

## Tasman Resource Management Plan

### Proposed Plan Change 80: Motueka West Compact Density Residential Area

### Section 32 Evaluation Report

#### Version History

Version	Author	Comments	Date
1	V Woodbridge (Consultant planner)	Draft	26/06/2023
2	V Woodbridge (Consultant planner)	Revised Draft – A McKenzie, Principal Planner	27/06/2023
3	V Woodbridge (Consultant planner)	FINAL – J Butler, Team Leader Urban	30/06/2023
4	V Woodbridge (Consultant planner)	Revised FINAL – Infrastructure team reviewed	24/10/2023

# Contents

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<b>1.</b>	<b>Executive Summary .....</b>	<b>1</b>
<b>2.</b>	<b>Overview and Purpose.....</b>	<b>1</b>
2.1	Purpose of Section 32 RMA.....	1
2.2	What are the Proposed Changes? .....	2
2.3	What are the Key Reasons for the Change?.....	6
<b>3.</b>	<b>Information Sources and Consultation .....</b>	<b>7</b>
3.1	Information Sources .....	7
3.2	Key Consultation Actions.....	8
3.3	Iwi Involvement and Advice .....	9
3.4	Technical Advice and Consultation Feedback .....	10
<b>4.</b>	<b>What are the Key Resource Management Issues?.....</b>	<b>12</b>
4.1	Problem Definition and Outcome Sought .....	12
<b>5.</b>	<b>What is the Statutory and Policy Context?.....</b>	<b>17</b>
5.1	Introduction.....	17
5.2	Resource Management Act 1991 .....	18
5.3	National Direction .....	19
5.4	Operative Regional Policy Statement.....	21
5.5	Iwi Management Plans .....	22
5.6	Other Relevant Management Plans, Policies and Strategies .....	23
5.7	National Planning Standards .....	25
<b>6.</b>	<b>How was the Scale and Significance Evaluated?.....</b>	<b>25</b>
6.1	Evaluation of Scale and Significance .....	26
<b>7.</b>	<b>What are the Proposed Objectives, Policies and Methods? .....</b>	<b>26</b>
7.1	Proposed Objectives, Policies and Methods .....	26
<b>8.</b>	<b>Are the Proposed Objectives the most appropriate way to achieve the purpose of the Act?27</b>	
8.1	Evaluation Context .....	28
8.2	Evaluation of the Plan Change Objective .....	28
<b>9.</b>	<b>Are the Proposed Methods the most appropriate way to achieve the Objectives?.....</b>	<b>34</b>
9.1	Evaluation of proposed Policies and Methods.....	34
<b>10.</b>	<b>Conclusion .....</b>	<b>38</b>
	<b>Appendix 1 – TRMP Update Zone Map.....</b>	<b>39</b>
	<b>Appendix 2 – TRMP Update Area Map.....</b>	<b>40</b>
	<b>Appendix 3 – Iwi Engagement and Feedback.....</b>	<b>41</b>

<b>Appendix 4 – Community Feedback Summary.....</b>	<b>47</b>
<b>Appendix 5 – Background Report .....</b>	<b>48</b>
<b>Appendix 6 – Relevant Regional Policy Statement and Resource Management Plan Provisions ....</b>	<b>49</b>
<b>Appendix 7 – Schedule of Amendments.....</b>	<b>54</b>

# 1. Executive Summary

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Plan Change 80 ('the Plan Change') proposes rezoning of land in Motueka West from Rural 1 deferred Residential to Residential – Compact Density. Associated amendments to the Operative Tasman Resource Management Plan (TRMP) are also proposed to enable medium density housing<sup>1</sup> through compact density provisions within the Plan Change area.

The purpose, and therefore the objective, of the Plan Change is to address population growth and the associated demand for housing which has been identified through the Nelson Tasman Future Development Strategy 2022-2052 (FDS). The FDS supporting technical reports forecast population growth and housing demand across the region and specifically in Motueka which cannot be met without releasing additional land for urban intensification alongside providing for intensification within existing urban areas. The FDS identifies the Plan Change area as a future urban area which is suitable for growth.

The FDS and associated technical report also identifies a need for a range of housing typologies to serve different demographics of the community, this includes smaller households and an ageing population. The proposed Plan Change will enable smaller lot sizes (through an allowance for no minimum lot size) and smaller dwellings (through compact density development provisions) within the Plan Change area.

The operative TRMP provisions for compact density development are proposed to be applied with minor amendments to ensure that they can be efficiently applied to the Plan Change area. These amendments include an allowance for no minimum lot size, reduced outdoor living area comparable to other development areas, a non-notification clause and an additional matter of control/discretion to ensure adverse effects on sites of cultural significance to Māori are assessed.

The Plan Change provisions seek to encourage and enable medium density housing whilst managing adverse effects on surrounding landowners and providing high quality urban design outcomes, including provision of indicative reserve areas to serve the local community.

The Plan Change process to date has included initial consultation and engagement with all eight Te Tau Ihu iwi, the local community and other key stakeholders including Waka Kotahi and the Ministry of Education. Feedback received from these groups, along with technical advice received from Council staff has helped shape the Plan Change provisions.

## 2. Overview and Purpose

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### 2.1 Purpose of Section 32 RMA

The fundamental purpose of Section 32 (s32) 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.

Section 32 reports are 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 must be clearly identified and assessed during this evaluation. This becomes an enduring document recording the rationale and thinking

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<sup>1</sup> Tasman Resource Management Plan, Chapter 2 – Meaning of Words defines Medium Density as – “residential development with a dwelling density between 20 – 30 dwellings per hectare on sites averaging between 200 – 300 square metres in extent, including Compact Density, Comprehensive and Intensive housing development.”

behind the provisions. It tells the story of why the provisions are the most appropriate way to achieve the purpose of the RMA. It is extremely useful at all stages of the plan making process from development of the provisions to decision making, to plan use, and finally for evaluation of those provisions as part of the next plan development cycle.

The 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 and Site Description

The Plan Change area is currently zoned Rural 1 deferred Residential under the TRMP. The TRMP also identifies indicative roads and a corner of an indicative reserve area within the Plan Change area. The surrounding area has an underlying Rural 1 Zone with various deferred zones (Residential, Mixed Business and Industrial) and includes indicative roads and reserves which connect to those within the Plan Change area (refer to Figure 1).

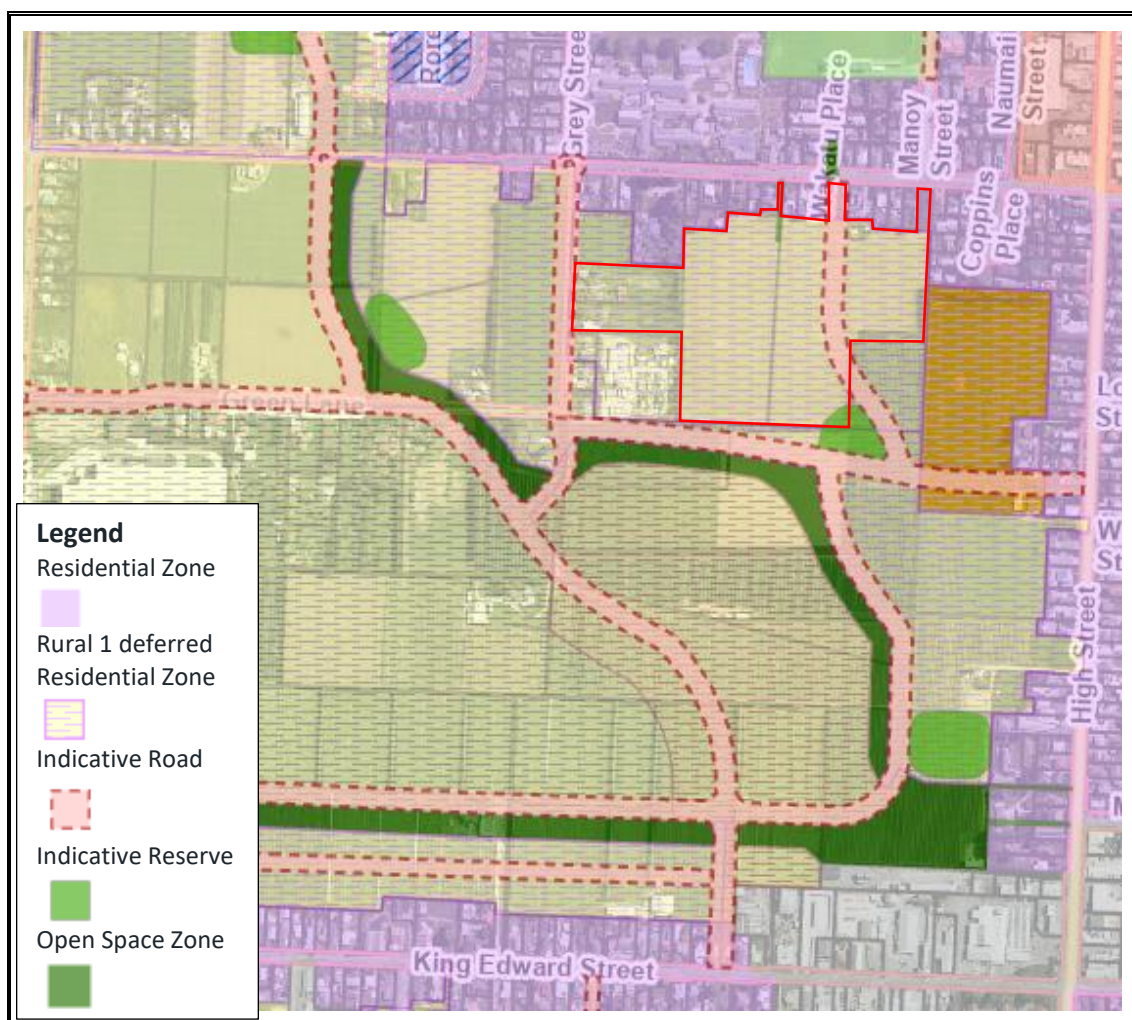


Figure 1: The Plan Change area and existing zoning and indicative roads and reserves

TRMP Schedule 17.14A: Deferred Zone Locations lists the reasons for the various deferred zones. Within the Plan Change area the residential zone is deferred due to reticulated water supply, wastewater and stormwater services which are required to be upgraded in accordance with the development sequence starting from the south east to the north west and from south east to south

west, along the two greenways, shown by the directional arrows on the planning maps (refer to Figure 1).

The Plan Change area is also located within the Motueka West Development Area which is an area identified as being suitable for accommodating housing and business growth (refer to Figure 2). Within the Residential Zone areas in the areas identified as being within a 'development area', the TRMP encourages medium density development primarily through Plan provisions which enable compact density development. The TRMP includes a sub-area of the Motueka West Development Area which is the Motueka West Compact Density Residential Area. At present this area applies as a subset of the Residential Zone to land west of Kerei Street (refer Figure 2).

Under the current TRMP provisions development on the Plan Change area would be assessed under the Rural 1 Zone provisions:

- The minimum allotment density for subdivision as a Controlled Activity is 12 hectares (TRMP Rule 16.3.5.1(a)).
- Resource consent would be required for construction of a dwelling (TRMP Rule 17.5.3.1(b)).

