (outside the Motueka West Development Area) (planning maps 19, 52, 119)						
South of King Edward Street, Motueka	Rural 1	Reticulated water, wastewater and stormwater services required				Residential (serviced)
Brightwater (planning maps 22, 56, 90)						
South east of Snowdens Bush	Rural 1	Reticulated water supply, wastewater and transport (Ellis St intersection)	15/4/21	Lot 1 DP 3638 Lot 4 DP 4841 Lot 2 DP 534911 (part) Lot 1 DP 304184 (part) Pt Sec 33 Waimea South Dist		Residential
Between Wanderers Avenue & Lord Rutherford Road	Rural 1	Reticulated water supply				Residential
East of River Terrace Road	Rural 1	Reticulated water supply	5/11/20	Lot 1 DP 456011 Lot 1 DP 395051		Light Industrial
104 Waimea West Road, Brightwater (Part of Pt Section 33 Waimea South District)	Rural 1	Reticulated water supply				Residential
Wakefield Development Area (planning maps 22, 58, 91)						
<u>Between Pitfure Road, Edward Street, and Higgins Road</u>	<u>Rural 2</u>	<u>Reticulated wastewater, stormwater, and water supply required</u>				<u>Residential (serviced)</u>
Wakefield (planning maps 22, 58, 91)						
Bird Lane, Wakefield	Rural 1	Stormwater services; reticulated water supply upgrade; and roading improvements to Bird				Residential

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		Lane and the intersection with SH6.				
Higgins Road, Wakefield (Part Lot 1 DP 303114)	Rural 2	Higgins Road upgrade south of the Pitfure Bridge to ensure access in a Q100 event; and pedestrian/cycle link over the Pitfure Stream to Ryeland Avenue.				Rural Residential
Other Settlements and Areas						
Parts of Murchison	Rural 2	Stormwater service required				Residential (serviced)
Riwaka-Kaiteriteri Road, Kaiteriteri	Rural 2	Upgrading required adjoining Riwaka-Kaiteriteri Road	11/12/14	N/A	N/A	Rural Residential
Part of Patons Rock	Rural 1	Reticulated wastewater service required				Residential (serviced)
Sandy Bay Road, Marahau	Rural 1	Reticulated wastewater and water supply services required				Tourist Services
Marahau	Rural 1	Reticulated wastewater service required				Residential (Serviced)
Old Coach Road, Mariri	Rural 2	Road upgrading required once the existing tree crop has matured and been harvested				Rural Residential

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[unchanged or irrelevant text omitted]

CHAPTER 19: INFORMATION REQUIRED WITH LAND USE CONSENT OR SUBDIVISION CONSENT APPLICATIONS

19.2 INFORMATION REQUIRED FOR LAND USE OR SUBDIVISION CONSENT APPLICATIONS

19.2.1 Land Use

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Op 8/12

Applicants must submit, and the Council may request further information, on the following matters to the extent that they are relevant to any land use consent rule, together with information required under any other relevant section of this chapter:

[unchanged or irrelevant text omitted]

19.2.1.12 For an activity involving a building in the Residential Zone in the Richmond South, Wakefield, or the Mapua Special development areas or the Motueka West Compact Density Residential Area:

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- (a) information describing the extent to which compliance is achieved with the conditions in rule 17.1.3.3 *Controlled Activities (Building Construction or Alteration – Compact Density Development)* for buildings in the Residential Zone in the Richmond South, Wakefield or Mapua Special development areas or the Motueka West Compact Density Residential Area, or – in the case of the Wakefield Development Area – compliance with 17.1.3.2 Controlled Activities (Building Construction or Alteration – Standard Density Development);
- (b) where the application is for a compact density land use development and subdivision, information describing consistency with the Urban Design Guide (Part II, Appendix 2).