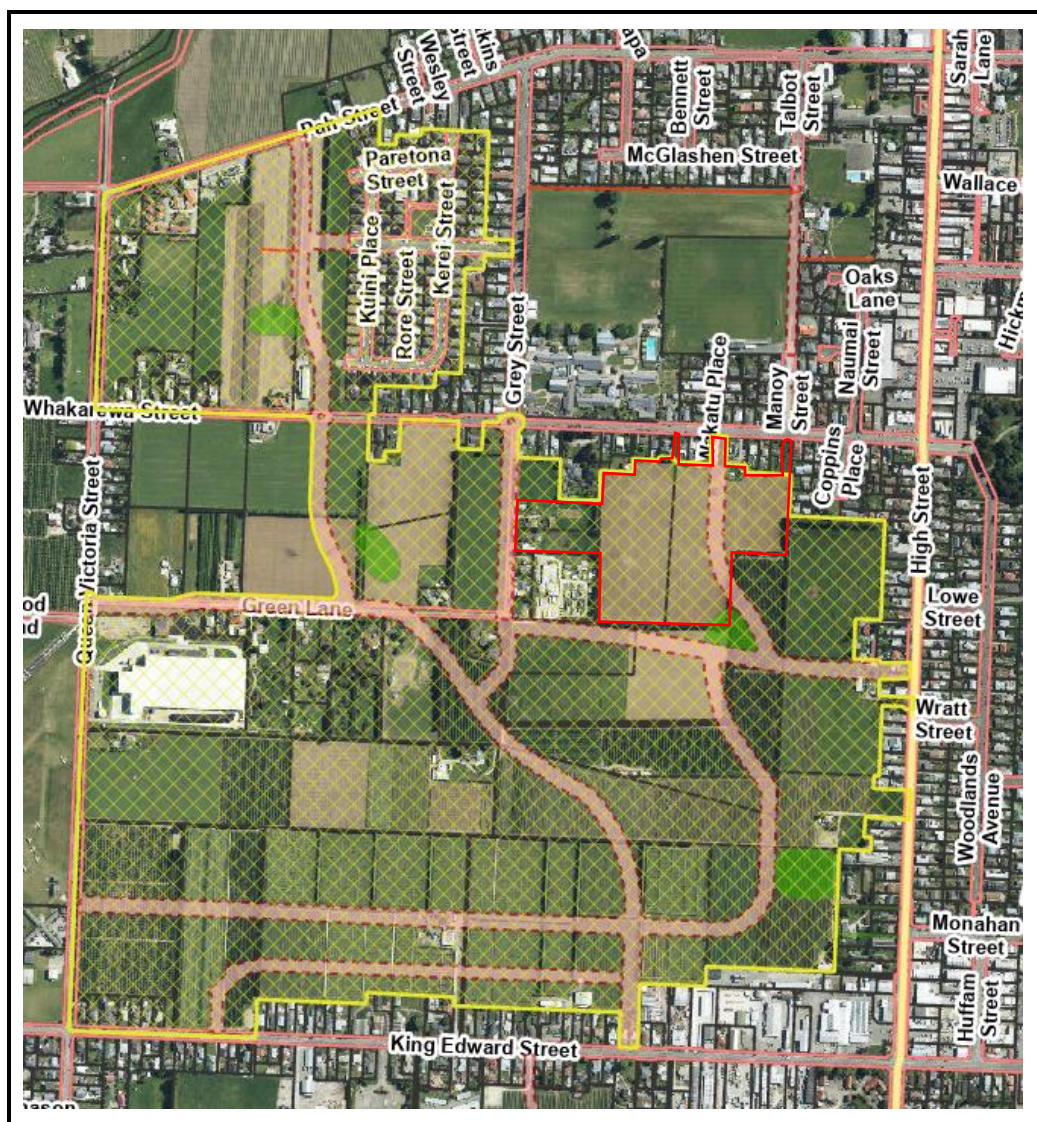


Figure 2: The Plan Change area and TRMP Motueka West Development Area (yellow hatched overlay)

The TRMP planning maps also identify the following overlays within the Plan Change area:

- Land Disturbance Area 1
- Motueka / Riwaka Plains Water Management Area
- Fire Ban Area

However, it is not proposed to amend any of these overlays through this Plan Change process.

### 2.2.2 Re-zoning, indicative roads and reserves

The proposed Plan Change seeks to re-zone the Plan Change area from Rural 1 deferred Residential to Residential Zone - Compact Density, which is a subset of the Residential Zone. The Plan Change area is part of a wider area of land with a deferred Residential, Mixed Business or Industrial Zone. However, the Plan Change proposes re-zoning land within the Plan Change area ahead of other deferred zoned areas to facilitate medium density residential development to meet housing growth needs and align with the landowner's timeframes for development.

The Residential Zone - Compact Density already applies to land west of Kerei Street on the TRMP planning maps and it is considered appropriate to adopt a consistent zoning approach for the Plan Change area.

The proposed changes to the operative TRMP Zone map are depicted on Update Zone Map which is provided in Appendix 1 with an excerpt below (Figure 3).

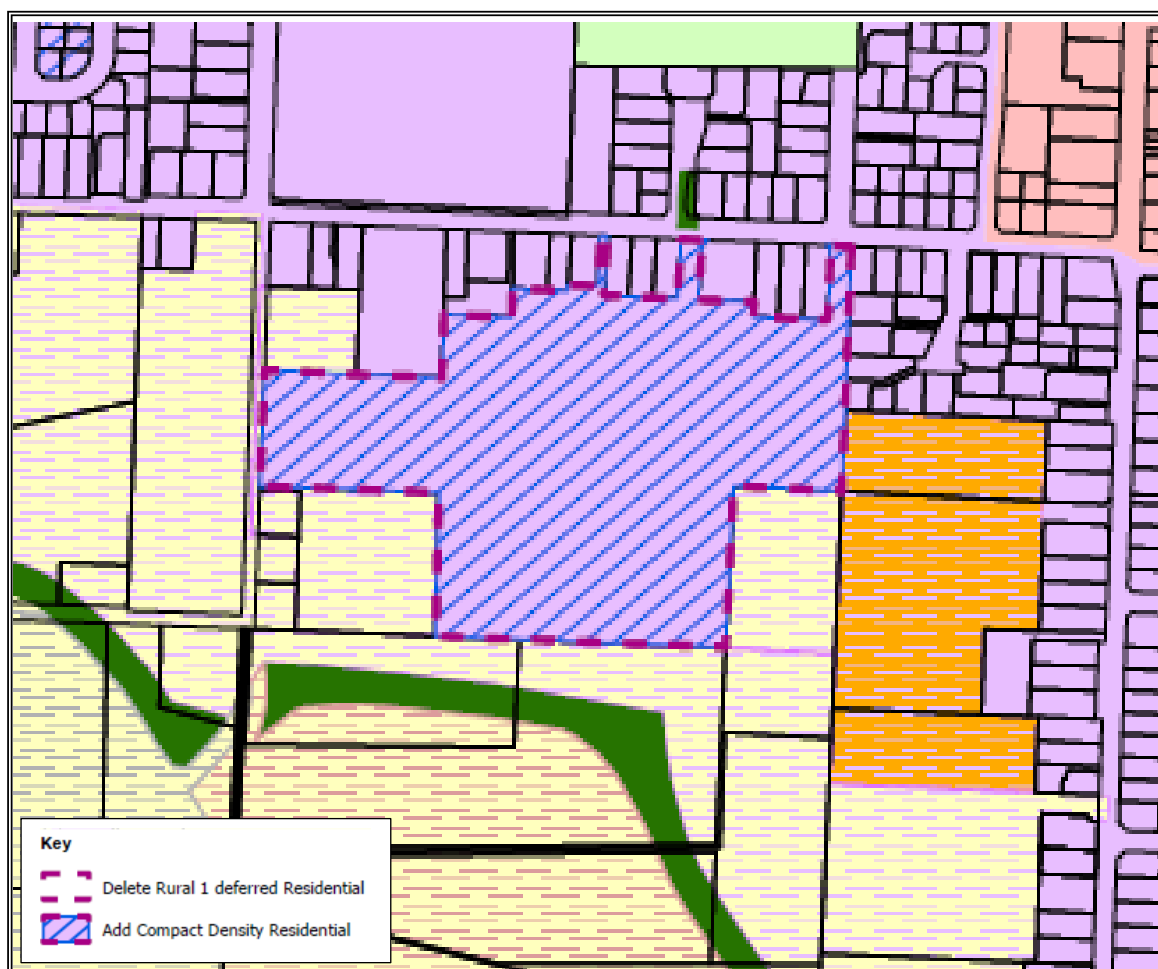


Figure 3: TRMP Update Zone Map – Proposed TRMP Zoning Map

In order to maintain connectivity to the wider area and to reflect the operative TRMP indicative roads, amendments have been included to the mapped indicative roads to better align with the landowner’s aspirations for development within the Plan Change area. The indicative roads provide for connectivity through the area between Whakarewa Street and Grey Street. An indicative walkway is also provided from the area onto Whakarewa Street to improve connectivity for pedestrians.

Indicative reserves are also mapped to indicate the location of future reserves for public use. The proposal amends the operative TRMP indicative reserve area to include a larger, more central future reserve. Providing for an indicative reserve will ensure sufficient reserve land is provided for public recreation and local amenity (including stormwater management) purposes. The provision of indicative reserve areas also recognises that enabling medium density development will result in smaller private outdoor living areas and a higher population density. The reserve land therefore seeks to offset the increased density and provide for the needs of the future community.

The proposed changes to the operative TRMP Overlay map are depicted on the Update Area Map below in Figure 4, the full map is provided in Appendix 2.

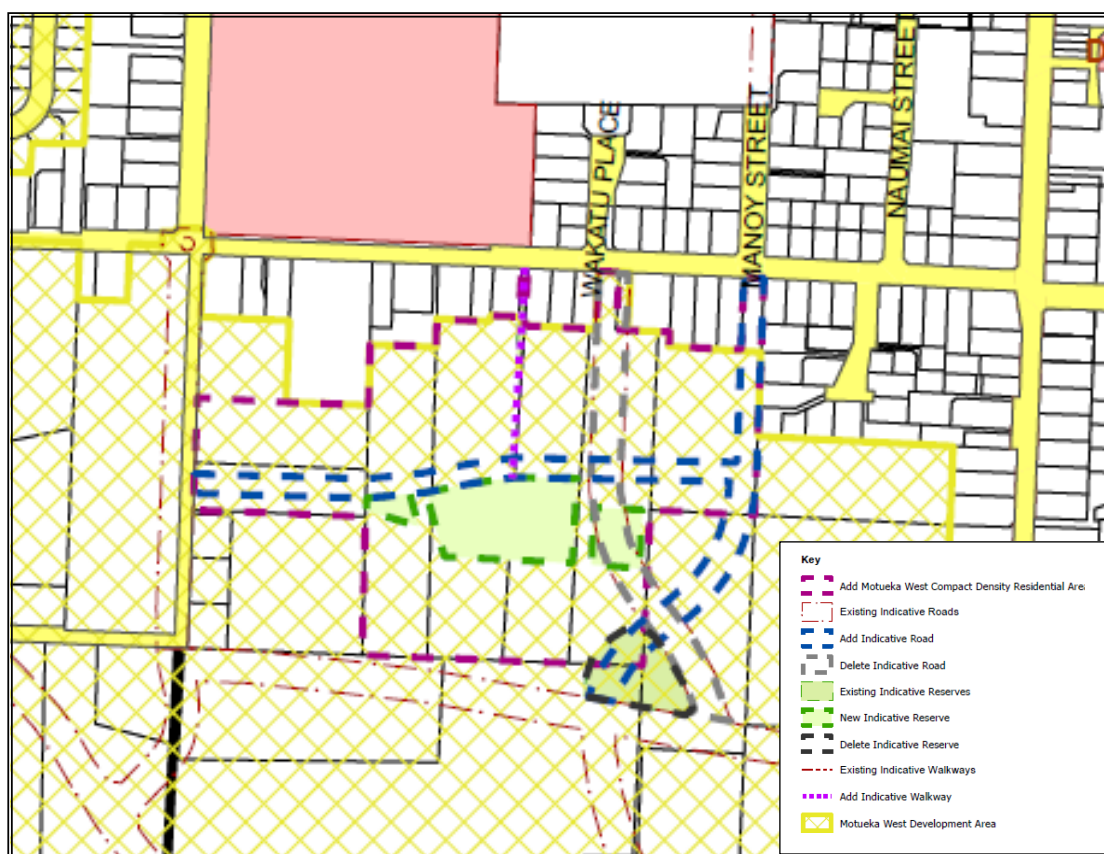


Figure 4: TRMP Update Areas Map – Proposed TRMP Areas Map

### 2.2.3 Part II – Land TRMP amendments

The operative TRMP includes a Residential Zone – Compact Density area for land west of Kerei Street, Motueka. The operative TRMP also includes reference to the Motueka West Compact Density Area in respect of compact density subdivision and land use provisions within Chapters 6 (Urban Environment Effects), 16.3 (Subdivision) and 17.1 (Residential Zone Rules). Specific subdivision and land use rules (within 16.3 and 17.1) provide for compact density development within the development areas identified on the planning maps, including the Motueka West Compact Density Area.