[unchanged or irrelevant text omitted]

19.2.2 Subdivision

Applicants must submit, and the Council may request further information, on the following matters to the extent that they are relevant to any subdivision consent rule, together with information required under any other relevant section of this chapter:

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[unchanged or irrelevant text omitted]

19.2.2.7 For a subdivision in the Residential Zone in the Richmond South, Wakefield, Motueka West or Mapua development areas:

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- (a) a plan showing the layout of the subdivision, including all building location areas;
- (b) information describing the extent to which compliance is achieved with the standards and terms in rule 16.3.3.1 Controlled Subdivision (Residential Zone – Standard Density Development) for the Residential Zone in the Richmond South, Wakefield, Motueka West or the Mapua development areas, and the standards and terms in rule 16.3.3.1B Controlled Subdivision (Residential Zone – Specific Location: Wakefield Development Area) for the Wakefield Development Area;
- (c) information describing consistency with the Urban Design Guide (Part II, Appendix 2);
- (d) information on proposed block perimeter lengths.
- (e) In the Wakefield Development Area:
 - a. Information on how a variety of housing options, including higher density housing options, is achieved, or – where this is not practicable – justification of why.
 - b. Information on how flood hazard risk from Pitfure Stream and dam break hazard risk from the two irrigation dams to the north-east are managed.

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[unchanged or irrelevant text omitted]

PART II – APPENDIX 2: URBAN DESIGN GUIDE

Applies at the Motueka West, Richmond South, Richmond West, Richmond Intensive, Wakefield, Mapua and Mapua Special development areas

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1. INTRODUCTION

The Richmond South Development Area (RSDA), the Richmond West Development Area (RWDA) and the Richmond Intensive Development Area (RIDA) are priority areas for Richmond’s development over a 20-year outlook to be established following the Richmond Development Study. This study was considered by the community in 2003 and since then Council has considered the community response. That process identified a need and significant support for the concept of a planned approach to the subdivision and development of the RSDA and RWDA and intensification through redevelopment in RIDA to ensure that both a quality living environment and an efficient use of the land takes place. This Urban Design Guide is intended to help in achieving those aims.

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The Mapua Development Area and Mapua Special Development Areas (MDA and MSDA) are priority areas for Mapua’s development over a 20-year timeframe following the Mapua/Ruby Bay Development Study in 2004 and a structure planning exercise in 2008. These processes have identified a need and support for a planned approach that ensures a quality living environment and sustainable and efficient use of land.

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The Motueka West Development Area (MWDA) is a priority area for Motueka’s development over a 50-year timeframe following a structure planning exercise in 2009. This process has identified a need for a consolidation of the town through a planned approach that ensures a quality living and working environment.

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The Wakefield Development Area (WDA) provides for some of the township’s, and the region’s, residential growth needs as identified through the Future Development Strategy 2022. This area is intended to provide for a greater variety of lot sizes, increased density, and a quality living environment.

[unchanged or irrelevant text omitted]

3. RELATIONSHIP OF THE DESIGN GUIDE TO THE TASMAN RESOURCE MANAGEMENT PLAN

This design guide covers a range of urban design matters integral to the subdivision layout and development planning of the WDA, RSDA, RWDA, RIDA, MWDA, MDA and MSDA. The design guide is intended to provide a clear preferred direction for any proponent of a development in the WDA, RSDA, RWDA, RIDA, MWDA, MDA and MSDA. The guide contains provisions that relate to both subdivision and development within the RSDA, RWDA, RIDA, MWDA, MDA, ~~and~~ MSDA, and WDA.

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The district plan provisions associated with the development of the RSDA, RWDA, RIDA, MWDA, MDA, ~~and~~ MSDA, and WDA are contained in the Tasman Resource Management Plan (the Plan) – these guidelines form part of the Plan as Appendix 2 to Part II. The design guide applies in relation to the following Plan rules:

- 16.3.3.1 Controlled Subdivision (Residential Zone – Standard Density Development)
- 16.3.3.1A Controlled Subdivision (Residential Zone – Specific Location: Richmond Intensive Development Area)
- 16.3.3.1B Controlled Subdivision (Residential Zone – Wakefield Development Area)
- 16.3.3.2A Restricted Discretionary Subdivision (Residential Zone – Standard Density Development)
- 16.3.3.2B Restricted Discretionary Subdivision (Residential Zone – Specific Location: Richmond Intensive Development Area)
- 16.3.3.2C (Restricted Discretionary Subdivision (Residential Zone – Wakefield Development Area)
- 16.3.3.3 Restricted Discretionary Subdivision (Residential Zone – Compact Density Specific Locations)
- 16.3.3.4 Discretionary Subdivision (Residential Zone)
- 17.1.3.3 Controlled Activities (Building Construction or Alteration – Compact Density Development)
- 17.1.3.4 Restricted Discretionary Activities (Building Construction or Alteration – Standard Density Development)
- 17.1.3.4A Restricted Discretionary Activities (Building Construction or Alteration – Comprehensive Development)
- 17.1.3.4B Restricted Discretionary Activities (Building Construction or Alteration – Specific Locations: Development Areas)
- 17.1.3.4C Restricted Discretionary Activities (Building Construction or Alteration – Specific Locations: Richmond Intensive Development Area)

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17.1.3.4D Discretionary Activities (Building Constructions or Alteration – Specific Locations: Richmond Intensive Development Area)

The design guide should be read in conjunction with the Plan provisions, including the Plan’s policies and the rules listed above. The design guide will provide a basis for the assessment of applications for resource consent for both subdivision and buildings.

For permitted buildings in the WDA, RSDA, RWDA, RIDA, MWDA, MDA and MSDA, the design guide may help in successful design. For controlled and restricted discretionary subdivision and buildings in the RSDA, RWDA, MWDA, MDA, ~~and MSDA~~, and WDA, and for discretionary subdivision and restricted discretionary and discretionary buildings in RIDA, consistency with the design guide is a matter for considering in either imposing conditions or considering granting or declining applications (restricted discretionary activities only).

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[unchanged or irrelevant text omitted]

4. HOW TO USE THIS DESIGN GUIDE

There is no prescribed way to create attractive, liveable, functional, enduring living environments and the guidelines are intended to provide some flexibility in the approach. Accordingly each part describes the subject to be guided and describes the aims with a diagram or image which is for explanatory value.

The design guide should be considered when first beginning to develop any subdivision or building development proposal in the RSDA, RWDA, RIDA, MWDA, MDA, ~~and MSDA~~, and WDA.

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A. Allotment Layout

The allotment layout in a new urban area will pre-determine the position and aspect of resultant houses and other development. Accordingly, attention needs to be given at the outset of the design process to the type of development that will result from the layout prescribed at the time of subdivision.

To achieve the desired environment for the RSDA, RWDA, MWDA, MDA, ~~and MSDA~~, and WDA, guidelines for allotment layout are set out below.

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[unchanged or irrelevant text omitted]

B. Dwelling Size

The efficient use of the land in new growth areas is important. Land is a finite resource and should be judiciously used to retain a context of productive working land and natural landscapes as these are important to the regional economy, biodiversity and quality of life. The compactness of settlements is also important as it assists servicing efficiency, accessibility of residents to facilities (schools, shops, etc), reduces travel times and energy use, and presents opportunities for various forms of transport. It is recognised in Richmond, Wakefield, Motueka and Mapua that the different dwelling sizes and types will need to be provided for if people are to be comfortable living in Richmond, Wakefield, Motueka and Mapua at various stages of their lives. Part of that difference is recognising the need for a mixture of family homes with large sections and smaller houses with less land to look after, and more opportunities for social contact for people living alone. With an aging population in Tasman, incorporation of universal design principles in the initial design of dwellings in RIDA is encouraged. To encourage efficient land use, the provision of different house types, and an urban form that is compact, guidelines to encourage different forms of development in the RSDA, RWDA, RIDA, MWDA, WDA, and MSDA are set out below.

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[unchanged or irrelevant text omitted]

C. Street Network

The street network is the principal way people will get to and from the places they use within Richmond, [Wakefield](#), Motueka and Mapua. These movements are made every day by a range of people with a range of mobility levels and a range of access to vehicles. Movements typically include a child going to school, workers going to work, or an older person going for a walk. Primarily the movement network is provided by streets, but in the RSDA, RWDA, RIDA, MWDA, MDA, [WDA](#), and MSDA there will also be pathways on greenways and these are addressed separately. To achieve the desired environment for the RSDA, RWDA, RIDA, MWDA, MDA, ~~and~~ MSDA, [and WDA](#), guidelines for the street network are set out below.