In addition to the amendments to the planning maps as identified in section 2.2.2 of this report the Plan Change also proposes amendments to Part II – Land of the TRMP for the following reasons:

- To provide greater clarity on the relationship between the Residential Zone - Compact Density and the Residential Zone;
- To provide greater clarity on the location and purpose of the Motueka West Compact Density Residential Areas;
- To update the Policy framework to further support compact density development within the Plan Change area;
- To amend the TRMP Rule framework to allow for the following:
  - no minimum lot size through subdivision for Compact Density Development within the Plan Change area;
  - provision of papakāinga development as a Controlled Activity within the Plan Change Area, recognizing the particular landownership model;
  - greater clarity that Controlled Activity Rule 17.1.3.3 only applies when the land use consent is lodged concurrently with the subdivision consent and future buildings constructed within that subdivision.
  - provide for reduced outdoor living space requirements in the Compact Density provisions;
  - include a matter of control / discretion to provide for an assessment of effects on sites of cultural significance to Māori; and
  - to provide opportunities for non-notification for Restricted Discretionary Subdivision and Controlled Activity / Restricted Discretionary land use compact density development.

## 2.3 What are the Key Reasons for the Change?

The Plan Change facilitates medium density residential housing, in the form of compact density development on land which is currently zoned Rural 1 deferred Residential close to the urban center of Motueka. The Plan Change fundamentally responds to an identified housing shortage which is being experienced locally and nationally and will enable housing choice.

Through the FDS and Tasman 10 Year Plan the Council has identified a number of key issues relating to housing growth which this proposed Plan Change seeks to address:

- The National Policy Statement on Urban Development (NPS-UD) requires Council's make sufficient land available for housing and business growth in the short, medium and long term.
- The FDS identified that population growth in Tasman has generally outpaced the national average and has been a significant contributor to economic growth in the region.<sup>2</sup>

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<sup>2</sup> Nelson Tasman Future Development Strategy 2022-2052: Technical Report, 19 September 2022

- Motueka has a high demand for housing land, however, given the significant constraints in the town, the available sites suitable for redevelopment, particularly where they are close to public transport and amenities, should be utilised for intensification.
- In a recent survey<sup>3</sup> over half of Tasman residents expressed a preference for living in either Richmond or Motueka if they were unconstrained by income. However, a lack of housing (particularly affordable housing) means there is a disconnect between community aspirations and reality.

## 3. Information Sources and Consultation

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### 3.1 Information Sources

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

- The Nelson Tasman Future Development Strategy 2022 – 2052, including the Future Development Strategy Technical Report, map view and other supporting documents. The FDS meets the requirements of the NPS-UD and provides strategic direction on how and where growth will be provided to meet the short, medium and long term demands of the community and population growth. This information is available on Council’s website:

[Future Development Strategy 2022 - 2052 | Tasman District Council](#)

- Tasman’s 10-Year Plan (LTP) 2021-2031 identifies population growth as a key issue within the region which means additional resources may be required, including infrastructure upgrades to support housing growth. The Tasman Growth Projections 2021 – 2051 report was used to inform the Long-Term Plan projects which seek to address the key issues facing the region and support growth over the next 10 years. The LTP and Growth Projection report are available on Council’s website:

[Tasman's 10-Year Plan 2021 - 2031 | Tasman District Council](#)

[Growth model | Tasman District Council](#)

- The Intensification Action Plan August 2020 was developed following release of the 2019 Future Development Strategy. Although the 2019 FDS has been superseded by the 2022-2052 FDS the Intensification Action Plan still has relevance to urban intensification projects. This is available on Council’s Future Development Strategy webpage:

[Intensification Action Plan | Tasman District Council](#)

- The following reports informed the 2022-2052 Nelson Tasman Future Development Strategy and assess housing and business capacity within Tasman to help inform growth modelling and demand.
  - *‘National Policy Statement on Urban Development: Housing and Business Assessment for Tasman’* July 2021 Tasman District Council.
  - *‘Demand for business land in the Nelson and Tasman shared urban environment – from today’s economy to future needs’* June 2020 by Sense Partners.

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<sup>3</sup> Nelson Tasman Housing We’d Choose: Housing Demand Preferences, M.E Consulting, June 2021

- *'Nelson-Tasman Housing We'd Choose – Housing Demand Preferences'* June 2021 by M.E. Consulting.

These reports are available on Council's website:

[Capacity assessments | Tasman District Council](#)

## 3.2 Key Consultation Actions

The Council undertook initial consultation with key stakeholders and the local community during the early stages of this Plan Change.

The following consultation actions have been undertaken to date, those contacted were provided with details of the Plan Change area, the Plan Change process and an information sheet explaining the compact density provisions:

- Emails or letters (depending on available contact details) were sent to 15 private landowners who adjoin the Plan Change area in Grey Street, Whakarewa Street and Coppins Place.
- Emails were sent to Housing New Zealand Corporation and Ngāti Rāua Ātiawa Iwi Trust Board as owners of land adjoining the Plan Change area.
- The Ministry of Education and the Board of Trustees for Motueka High School were consulted via email.
- Council staff with management responsibilities for Motueka Aerodrome were consulted via email.
- Waka Kotahi was consulted via email.
- Te Āwhina Marae were consulted via email.
- All eight Iwi of Te Tau Ihu were consulted (refer to section 3.3).

In addition, information was provided on the Plan Change through;

- A presentation at the Motueka Community Board on 16 May 2023.
- A Tasman District Council Newline Article – May 2023
- A dedicated Motueka West Plan Change Website

Council Consent Planners, Engineers and Resource Scientists have also been consulted and engaged with during the initial stages of the Plan Change to understand constraints, infrastructure requirements and the appropriateness of the proposed TRMP amendments. The feedback from Council staff is provided within the Background Report in Appendix 5.

Council Reserves and Roading staff were consulted on the provision of indicative reserve areas and roads within the Plan Change area.

Feedback from the community is summarized in Appendix 4.

Overall, 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.

### 3.3 Iwi Involvement and Advice

Iwi of Te Tau Ihu have been involved in this Plan Change process. The information below summarises the engagement carried out, highlighting the key actions and matters raised by iwi as is relevant to this topic and an explanation as to how the feedback received has been incorporated into the Plan Change.

Early engagement with iwi included an initial hui in May 2022. All eight iwi were invited, and the hui presentation slides pre-circulated. Representatives from Te Rūnanga o Ngāti Rārua and Te Ātiawa O Te Waka-a-Māui attended the hui where the Plan Change was discussed, queries raised and addressed verbally. Other queries were responded to within the hui minutes and subsequent correspondence, this correspondence and the hui notes are attached in Appendix 3.

The hui notes were circulated to all eight Iwi with a subsequent email sent to provide further details on an option to amend the matters of control for Rule 17.1.3.3 and matters of discretion for Rules 16.3.3.3 and 17.1.3.4B to allow for consideration of adverse effects from development on sites of cultural value to Māori. A further invitation for any additional feedback was also issued.

The feedback received from iwi to date is summarised below:

Feedback	Council Response
The area is one of significance to iwi having previously been forest and gardens. There are nearby sites of archaeological interest. The area is part of a wider area of historic occupation.	Council acknowledges the significance of the area to iwi.
A question was posed as to whether the new wastewater infrastructure and Plan Change area is within the boundaries of the Motueka Iwi Resource Management Advisory Committee (MIRMAK)?	Council staff were unable to locate additional information about MIRMAK boundaries and an invitation to provide more information was requested to iwi.
How will the development impact on any future plans to relocate the wastewater treatment plant?	The flow in the trunk pressure main up to the Motueka bridge can be reversed and so the development and infrastructure upgrades at Motueka West do not restrict where the new treatment plant may be sited.
Important to make it clear that the information provided by Council is based on TRMP scheduled heritage sites.	Council acknowledges that the information contained within the TRMP may be incomplete.
Have Iwi Management Plans been reviewed	Iwi Management Plans have been reviewed (refer to section 5.5 of this report)
Is affordable housing proposed?	Wakatu are in discussions with housing providers and aim to provide affordable housing options. The land will be leasehold. The Housing Outcome Agreement refers to provision of Papakāinga housing and the Plan Change seeks to accommodate this.

Has any feedback been received from the Marae?	Te Āwhina Marae were contacted and offered the opportunity to provide initial feedback via email on 10 May 2022.
Could more information be provided on flood hazard?	Constraints mapping including flooding was provided via email on 24 May 2022.
How will adverse effects on cultural values be assessed / mitigated?	An additional matter of control / discretion is proposed for TRMP Rules 16.3.3.3, 17.1.3.3 and 17.1.3.4B to allow for consideration of potential adverse effects on sites of cultural significance to Māori.

No other feedback has been received to date.

Iwi Management Plans (IMPs) have also been considered as part of the development of this proposed Plan Change and are discussed in Section 5.5.

### 3.4 Technical Advice and Consultation Feedback

Person / Organisation / Party	Feedback
Council staff have provided technical advice on infrastructure and servicing. This technical advice is included in the Background Report in Appendix 5 and is summarised below:	<ul style="list-style-type: none"> <li>• Modelling indicates that the Plan Change area may be subject to some coastal inundation in a 1%AEP storm tide with a 2m sea level rise scenario. Inundation of the area is also likely in a stop bank breach scenario.</li> <li>• Upgrades to water, wastewater and stormwater are required to serve future development. The required upgrades have been undertaken or will be undertaken as part of projects that have been identified in the Long Term Plan.</li> <li>• Upgrades to the road intersection at Manoy Street and Whakarewa Street are required. Intersection options area currently being investigated by Tasman District Council.</li> <li>• Council's Walking and Cycling Strategy will see improvements to walking and cycling networks and new cycleways.</li> <li>• A new bus route from Motueka to Richmond / Nelson commenced in August 2023.</li> </ul>
Council Reserve Planners via email and verbally. <sup>4</sup>	<ul style="list-style-type: none"> <li>• Proposed reserve land is appropriate in terms of size and location to meet the needs of the community. Approved the indicative reserve layout as mapped in Appendix 2.</li> <li>• Provided technical input in relation to the Plan Change approach to adopting an indicative reserve area which can be zoned Recreation once the development has</li> </ul>

<sup>4</sup> Meeting with Rosalind Squire, Contract Reserves Planner 26 April 2023, Emails from Rosalind Squire, Contract Reserves Planner 25/04/2023, 12/05/2023, 14/06/2023 and 16/06/23

	<p>been approved at the resource consent stage and the final exact location of the reserve is established.</p>
Waka Kotahi	<ul style="list-style-type: none"> <li>• Have concerns with the capacity, safety and function of the SH60/Whakarewa intersection when considering the effects of the Motueka West subdivision. Waka Kotahi have recommended the requirement of an Integrated Transport Assessment at the resource consent stage.</li> <li>• A request for information on how walking and cycling facilities and the Transport Choices programme will serve the community. Information provided by Council on 30 June 2023.</li> <li>• Noting that Waka Kotahi have been working with Council Transport Engineers around Transport Choice options and some substantial safety improvements will be required in this area.</li> <li>• Comments that safe active mode infrastructure should be in place early for future residents so people are less reliant on private vehicle trips.</li> </ul>
Landowner	<ul style="list-style-type: none"> <li>• Provided guidance on the layout and location of indicative roads and reserve areas.</li> <li>• Provided advice on how TRMP Papakāinga provisions could be amended to work more efficiently in relation to landownership model.</li> <li>• Queried whether there should be an amendment to TRMP urban design guidelines / protocols for the Plan Change area.</li> <li>• Sought clarification on approach to roads which are not vested with Council to clarify they will be treated as 'roads' based on the definition of roads.</li> </ul>
Council Consent Planners (Jenna Wolter, Senior Consents Planner – Subdivision; Paul Gibson, Team Leader – Land Use and Annie Reed, Team Leader – Subdivision)	<ul style="list-style-type: none"> <li>• Provided advice on the TRMP schedule of amendments, including in relation to: <ul style="list-style-type: none"> <li>○ non-notification clause applying to controlled and restricted discretionary rules;</li> <li>○ Rule 17.1.3.3 outdoor living requirements; and</li> <li>○ Rule 17.1.3.3 clarity that the activity only meets the controlled activity status where land use and subdivision consents are lodged concurrently and future development occurs within that approved subdivision.</li> </ul> </li> </ul>

To date no feedback has been received from the Ministry of Education or the School Board for Motueka High School, Te Āwhina Marae or Council staff who manage the Motueka Aerodrome.

## 4. What are the Key Resource Management Issues?

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### 4.1 Problem Definition and Outcome Sought

As identified in section 2.3 the fundamental resource management issues the Plan Change seeks to address is the identified demand for housing within Motueka and the requirement of the NPS-UD to provide for housing demand to meet growth projections in the short, medium and long term. In the Tasman District there are significant issues around:

- The need to provide for population growth.
- The need to ensure sufficient residential land supply.
- The need for smaller lot sizes and smaller housing typologies.

It is understood from the information gathered that, in considering the development of this Plan Change area, there is also a need to ensure that:

- Good urban design outcomes are achieved.
- Walking and cycling connections are provided.
- The effects of natural hazards are appropriately mitigated.
- The effects of climate change are factored into development.
- Infrastructure with sufficient capacity is provided and traffic effects are managed.
- The Plan Change supports a ki uta ki tai management approach and Te Mana o te Wai.

These issues are considered in detail below.

#### 4.1.1 Population Growth

The Tasman Growth Projections 2021-2051 report which was prepared to inform the Long Term Plan 2021-2031 estimates that the population of Tasman will increase by 7,700 residents between 2021-2031 to an overall population of 64,300. However, the rate of growth is predicted to slow over the following 20 years. The report includes estimates for three growth scenarios, short, medium and long term, and considers that the Motueka, Moutere-Waimea and Richmond Wards are projected to experience the highest growth in population in a medium growth scenario.<sup>5</sup> The report also anticipates that the highest growth will be in the 65+ age group.<sup>6</sup>

In relation to Motueka specifically the report acknowledges the infrastructure and natural hazard constraints which may curtail development opportunities, with land to the west of High Street identified as the area where Council is planning infrastructure servicing for the next 20 years to enable development.<sup>7</sup> The report also anticipates a decrease in household size over the next 30 years, in Motueka the household size is anticipated to decrease from 2.41 persons in 2021 to 2.14 person in 2051. This increases the rationale and need for greater housing choice to provide smaller dwellings.<sup>8</sup>

Within Motueka 15% of the population identify as Māori (compared to 8% for the remainder of the Tasman population), and despite typically having more residents per household Māori are more likely to live in smaller houses, which may be an indication of affordability constraints. Motueka

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<sup>5</sup> Tasman District Council Long Term Plan 2021-2031: Tasman Growth Projections 2021-2051 pages 8 and 9

<sup>6</sup> Tasman District Council Long Term Plan 2021-2031: Tasman Growth Projections 2021-2051 page 10

<sup>7</sup> Tasman District Council Long Term Plan 2021-2031: Tasman Growth Projections 2021-2051 page 13

<sup>8</sup> Tasman District Council Long Term Plan 2021-2031: Tasman Growth Projections 2021-2051 page 20

(along with Golden Bay) also has the highest proportion of households on low incomes and therefore a greater need for affordable housing options, the town also hosts a significant number of seasonal workers which presents seasonal accommodation challenges.<sup>9</sup>

The National Policy Statement on Urban Development (NPS-UD) requires that Council's provide at least sufficient development capacity to meet demand for housing and business in the short, medium and long term.<sup>10</sup> That demand should be met within existing and new urban areas within both standalone and attached dwellings.<sup>11</sup>

#### **4.1.2 Land supply for housing and housing choice**

The FDS was prepared to address the requirements of the NPS-UD and support long term strategic planning decisions for the region. The FDS sets out how Council intends to achieve well-functioning urban environments, provide at least sufficient capacity to meet demand over the next 30 years and ensure infrastructure planning and development decisions are integrated.<sup>12</sup>

The FDS prioritises intensification of housing development in Motueka (along with other key towns in the region) and following in-depth analysis provides details of areas which are generally suitable to accommodate housing and business growth, including greenfield areas.

The Plan Change area is identified within the FDS as being suitable for future residential intensification to provide for housing growth needs. The FDS identifies the Plan Change area as being within area T-190 which estimates a potential yield of 515 dwellings. The re-zoning to Compact Density Residential will align with the FDS objectives by providing for medium density residential development to provide housing choice and meet the anticipated demand for housing growth.

The FDS acknowledges that not everyone will want to live in higher density housing, however intensification will enable a wider range of housing, including apartments and terraced dwellings which will provide more choice for people and help retain greenfield land for productive purposes. It is estimated that in Tasman 56% of growth would be provided for through intensification on existing urban land with 44% provided from greenfield expansion.<sup>13</sup>

The Council's August 2020 Intensification Action Plan is a sub strategy of the 2019 Future Development Strategy. The Plan references a report commissioned by the Council by Sense Partners<sup>14</sup> which found that reducing the amount of greenfield residentially zoned land would actually increase land and house prices which would further affect affordability within the region. This highlights the need to provide for both urban intensification and appropriate re-zoning of greenfield land.

The Plan Change area is an area of land which is relatively free of constraints and is close to services, facilities and amenities in Motueka. The Plan Change area, therefore, has been identified as being suitable for residential development.

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<sup>9</sup> Tasman District Council National Policy Statement on Urban Development: Housing and Business Assessment for Tasman July 2021 page 2

<sup>10</sup> National Policy Statement on Urban Development, Policy 2

<sup>11</sup> National Policy Statement on Urban Development, Sub-part 1, clause 3.2

<sup>12</sup> 2022-2052 Nelson Tasman Future Development Strategy

<sup>13</sup> 2022-2052 Nelson Tasman Future Development Strategy

<sup>14</sup> Understanding the impacts of releasing greenfield sites for development, Sense Partners Ltd, April 2020



#### **4.1.4 Urban design and management of cross boundary effects**

The provision of higher density development means there is a greater need to ensure effective measures for managing urban design outcomes for future occupants and mitigating potential adverse effects on adjoining landowners.

The TRMP Urban Design Guide (TRMP Part II, Appendix 2) provides guidelines for medium density development to achieve high quality urban design outcomes and is applicable to compact density development. The proposed Plan Change provisions strengthen reference to the Urban Design Guide through a new policy for compact density development in Motueka.

The compact density provisions already seek to manage cross boundary effects by requiring reduced bulk and location standards in relation to sites which are not being developed for compact density housing. The Plan Change further incentivises management of cross boundary effects through the introduction of notification preclusions where development meets the Restricted Discretionary Plan provisions which are designed to mitigate adverse effects on adjoining landowner.

#### **4.1.5 Productive land values**

The Plan Change area is currently zoned Rural 1 and therefore the National Policy Statement on Highly Productive Land (NPS-HPL) is applicable. Section 5.3 of this report assesses the appropriateness of the Plan Change in giving effect to the NPS-HPL.

The TRMP also contains stringent policies that are focused on protecting productive land capability to provide for current and future generations. However, as the land has been identified as a future urban area through the Future Development Strategy adverse effects on productive land capability is considered to have less relevance for the reasons outlined in section 5.3.

#### **4.1.6 Natural hazards**

The land is relatively free from natural hazards as it is not constrained by slope instability or subsidence risks and potential inundation is limited due to the distance from the coast. The Background Report (refer to Appendix 5) provides details of potential natural hazard risks.

A small area of the eastern part of the Plan Change area may be subject to coastal inundation in a 1% AEP storm tide in a 2m sea level rise scenario (refer to Figure 10 of the Background Report). The current advice from the Ministry for the Environment is that subdivision must be designed to mitigate the effects of coastal inundation to allow for a 1.7m sea level rise scenario plus the relevant vertical land movement (VLM) which for Motueka is approximately 0.15 – 0.20 metres over 100 years. The level of risk is minor and effects of this inundation can be mitigated at future development stage through raising of ground levels and / or floor levels to provide mitigation.

Overland flows from a stop bank breach near the western end of Whakarewa Street in a 1% AEP scenario may also impact on the Plan Change area (refer to Figure 9). However, recent improvements to stormwater management within the wider area will assist in mitigating potential inundation effects.

#### **4.1.7 Infrastructure capacity**

Due to system constraints on water, wastewater and stormwater capacity, upgrades are required to three waters servicing within the vicinity of the Plan Change area.

The Plan Change area is the subject of an Infrastructure Acceleration Fund Housing Outcome Agreement entered into with Wahanga 2017 Limited Partnership (developer), Proprietors of Wakatū (landowner), Kāinga Ora – Homes and Communities and Tasman District Council. The Infrastructure Acceleration Fund (IAF) funding will provide some financial support towards transport, wastewater and stormwater upgrades to facilitate the future development.

As part of the IAF upgrades for the management of stormwater discharge from the Plan Change area, a new temporary stormwater outlet to the east of the area is proposed to be developed by Council in 2023. In addition, the Council's Long Term Plan has funding included for works to upgrade drainage in the High Street and Wratt Street area. The present program has this work completed in the 2023/2024 financial year. Detailed permanent stormwater mitigation measures will be provided with the resource consent application.

A new rising main is required to deliver wastewater from the development to the wastewater treatment plant (WWTP). This rising main has also been sized such that if the WWTP is relocated in the future the pipeline can transfer Kaiteriteri and Riwaka wastewater flows in the opposite direction (as and if needed).<sup>15</sup>

In addition, a new water supply pipeline is required to service the Motueka West Plan Change area and improve interconnection of the existing water supply network. This will be achieved by constructing a new watermain along Grey Street and Whakarewa Street and connecting it to the existing reticulated network.

The constraints and upgrades to infrastructure are detailed further in the Background Report provided in Appendix 5.