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[unchanged or irrelevant text omitted]

Guideline C2 STREET CONNECTEDNESS <i>(j) Refer to Figure C2a</i>	
<p>Encourage maximum accessibility within the urban area by:</p> <p>(iv) Creating streets that are interconnected with other streets and with minimal dead ends or cul-de-sacs.</p> <p>(v) Making collector streets that provide for walking, cycling and easy navigability around a neighbourhood by direct routes.</p> <p>(vi) Ensuring that cul de sacs (where they are rarely provided for) have walking and cycling links to adjacent streets and to provide for a potential vehicle connection in the future.</p> <p>(vii) Providing cycleways on main routes to Richmond, Wakefield, Motueka and Mapua town centres and schools.</p> <ul style="list-style-type: none"> • Providing cycleways on main routes to Richmond, Motueka and Mapua town centres and schools. • Creating regular street intersections and limited block lengths. <p>(viii) Providing clear and safe access to greenway networks from the street network with direct visual and walking links across that follow the street alignment.</p> <p>It is important to have high levels of accessibility because it:</p> <p>(ix) assists reduced travel distances (walking or driving) between destinations</p> <p>(x) enhances walkability by providing reasonably direct routes between places</p> <p>(xi) enhances the ease with which people can find their way around a place by providing minimal dead ends.</p>	

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[unchanged or irrelevant text omitted]

D. Garaging and Carparking

The quality of the Richmond, [Wakefield](#), Motueka and Mapua environment as places to live will need to move towards providing an appropriate balance between provision for private motor vehicles and other forms of transport, and walking as a way of moving around the urban area. Part of that balance is about making the urban environment work well for vehicles and for people moving around in other ways – aspects of this balance are addressed by the street network guidelines. Other guidelines below which address a balanced way of providing for vehicles on private property are also important to the quality of the living environment.

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[unchanged or irrelevant text omitted]

E. On-site Amenity

Proposed as at 2 August 2014

The RSDA, RWDA, RIDA, MWDA, MDA, ~~and~~ MSDA, and WDA are new urban growth areas that will encourage (although not require) a range of house sizes and types to be provided by development to meet projected demand for this by future populations. It is anticipated that some development in the RSDA, RWDA, RIDA, MWDA ~~and~~ MSDA, and WDA will take the form of town dwellings, or building formats where people may live closer to one another than they would in single detached dwellings. One essential element of a quality living environment is maintaining the on-site amenity - visual and aural privacy, functionality (rubbish storage, letterboxes), drying of washing, outdoor living - where people are living in closer proximity to one another. The guidelines below encourage the consideration of and provision for amenity in the RSDA, RWDA, RIDA, MWDA, MDA, ~~and~~ MSDA, and WDA.

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[unchanged or irrelevant text omitted]

F Frontages

The space between the front of a building and the street is the “public space” and presents the face of urban areas. The quality of the public environment in urban areas is strongly influenced by the characteristics of these spaces. That quality includes safety, amenity and walkability.

To achieve the desired environment for the RSDA, RWDA, MWDA, RIDA, MDA, ~~and~~ MSDA, and WDA, guidelines for frontages are proposed as set out below.

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[unchanged or irrelevant text omitted]

G Public Open Space

The provision of public open space within the Richmond, Wakefield, Motueka and Mapua areas is a strong feature of their character. The quality of public open space needs to be considered in the design of subdivision and the implementation of the development of that space to ensure it is functional, safe, and contributes positively to the quality of Richmond, Wakefield, Motueka and Mapua as places to live.

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Guideline G1	
FUNCTION	
<i>(k)</i>	<i>Refer to Figure G1a</i>
Provide for the relationship between public and private space need to be recognized in the subdivision design by:	
(xii)	Ensuring that greenways are provided to function for stormwater management in accordance with the Tasman District Engineering Standards.
(xiii)	Ensuring that greenways and open space in accordance with the relevant structure plan for RSDA, RWDA, and MSDA, <u>and WDA</u> .and plan change for MWDA are provided.
(xiv)	Providing public open spaces in addition to greenways at strategic locations where they contribute positively to residential amenity, not as 'left over' spaces from subdivision.
(xv)	Using a limited range of trees in open spaces that allow visibility under their canopy (rather than low shrub plants) to ensure that they are easily maintained and that there is good public safety.
These guidelines are important because:	
(xvi)	public open spaces need to be safe and well used to be valued and retained
(xvii)	the greenways function as essential stormwater management networks.

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[unchanged or irrelevant text omitted]