#### **4.1.8 Transport**

The Plan Change proposes an amendment to the indicative road layout within the Plan Change area to align with the landowner's anticipated master plan and ensure that connectivity to the wider road network (including indicative roads beyond the Plan Change area) is maintained and achieved. An upgrade to the intersection at Manoy Street and Whakarewa Street is required as a result of additional traffic generated by future development within the Plan Change area, however this can be addressed through the future resource consent process.

Modelling of a signalised intersection upgrade was undertaken by Beca<sup>16</sup> in 2023. The report suggests that delays to High Street (SH60) maybe be tolerable in the context of improved safety for the side road movements. Waka Kotahi<sup>17</sup> have raised concerns with regards to the capacity, safety and function of the High Street, Woodland Avenue and Whakarewa Street intersection. Waka Kotahi have noted that the traffic effects will be realized when the houses are built rather than when the Plan Change is approved, and as a result have recommended that an Integrated Transport Assessment is required at the Resource Consent stage. To address this concern, a requirement for an Integrated Transport Assessment is included in the provisions which is to be provided at the resource consent stage.

Alternative modes of transport are supported through the Plan Change with a new walkway proposed to provide additional pedestrian connectivity onto Whakarewa Street. Council has also recently commenced a new public bus service between Motueka and Richmond / Nelson which will provide a valuable service to future occupants of development within the Plan Change area. Additional upgrades are proposed to walkways and cycleways in accordance with Council's Walking and Cycling Strategy which will provide further opportunities for reducing reliance on private car usage.

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<sup>15</sup> Email from Adam Henderson, Community Infrastructure Team Leader – Project Managers, dated 12 May 2023

<sup>16</sup> File Note Vincent Yan – Design Stage 4 – High Street/ Woodland Ave/ Whakarewa Street Modelling Report, 2 August 2023

<sup>17</sup> Email from Andy High, Waka Kotahi Road Safety Engineer, dated 12 October 2023

The upgrades and transport options are detailed further in the Background Report provided in Appendix 5.

#### **4.1.9 Responding to climate change**

The FDS addresses the role land use planning has in supporting a reduction in greenhouse gas emissions and providing for resilience in relation to the effects of climate change. The FDS supports a reduction in greenhouse gas emissions by promoting compact urban form which aligns with the Climate Change Response (Zero Carbon) Amendment Act 2019, National Adaptation Plan and Emission Reduction Plan.

At a local level transport, particularly private car usage, is a key contributor to greenhouse gas emissions and promotion of public transport, cycling and walking are closely linked to compact urban form. The Plan Change area is within walking distance of a new bus route (including bus stops) due to commence in August 2023 and Council's Walking and Cycling Strategy which supported the Long Term Plan outlines provision of cycleways and walkways close to the area. Through these measures reliance on private cars can be actively reduced as people are encouraged and supported to utilise other transport options.

In terms of resilience for the future community the land is predominantly outside of coastal inundation areas which are predicted to be exacerbated by sea level rise. The proposed Plan Change is considered to be consistent with Council's 'Climate Action Plan' which sets out Council's short, medium and long term commitments to address climate change, including mitigation and adaptation methods. Council has also prepared a Climate Response Strategy and Action Plan which was released for community feedback earlier this year, the Strategy seeks to guide Council's efforts to mitigate and adapt to the impacts of climate change including a transition to a low-carbon, resilient and innovative district.

#### **4.1.10 Ki Uta Ki Tai (Mountains to the Sea) and cultural values**

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.

There are no waterbodies running through the Plan Change area, however, a new stormwater network is proposed to connect into Council's wider network. Whilst the effects of stormwater management will largely be considered at future resource consent stage it is important to acknowledge the effects of stormwater discharge as part of the concept of Ki uta ki tai.

Feedback from iwi also highlighted the cultural significance of the Plan Change area and the limitations of the TRMP to allow for consideration of adverse effects on cultural values from future development within the Plan Change area. An additional matter of control / discretion is proposed to address this matter and ensure that potential adverse effects on sites of cultural significance to Māori are assessed.

#### **4.1.11 Current approach and why this isn't adequate**

The land is currently zoned Rural 1 deferred Residential under the TRMP and whilst development within the Plan Change area may be possible through a resource consent process there would be risks associated with obtaining resource consent due to the policy framework for the rural zones. The deferred residential zoning may hold some weight in relation to standard density development but is less likely to be appropriate for medium density development which is enabled through the proposed compact density provisions for the Plan Change area.

The approach taken through this Plan Change is consistent with the other compact density residential area in Motueka (land to the west of Kerei Street) and will address the fundamental issues around housing supply and demand which have been identified through investigation and assessment associated with this Plan Change.

#### **4.1.12 Risk of not acting**

If additional greenfield land is not released, there is a risk of not providing sufficient residential capacity to accommodate the predicted population growth and further increasing housing affordability issues.<sup>18</sup> Failing to provide sufficient land to meet demand would mean Council would fail to meet its requirements under the NPS -UD.

Furthermore, provision of medium density housing will provide for the ageing population and accommodate smaller households, both currently and in the future. There is an acknowledge supply and affordability issue within Motueka which the Plan Change seeks to address, failing to rezone land to meet the demand will exacerbate current issues.

#### **4.1.13 Outcomes sought**

The Plan Change seeks to address the identified issues by:

- Rezoning land close to the urban centre of Motueka from Rural 1 deferred Residential to Compact Density Residential. This will provide for medium density housing in the form of compact density development to meet demand and provide for changing demographics.
- Enabling higher density housing options through compact density development provisions within the TRMP. This will encourage construction of a mixture of dwelling sizes and greater intensification of land close to employment opportunities, public transport networks, services and amenity facilities.
- Providing a pathway for reduced notification options where adverse effects are internalized to the Plan Change area, this will assist in encouraging good quality urban design outcomes and manage adverse cross boundary effects through a more streamlined consenting process.
- Providing an easier pathway for papakāinga development to recognize the provision of housing for Māori.
- Providing for connectivity through indicative roads and walkways which align with the anticipated future road network in the wider area and provide for pedestrian connectivity.
- Providing for increased reserve land area to offset the smaller private spaces generally associated with higher density living.

## **5. What is the Statutory and Policy Context?**

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### **5.1 Introduction**

In carrying out a s32 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.

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<sup>18</sup> 2022-2052 Nelson Tasman Future Development Strategy

Sustainable management 'means managing the use, development, and protection of natural and physical resources to enable people and communities to provide for their social, economic and cultural wellbeing and for their health and safety, while -

- (a) sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and
- (b) safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and
- (c) avoiding, remedying, or mitigating any adverse effects of activities on the environment'.

In achieving this purpose, councils also need to recognise and provide for the matters of national importance identified in s6, 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.

## 5.2 Resource Management Act 1991

### 5.2.1 Section 6: Matters of National Importance

Section 6(e) is the only particularly relevant matter of national importance.

- (e) *the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga.*

It is acknowledged and recognised that Iwi have a special relationship with the land and water. Te Tau Ihu Iwi were engaged early in the Plan Change process to ensure that any cultural values are understood and provided for. The engagement process is explained in section 3.3. Iwi have provided feedback on the Plan Change and identified a need to ensure adverse effects on sites of cultural significance to Māori are considered through any future resource consent process. This feedback has been taken into account in preparing the Plan Change, in particular through the inclusion of an additional matter of discretion / control for several rules. The TRMP does not currently indicate any cultural heritage sites within the proposed Plan Change area, however, it is acknowledged that scheduled TRMP cultural heritage sites may not be comprehensive, and the area is of cultural significance to iwi. Therefore, the proposed additional matter of discretion / control seeks to ensure cultural values are appropriately assessed through the resource consent process.

### 5.2.2 Section 7: Other Matters

The following Section 7 matters are of particular relevance to the Plan Change:

**(a) Kaitiakitanga** - It is acknowledged and recognised that Iwi have a Kaitiakitanga role in relationship to the land within the Plan Change area. Te Tau Ihu Iwi were engaged early in the Plan Change process to ensure that any cultural values are understood and provided for. The engagement process and feedback received is outlined in section 3.3 of this report. The feedback has been taken into account in preparing the Plan Change, in particular through the inclusion of an additional matter of discretion relating to consideration of the effects on sites of value to Māori.

**(b) the efficient use and development of natural and physical resources** - The land is situated close to existing urban areas including employment and amenity opportunities, public transport and road networks and is an appropriate area for urban expansion. The provisions enable medium density housing through compact density provisions to ensure efficient use of land and provide for a range of housing choice within Motueka.

**(c) maintenance of amenity values** - The proposed Plan Change includes indicative reserve areas and an indicative road and walkway layout to provide for future development in a manner which maintains amenity values within the Plan Change area and for the surrounding area. The Plan Change provisions recognise the amenity values of surrounding landowners and seek to maintain current Plan provisions in respect of anticipated amenity values for those adjoining landowners.

**(f) maintenance and enhancement of the quality of the environment** – The proposed Plan Change will change the nature of the environment from rural to urban, however, urban design principles will apply to all future development and the indicative road layout, reserves and walkway along with the proposed TRMP provisions will serve to ensure that the quality of the environment is maintained and enhanced albeit in a different manner to the existing rural aspect.

**(i) the effects of climate change** - Large areas of Motueka are subject to inundation as a result of sea level rise and climate change, the Plan Change area is on the periphery of anticipated inundation areas and consideration has been given to the effects of climate change on inundation. The proposed Plan Change provides for medium density housing in close proximity to existing employment and amenity opportunities and public transport network to reduce reliance on private car use which will positively impacts on the reduction of greenhouse gas emissions.

### 5.2.3 Section 8: Treaty of Waitangi

The principles of the Treaty of Waitangi (Te Tiriti o Waitangi) have been taken into account and the Te Tau Ihu iwi have been consulted on the Plan Change and its provisions.

Early engagement with iwi has included an initial hui, with all Te Tau Ihu Iwi invited, in May 2023. Section 3.3 of this report outlines the feedback received during and following the hui and how the feedback received has been incorporated into the Plan Change.

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.

## 5.3 National Direction

The National Direction includes National Policy Statements and National Environment Standards as well as the New Zealand Coastal Policy Statement. The following National Policy Statements and National Environmental Standards are considered relevant.

### 5.3.1 National Policy Statement on Urban Development (NPS-UD)

The National Policy Statement on Urban Development (NPS-UD) has particular relevance to the Plan Change which seeks to re-zone land to provide for medium density housing to meet urban intensification and growth outcomes.

Tasman District Council is a Tier 3 Council and is directed by Policy 2 to “...at all times, provide at least sufficient development capacity to meet expected demand for housing and for business land over the short term, medium term and long term.” The Plan Change aligns with the FDS which identifies housing demand in the short, medium and long term and provides for housing growth to assist with meeting that identified demand.

Objective 1 of the NPSUD seeks that well-functioning urban environments provide for the needs of people and communities both now and into the future.

Objective 4 seeks that urban environments are provided that, over time, develop and change in response to the changing needs of people and communities and future generations.

Objective 8 seeks that urban environments support a reduction in greenhouse gas emission and are resilient to the current and future effects of climate change.

The policies which give effect to these objectives provide further direction on providing well-functioning urban environments which provide for different business sectors whilst ensuring accessibility to jobs, community services, natural and open spaces and public or active transport systems (Policy 1). Sufficient development capacity should be provided over the short, medium and long term to meet expected demand for housing and business land (Policy 2).

Policy 6 directs decision makers to recognise the benefits of well-functioning urban environments and that development may involve significant changes to an area which detract from the amenity value some people appreciate but improve amenity values appreciated by others, communities and future generations through the provision of increased and varied housing densities and types.

The policies also provide direction to take account of the Treaty of Waitangi in relation to urban environments by involving iwi and hapū in the preparation of planning documents and taking account of their aspirations and values.

The Plan Change provides for medium density development opportunities in an area already identified as suitable for urban growth through the TRMP deferred zone provisions and more recently the FDS. Utilisation of the site for urban growth will maintain compact urban form given its proximity to employment and amenity opportunities, public transport and road networks. The Plan Change also takes account of the principles of Te Tiriti o Waitangi (Treaty of Waitangi) through engagement with iwi and incorporating feedback into the Plan Change provisions.

Overall, the Plan Change provisions will achieve the relevant Objectives and Policies of the NPS-UD by providing for a well-functioning urban environment to meet the needs of the community, taking account of Te Tiriti o Waitangi and ensuring future development supports a reduction in greenhouse gases.

### **5.3.2 National Policy Statement on Highly Productive Land (NPS-HPL)**

The National Policy Statement on Highly Productive Land (NPS-HPL) became operative on 17 October 2022. The NPS-HPL seeks to ensure that the most favourable soils for food and fibre production are protected now and for future generations. The Council is required to map highly productive land within the district that meets the following criteria:

- (a) is in a general rural zone or rural production zone; and*
- (b) is predominantly LUC 1, 2, or 3 land; and*
- (c) forms a large and geographically cohesive area.*

NPS-HPL Clause 3.5 sets out the criteria for identifying highly productive land and requires Council's to map all land that is highly productive land in accordance with clause 3.4 within 3 years of the commencement date of the NPS. Although Council has mapped soils through a Productive Land Classification the mapping required by the NPS-HPL has not yet been undertaken. The Plan Change area contains Productive Land Classification Class A soils which equates to LUC 1 under the NPS-HPL indicating that the soil is highly productive.

Under Clause 3.5(7), until the Regional Policy Statement's highly productive land maps are operative Councils must apply the NPS-HPL to land which is zoned general rural or rural production and LUC 1, 2 or 3. This is however unless the land has been identified for future urban development or is subject to a Council initiated, or adopted, notified plan change to rezone the land to urban or rural lifestyle.

In relation to the Plan Change area the land has been identified for future urban development through the following:

- TRMP planning maps - deferred zoning for residential purposes;
- The Nelson Tasman Future Development Strategy 2019, which was adopted prior to the NPS-HPL becoming operative and proposed housing intensification within the Plan Change area for decade 2 (2029-2039). The supporting Technical Guide included phasing and timing for significant infrastructure project to support growth, the upgrades to Motueka West infrastructure (excluding full town water supply) were proposed for the first decade (2019-2028)
- The Nelson Tasman Future Development Strategy 2022-2052.

The NPS-HPL is therefore not considered applicable to this Plan Change as the Plan Change area would be excluded from any highly productive maps produced by the Council.

### **5.3.3 National Environmental Standard for Assessing and Management Contaminants in Soil to Protect Human Health (NESCS)**

The NESCS is a nationally consistent set of planning controls and soil contaminant values. It ensures that land affected by contaminants in soil is appropriately identified and assessed before it is developed.

Council's historic aerial imagery indicates that between the 1940s and 1970s the land was used for market gardening or grazing and between 1989 and approx. 2012 horticultural activities. The Ministry for the Environment Hazardous Activities and Industries List (HAIL): October 2011 category A, chemical manufacture, application and bulk storage includes "*persistent pesticide bulk storage or use including sports turfs, market gardens, orchards, glass houses or spray sheds*".

The NESCS may be relevant at the time of resource consent approval for development on the Plan Change area.

## **5.4 Operative Regional Policy Statement**

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.
- Providing adequate reserving space and conserving heritage values.
- Providing for Compact Density Development in specified development areas.

These existing provisions are proposed to be applied to the Plan Change area. The relevant objectives, policies, and methods in the operative TRPS and TRMP are identified in Appendix 6.



## 5.5 Iwi Management Plans

The following Iwi Management Plans (IMP) are considered to be relevant to this topic. The table below identifies the particular document and the provisions within it which have relevance to this Plan Change.

### *Ngāti Koata No Rangitoto ki te Tonga Trust Iwi Management Plan 2002*

The purpose of the Ngāti Koata Iwi Management Plan (IMP) is to articulate who Ngāti Koata are and explain their link to Te Tau Ihu to encourage proactive involvement in decision making which may affect their interests. The IMP also specifies the appropriate methods of consultation.

The IMP identifies the importance of the relationship between land, air, and water and that modification to land can adversely affect the resources of value to Ngāti Koata. Relevant to this Plan Change the IMP objectives refer to maintenance and enhancement of freshwater aquatic ecosystems and water quality, protection of Ngāti Koata Heritage values and the maintenance and enhancement of landscape values of significance to Ngāti Koata and the reduction of discharges which increase greenhouse gas levels.

### *Ngāti Tama Environmental Management Plan 2018*

The purpose of the Ngāti Tama Environmental Management Plan is to highlight Ngāti Tama's aspirations for managing ancestral whenua, awa, wāhi tapu and wāhi taonga in the Ngāti Tama rohe. The Plan is a tool for Ngāti Tama as well as a guide for Council's and Government agencies to understand the issues that are significant to Ngāti Tama.

The Plan outlines key values for Ngāti Tama, explains an appropriate engagement and consultation process and outlines key aspirations, issues and actions. Relevant to this Plan Change the Plan seeks protection for areas with cultural heritage value; the mauri of water bodies is protected; and that urban development is contained within urban zones to protect productive rural areas. The Strategy also seeks that any urban development maintains and enhances the natural environment. Ngāti Tama expressed interest in being actively involved in any decision-making process which involve zoning land.

### *Ngāti Rārua Environmental Strategy 2021*

The primary purpose of the Ngāti Rārua Environmental Strategy 2021 is to assist Ngāti Rārua to effectively engage in environmental management. The Strategy highlights values priorities and aspirations for environmental management that are important to Ngāti Rārua and provides value for Council's and Government agencies to understand what issues are significant to Ngāti Rārua. The Strategy identifies Ngāti Rārua's history with Te Tau Ihu and their areas of interest and outlines key objectives.

Relevant to this Plan Change the Strategy encourages affordable housing options, opposes development in areas of significance to Ngāti Rārua and discourage urban development within areas of high natural values or on highly productive rural land. The Strategy also seeks the incorporation of cultural values in urban development and encourages the use of appropriate Māori names in areas of new development.

### *Te Ātiawa o Te Waka-a-māui Iwi Environmental Management Plan*

The Te Ātiawa Iwi Environmental Management Plan (IEMP) explains in general terms the values that are common to Te Ātiawa Ki Te Tau Ihu. The IEMP also outlines key relationships between Te Ātiawa, other iwi, Council's and Government agencies as well as consultation processes and the matters of particular importance to Te Ātiawa.

Relevant to this Plan Change the IEMP contains objectives which seek to positively offset through mitigation and enhancement measures any adverse effect of use and development in the Te Ātiawa rohe to ensure sustainable resource use opportunities for iwi, hāpu and whānau.

### ***Pakohe Management Plan 2015 – Ngāti Kuia***

The purpose of the Pakohe Management Plan is to maintain the whakapapa and historical connections to Pakohe (a generic term used by Ngāti Kuia for workable stone to make tools) for current and future generations and to ensure sustainable management. The Plan sets out key relationships between Ngāti Kuia and Councils and Government agencies and identifies Ngāti Kuia association with Pakohe.

Based on the information contained within the Plan the Plan Change is unlikely to affect Ngāti Kuia's ability to maintain a connection to Pakohe. However, consideration will be given to managing adverse effects on sites of cultural significance to Māori as part of the Plan Change process.

## **5.6 Other Relevant Management Plans, Policies and Strategies**

Section 4.1 of this report has assessed the relationship between certain key Plans and Strategies (Future Development Strategy, Intensification Action Plan and the Council's Long Term Plan) and the proposed Plan Change. However, the following plans, policies and strategies are also relevant to the Plan Change:

### ***National Adaption Plan and Emission Reduction Plan***

The National Adaption Plan sets out a long term strategy for the Government's approach to adapting for climate change. The Plan contains Government led strategies, policies and proposals to assist New Zealanders adapt to the effects of a changing climate and respond to the risks identified in the National Climate Change Risk Assessment 2020. Current actions the Government is taking in response to the Adaption Plan are the reforms to the resource management system, emergency management system and three water services as well as a review of the future of local Government.

The Emission Reduction Plan also contains strategies, policies and actions to provide guidance on achieving a reduction in greenhouse gasses which contribute to global warming. The Plan is the first statutory Plan under the Climate Change Response Act and it requires the Government to reduce emissions across the economy.

The proposed Plan Change takes account of the National Adaptation Plan and Emission Reduction and provides for urban growth within an area with relatively low levels of natural hazard constraints and close to public transport links, employment and amenity opportunities to encourage and support active transport modes.

### ***Tasman Climate Action Plan***

The Tasman Climate Action Plan sets goals, targets and actions relating to the key themes of mitigation (how greenhouse gas emissions can be reduced from Council's activities), adaption (ways to respond to the changing environment) and leadership (how the Council can lead by example, advocate and encourage the community to take action).

The Action Plan is a first step in Council's initial response to the urgent need to take action on climate change, to build climate resilience and reduce greenhouse gas emissions. The National Institute of Water & Atmospheric Research (NIWA) predicts that as a result of climate change between 2040 and 2090 Tasman District will experience increasing temperatures, including more days above 25°; fewer frosts and less snow; more frequent extreme rain events and more rainfall in

summer, autumn and winter; increased drought of the Marlborough plains; rising sea levels with increased storm surges and wave height and some increase in storm intensity. The effects of these changes in weather is likely to lead to more natural disasters. The Action Plan includes recommendations that decision making uses the best available data, local knowledge and Mātauranga Māori. The Plan also sets targets for:

- reducing greenhouse emissions which includes promotion of active transport modes (walking and cycling); and
- resilience to the impact of climate change, including improvements to the infrastructure network to increase resilience and avoiding development and infrastructure in areas at higher risk of climate change effects.

Current coastal inundation modelling indicates potential coastal inundation on the eastern part of the Plan Change area in a 1%AEP storm tide with 2m sea level rise. However, compared to other parts of Motueka the land is relatively unconstrained from coastal inundation and landslide risk. Upgrades to the stormwater network will assist in mitigating effects of overland flow inundation from flood events.

### ***Walking and Cycling Strategy 2022***

The Walking and Cycling Strategy aims to improve transport network capacity, promote healthy communities through safe active transport options, reduce the effects of carbon emissions on the environment and create vibrant urban areas where people can access amenities and facilities on bike or foot. The Strategy sets a target to double the number of trips made by walking or cycling to work in urban areas by 2030 and triple by 2050. This target is to be achieved by giving effect to 7 policies which provide the key actions for Council to ensure the Strategy is fully implemented.

The Plan Change includes provision of a new indicative walkway connecting to Whakarewa Street. In the long term the Strategy includes provision of cycle lanes on both sides of the High Street, Whakarewa Street and Grey Street and shared pathways to the west and south of the Plan Change area which will be developed as part of the wider deferred zoning development. More information is provided within the Background Report in Appendix 5.

### ***Regional Public Transport Plan***

The Regional Public Transport Plan provides details of the investment programme required to increase the role of public transport is delivering a multimodal sustainable transport future for the Nelson Tasma Region over the next 10 years. Stage 1 of the Plan includes a regional commuter service from Motueka to Richmond which will then connect into an express service to Nelson. This new service will provide frequent services, particularly at key commuter times. It is proposed that there will be a number of new bus stops around central Motueka including stops on Grey Street (outside Motueka High School) and High Street (close to the intersection with Whakarewa Street).

Future occupants of dwellings provided for through the Plan Change provisions will be able to utilise the new bus services to access facilities, amenities and employment opportunities beyond Motueka.

### ***Age-Friendly Policy 2019***

The purpose of this Policy is to ensure that the Council's strategic and operation decisions explicitly take into account the regions ageing population. The Policy includes a specific goal of providing a range of affordable and appropriate housing options for older people. An identified issue is the lack of smaller houses currently available within the region, particularly in locations which are close to services and amenities and are warm, dry and low-maintenance.

The Age Friendly Policy has relevance to this Plan Change which seeks to enable housing growth and intensification which would include providing smaller residential dwellings to provide for a range of demographics including the older population.

### ***Te Rautaki-a-Rohe mo Te Taiuhu: Our Regional Strategy for Our People and Place***

The Te Taiuhu Intergenerational Strategy was released for public feedback in December 2019 and the first part of the strategy has now been finalized with further work ongoing to implement the strategy fully.

The Strategy includes eight key outcomes and actions to try and achieve the best possible future for the people of Te Taiuhu:

- Te Taiao – the natural world
- Pūtea – the economy
- Te Taiuhutanga – identity
- Te Rākau Taumatua – Place
- Pap Whenua – Infrastructure
- Rangatiratanga – Leadership
- Mātauranga - Knowledge

The Plan Change aligns with the Te Taiuhu Intergenerational Strategy by providing for housing choice, including papakāinga development close to an urban centre to align with outcomes that seek to reduce emissions. The Plan Change will assist Wakatu Incorporated to provide housing to meet the needs of the local community whilst managing adverse environmental effects.

## **5.7 National Planning Standards**

The National Planning Standards were introduced in April 2019 with the purpose of improving the consistency between Resource Management Plans and Policy Statements across the Country. The Standards provide requirements for the structure and content of regional and district plans.

This Plan Change has been drafted to fit within the existing structure of the operative TRMP with changes only where necessary to achieve the purpose of the Plan Change. Given the narrow scope of the Plan Change there has been limited opportunity to incorporate the requirements of the National Planning Standards.

Tasman District Council are in the process of preparing a new unitary plan, which will be prepared in accordance with the National Planning Standards.

## **6. How was the Scale and Significance Evaluated?**

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Section 32 (1)(c) of the RMA requires that a Section 32 report contains a level of detail that corresponds with the scale and significance of the environmental, economic, social and cultural effects that are anticipated from the implementation of the proposed objectives, policies and methods.

The level of detail undertaken for the subsequent evaluation of the proposed objectives, policies and methods has been determined by the scale and significance assessment carried out in this section.

The scale and significance can also be affected by the reason for the change and this has been taken into account in assessing this.

## 6.1 Evaluation of Scale and Significance

The evaluation process, and the items that have been used to test the level of scale and significance are set out in the table below. Following this is a statement of what level of scale and significance has been applied to this topic and a summary of why this level is considered appropriate.

	Low	Medium	High
Degree of change from the Operative Plan or the status quo	✓		
Effects on matters of national importance (s6)	✓		
Effects on Other Matters (s7)		✓	
Relevant to the principles of the Treaty of Waitangi (s8)	✓		
Relevance to Te Ao Maori, Iwi management plans and level of interest expressed by iwi		✓	
Scale of effects geographically (local, district wide, regional, national), and duration of likely effects	✓		
Scale of effects on people (how many will be affected and degree of interest – single landowners, multiple landowners, neighbourhoods, the public generally, future generations?)	✓		
Scale of effects on those with specific interests, e.g., industry groups	✓		
Degree of policy risk – does it involve effects that have been considered implicitly or explicitly by higher order documents? Does it involve effects addressed by other standards/commonly accepted best practice? Is it consistent, inconsistent or contrary to those? Is this a new issue in the region? Or have uncertainties around evidence, or benefits and costs	✓		
Likelihood of increased costs or restrictions on individuals, communities or businesses	✓		

Overall, the scale of significance is considered to be low and therefore, the level of detail provided within this evaluation is commensurate with the scale and significance of the environmental, economic and cultural effects that are anticipated from the implementation of the provisions.

The low level of significance is applicable as the Plan Change largely seeks to utilise operative TRMP provisions and adapt them to ensure development is clearly enabled within the Plan Change area and that the proposed provisions are clearly articulated within the policy and rule framework.

## 7. What are the Proposed Objectives, Policies and Methods?

### 7.1 Proposed Objectives, Policies and Methods

This Plan Change does not seek to introduce any new objectives into the TRMP, however, it does include new policies and methods. The objectives of this Plan Change and the proposal changes to the TRMP text, including new and amended policies and methods, are summarised below. The changes to the TRMP can be found in the Schedule of Amendments within Appendix 7.

TRMP Provision	Amendment
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Volume 1: Text Part II – Land Chapter 2 – Meaning of Words	<ul style="list-style-type: none"> <li>• Amendment to definition of Residential Zone to include reference to Compact Density Residential Zone</li> <li>• Addition of a definition for Motueka West Compact Density Residential Areas</li> </ul>
Volume 1: Text Part II – Land Chapter 6 – Urban Environments	<ul style="list-style-type: none"> <li>• Amendment to Figure 6.8A to correct reference to Motueka West Compact Density Residential Areas.</li> <li>• Amendment to Policy 6.9.3.3 to reference Motueka West Compact Density Residential Areas.</li> <li>• Addition of Policy 6.9.3.3A to ensure development within the Motueka West Compact Density Residential Areas achieves high quality urban design outcomes.</li> <li>• Amendment to Method of Implementation 6.9.20.1 to include provision of compact density development in Motueka West Compact Density Residential Areas.</li> <li>• Amendment to 6.9.30 Principal Reasons and Explanation to explain the purpose of the Motueka West Compact Density Residential Areas and notification preclusions for compact density development.</li> </ul>
Volume 1: Text Part II – Land Chapter 16.3 – Subdivision	<ul style="list-style-type: none"> <li>• Amendment to Rule 16.3.3.3(a)(ii) to differentiate the Plan Change area from the other Compact Density Residential Zone.</li> <li>• Amendment to the matters of discretion for Rule 16.3.3.3 to provide for consideration of adverse effects on sites of cultural significance to Māori.</li> <li>• Amendment to Non-Notification clause for Rule 16.3.3.3 to include the Plan Change area.</li> </ul>
Volume 1: Text Part II – Land Chapter 17.1 – Residential Zone Rules	<ul style="list-style-type: none"> <li>• Addition of Rule 17.1.2.3A Controlled Activities (Papakāinga Development) – Specified Location: Motueka West Compact Density Residential Area to be more enabling of papakāinga development within the Plan Change area.</li> <li>• Amendment to 17.1.3.3 to provide greater clarity that the controlled activity rules apply when buildings are associated with a subdivision resource consent lodged concurrently.</li> <li>• Amendments to 17.1.3.3(h) to provide for reduced outdoor living space for dwellings within the Plan Change area and provide greater clarity about which standards apply to which area.</li> <li>• Amendment to the matters of control for Rule 17.1.3.3 to provide for consideration of adverse effects on sites of cultural significance to Māori.</li> <li>• Amendment to non-notification clause for Rule 17.1.3.3 to include the Plan Change area.</li> <li>• Amendment to matters of discretion for Rule 17.1.3.4B to provide for consideration of adverse effects on sites of cultural significance to Māori.</li> <li>• Amendment to 17.1.20 Principal Reasons for Rules to include the Plan Change area within the notification preclusions for compact density development.</li> </ul>
Volume 2: Planning Maps Zone Maps	<ul style="list-style-type: none"> <li>• Update to relevant Zone Map to show new zoning.</li> </ul>
Volume 2: Planning Maps Areas Map	<ul style="list-style-type: none"> <li>• Update to relevant area Map to show new indicative road layout, new indicative reserve area and new indicative walkway.</li> </ul>

## 8. Are the Proposed Objectives the most appropriate way to achieve the purpose of the Act?

## 8.1 Evaluation Context

This section of the report evaluates the proposed RPS related 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 purposes 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"><li>Directed to addressing a resource management issue</li><li>Focused on achieving the purpose of the Act</li><li>Assists the Council to carry out its statutory functions (RMA s.30 and s.31)</li><li>Within scope of higher-level documents</li></ul>
Feasibility	<ul style="list-style-type: none"><li>Acceptable level of uncertainty and risk</li><li>Realistically able to be achieved within Council's powers, skills and resources</li></ul>
Acceptability	<ul style="list-style-type: none"><li>Consistent with identified iwi/Maori and community outcomes</li><li>Will not result in unjustifiably high costs on the community or parts of the community</li></ul>

## 8.2 Evaluation of the Plan Change Objective

This Plan Change does not add any objectives to the TRMP, nor does it amend any existing objectives. In accordance with Section 32(6)(b) of the RMA the purpose of this Plan Change, and therefore its objective, is to provide additional land for residential housing and encourage intensification through the provision of compact density development within the Plan Change area. Council has developed the following potential options for achieving the purpose of the Plan Change:

1. Option 1 - Plan Change proposal to rezone land from Rural 1 deferred Residential to Compact Density Residential and provide for compact density development where there is no minimum lot size.
2. Option 2 – Rezone land to residential for standard density development with limits on the minimum lot size and restrictions of the number of dwellings per site.
3. Option 3 - Status Quo – no change in zoning.

**Plan Change Objective Assessment**

To provide for housing and encourage intensification through the provision of compact density development

**General intent:**

The general intent of the Plan Change is to respond to the issue of population growth, housing affordability and choice in an appropriate location.

Under this objective, the Plan Change intends to:

- Rezone greenfield land for residential expansion which will increase housing supply to cater for growth, assist with avoiding further affordability issues, and provide for urban expansion on land which is relatively unconstrained within Motueka.
- Provide for housing choice to meet changing demographics by enabling use of the existing TRMP compact density development provisions to support higher density development and enabling more limited notification options where adverse effects are internalised.

**Other potential objectives**

The key alternative option relating to the purpose of this Plan Change is to undertake the rezoning as standard density residential without any provision to provide an increase in density through compact density development. This would allow for standard residential development, enabling a single residential dwelling to be constructed on each site as a permitted activity (TRMP Rule 17.1.3.1), and requiring a minimum lot size of 450m<sup>2</sup> for subdivision to occur as a controlled activity (TRMP Rule 16.3.3.1).

This option would allow for standard density development to be undertaken and provide for lower density housing similar to that provided elsewhere in Motueka. As this option wouldn't further enable or encourage medium density development it is of limited benefit in terms of providing for residential growth within the region and providing for housing choice, particularly smaller units.

The status quo option of retaining the current zoning patterns and making no change has been shown to not meet the obligations set out in NPS-UD to provide for growth within the district. This position has been reinforced through the FDS, and the supporting information to this Plan Change referenced in Section 3. The further assessment will therefore focus on Option 1 for achieving the objective of the Plan Change.

The assessment below considers the proposed option and the potential viable alternative of rezoning as standard density development by way of comparison.

**Other particularly relevant objectives in the Plan:**

**Objective 5.1.2:** *Avoidance, remedying or mitigation of adverse effects from the use of land on the use and enjoyment of other land and on the qualities of natural and physical resources.*

**Objective 5.4.2:** *Accommodation of a wide range of residential activities and accessible community facilities in urban areas.*

The TRMP contains existing objectives which relate to the objective of this plan change. Objectives 5.1.2 and 5.4.2 are relevant in respect of urban design and amenity outcomes which will be achieved through the existing compact density provisions which will apply to the Plan Change area and notification preclusions where adverse effects are internalised.



Plan Change Objective Assessment	
<p><b>Objective 6.1.2.2:</b> <i>A wide range of living opportunities in urban locations that incorporate urban design principles.</i></p> <p><b>Objective 6.2.2.2:</b> <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><b>Objective 6.2.2.3:</b> <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><b>Objective 10.2.2:</b> <i>Appropriate protection, management and enhancement of historic heritage, including cultural heritage sites, heritage buildings and structures, and protected trees, for their contribution to the character, identity, wairua, and visual amenity of the District.</i></p> <p><b>Objective 11.1.2:</b> <i>A safe and efficient transport system, where any adverse effects of the subdivision, use or development of land on the transport system are avoided, remedied or mitigated.</i></p> <p><b>Objective 14.1.2:</b> <i>Adequate area and distribution of a wide range of reserves and open spaces to maintain and enhance recreation, conservation, access and amenity values.</i></p>	<p>Objectives 6.1.2.2, 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 provisions of a range of residential housing to meet growth demand and the efficient use of land.</p> <p>Objective 10.2.2 is relevant as the Plan Change proposes an additional matter of control / discretion to ensure potential adverse effects on sites of cultural significance to Māori are considered through future resource consents.</p> <p>Objective 11.1.2 is relevant as the Plan Change proposes a change to the existing indicative road network and the rezoning will result in an increase in traffic due to higher density development.</p> <p>Objective 14.1.2 is also relevant in relation to the proposed indicative reserve areas which will provide valuable open space and recreational land for the existing and future community.</p> <p>Other relevant objectives are considered in Section 5.4 and Appendix 6.</p>

Plan Change Objective Assessment		
	Plan Change objective	Standard residential density development
<b>Relevance:</b>		
Directed to addressing a resource management issue	<p>The Plan Change addresses the following resource management issues:</p> <ul style="list-style-type: none"> <li>• Providing sufficient housing capacity to contribute to meeting residential growth projections for Motueka and the region.</li> <li>• Provides for higher density, smaller dwellings to assist in addressing housing affordability.</li> <li>• Manages adverse effects on cultural values through the inclusion of matters of control / discretion which provide for assessment of the adverse effects on sites of cultural significance to Māori.</li> </ul>	<p>This options partially addresses the identified resource management issues but is not as effective at addressing the issues because it only enables standard density development. This is less effective at providing residential growth capacity in Motueka to meet population projections and changing demographics and does not further enable or encourage medium density development.</p>
Focused on achieving the purpose of the Act	<p>The Objective of this Plan Change helps to achieve the purpose of the Act by:</p> <ul style="list-style-type: none"> <li>• Providing additional land for residential development to meet the economic, social and cultural well-being of the community.</li> <li>• Applying provisions which will ensure land is used efficiently and adverse effects are avoided, remedied or mitigated.</li> </ul>	<p>Whilst this Objective would achieve the purpose of the Act it would not be sufficient to allow for the community to provide for their social and economic well-being as it may not address housing supply and affordability issues.</p>
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). The Plan Change will not affect 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>This option is less effective at ensuring there is sufficient development capacity for housing and therefore assisting Council in carrying out its statutory functions under s30(1)(ba), and s31(1)(aa) of the RMA.</p>
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 as it proposes housing growth to meet anticipated demand.</p>	<p>This option is also within the scope of the National Policy Statement on Urban Development 2020, however is less effective at</p>

Plan Change Objective Assessment		
	<p>The Plan Change is also within scope of the National Policy Statement on Highly Productive Land because although the land has productive capacity it has been identified for future urban development.</p> <p>The Plan Change is within the scope of the National Adaptation Plan 2022 and Emission Reduction Plan 2022 because it proposes rezoning of land for urban housing growth close to an urban centre and public transport links which reduces reliance on private car usage. The land is relatively free of natural hazards and the stormwater network will be designed to cater for future flood events taking account of climate change.</p>	achieving the supply of residential land directed by the NPS-UD.
Feasibility:		
Acceptable level of uncertainty and risk	<p>Upgrades to infrastructure have been completed or are scheduled to ensure that future development can be serviced.</p> <p>The Plan Change will adopt existing TRMP Compact Density Provisions which have been tested through previous resource consents and development.</p> <p>Provisions are also included to ensure good urban design outcomes design in accordance with the Urban Design Guide (TRMP Appendix II).</p> <p>Although it is unknown at this stage whether historic land uses mean there are contaminated soils on the Plan Change area, contamination can be remediated using known practices and methods.</p>	There is a risk that lower density development would occur which would not align with the Housing Agreement under the Infrastructure Acceleration Fund and would not align with the FDS and NPS-UD outcomes to provide housing capacity and choice to meet demand.
Realistically able to be achieved within Council's powers, skills and resources	The Plan Change principally adopts the existing TRMP format and provisions with some minor amendments. This helps to ensure that the provisions are realistic as they have been previously utilised and tested.	Rezoning as standard residential is realistic as it would be consistent with other Residential zoning throughout the district and would have the same outcome of standard residential density development. However, it would not

<b>Plan Change Objective Assessment</b>		
	Future development will be consistent with the development elsewhere in Motueka and Richmond. Therefore, use of provisions relating to the new zoned land is consistent with Council's current function.	achieve the aim of encouraging medium density housing.
<b>Acceptability:</b>		
Consistent with identified iwi/Maori and community outcomes	The Plan Change incorporates feedback from Iwi by including a new matter of control / discretion to ensure adverse effects on sites of cultural significance are assessed through future resource consents. The Plan Change also amends the TRMP papakāinga provisions to make them more enabling for the Plan Change area.	A matter of discretion / control could be incorporated into the TRMP Restricted Discretionary rules for standard density development in the same manner, however, the standard density development is less clearly aligned with the papakāinga provisions as only one dwelling per site is anticipated at a lower density.
Will not result in unjustifiably high costs on the community or parts of the community	The proposal will not result in unjustifiably high costs on the community and will help to manage housing affordability issues. The costs of implementing the proposal are consistent with those for any residential development. Council's Development Contributions Policy will apply to the development of future sites within the Plan Change area.	This option will result in similar development costs to other residential developments in the district. However, this option will not encourage increased density, and therefore is unlikely to provide as many houses, limiting the impact on housing affordability. This option will not encourage such efficient use of land, which will have a cost in terms of not protecting other areas of higher productive land capacity.
<b>Overall assessment of the appropriateness of the Plan Change Objective</b>		
<p>Overall, the 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"> <li>• It responds to the identified issues and will assist with resolving these issues.</li> <li>• It achieves the purpose of the Act by enabling sustainable and efficient use of land with provisions that will ensure adverse effects are avoided, remedied and mitigated.</li> <li>• It assists Council with meeting their statutory responsibilities under the RMA, and other national planning documents such as the NPS-UD.</li> <li>• The proposal can be realistically achieved as it predominantly relies on application of existing provisions relating to development, or minor modifications of those provisions.</li> <li>• There are no unjustifiable costs on the community, and the proposal is consistent with identified Māori and community aspirations.</li> </ul>		

## **9. Are the Proposed Methods the most appropriate way to achieve the Objectives?**

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### **9.1 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 objectives 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 topic. 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 8.2.

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 objectives is set out in the following table:

**Plan Change Objective:** To provide for housing and encourage intensification through the provision of compact density development

The proposed policies and methods to achieve the Plan Change Objective are provided in full in the Schedule of Amendments (Appendix 7). In summary these amendments include the following:

- Rezoning land from Rural 1 deferred Residential to Residential Zone - Compact Density
- Amendments to the definition of Residential Zone and a new definition of ‘Motueka West Compact Density Residential Areas’ to provide greater clarity on the relationship between the Residential Zone - Compact Density and the Motueka West Compact Density Residential Areas;
- An amendment to the Chapter 6 policies for Motueka to further support compact density development within the Plan Change area and ensure high quality urban design outcomes;
- Amendments to the Rule framework to allow for the following:
  - no minimum lot size through subdivision for compact density development;
  - provision of papakāinga development within the Plan Change area as a Controlled Activity;
  - Amend Rule 17.1.3.3 to provide clarity that land use and subdivision consents must be processed concurrently and development must occur within that subdivision;
  - provide for reduced outdoor living space requirements in the Compact Density provisions;
  - include a matter of control / discretion to provide for an assessment of effects on sites of cultural value to Māori; and
  - to provide opportunities for non-notification for Restricted Discretionary Subdivision and Controlled Activity land use compact density development.

<b>Costs</b>	<b>Benefits</b>	<b>Effectiveness and Efficiency</b>	<b>Risk of Acting / Not Acting if there is uncertain or insufficient information about the subject matter of the provisions</b>
<p><b>Environmental</b> Environmental costs may include the loss of productive land as a result of rezoning, there will be a loss of income from the loss of horticultural activities currently undertaken on the site.</p> <p>Environmental costs may also be represented as negative effects from</p>	<p><b>Environmental</b> Environmental benefits include future development which is more compatible with the surrounding residential environment i.e. a reduction in rural noise, spray drift etc associated with the existing horticultural activities undertaken on the Plan Change area.</p>	<p><b>Effectiveness</b> The proposed provisions are effective at achieving the objective of the Plan Change because they rezone the land and enable compact density development to provide for higher density residential development. These methods achieve the fundamental objective of the Plan Change which is to provide housing to meet the identified demand in an area already earmarked for urban growth.</p>	<p>For the reasons outlined in this report there is sufficient information and advice to support the proposed provisions.</p> <p>As the Plan Change proposes minor amendments to existing TRMP provisions there is a high</p>

<p>additional stormwater discharge associated with increased density of development. However, stormwater infrastructure upgrades and appropriate management of stormwater will seek to mitigate these effects.</p> <p><b>Economic</b> Economic costs will primarily be limited to the landowner and associated with the cost of developing the land, including some upgrades to infrastructure and resource consent processes. However, the Plan Change seeks to reduce these costs through provisions which are more enabling for compact density development.</p> <p><b>Social</b> There are limited social costs, although for some landowners the increased density of development within the Plan Change area will change their outlook and surrounding environment, resulting in a potential negative social effect.</p> <p><b>Cultural</b> The Plan Change area has been identified as an area of cultural significance to Māori, however, the provisions will seek to manage adverse effects on sites of cultural significance and the Plan Change broadly aligns with Iwi Management Plans, therefore cultural costs (or negative effects) are considered to be limited.</p>	<p>The upgrades to infrastructure associated with the Plan Change area may also result in some wider environmental benefits, particularly around the management of stormwater within the wider area.</p> <p><b>Economic</b> Economic benefits include the potential for affordable housing options for the community and an increase in employment and spending for local businesses. There will also be some economic benefits for the landowner as a result of the development and model of landownership.</p> <p><b>Social</b> The fundamental purpose of the Plan Change is to provide increased housing, particularly smaller units, to meet growth demand. There will be social benefits to the wider community from the provision of additional dwellings which will provide warm, dry, affordable housing opportunities.</p> <p>The provision of additional reserve land for public use is a social benefit which will be experienced by the wider community, likewise, transport upgrades associated with the future development may benefit existing road users.</p> <p><b>Cultural</b> Cultural benefits include the potential for papakāinga development to address housing opportunities for Māori. The Plan Change provisions will also allow for</p>	<p>The application of compact density provisions is more effective at achieving the objectives of the Plan Change because the provisions encourage, support and enable a higher density of development. This includes the provision of non-notification clauses and more specific enabling of papakāinga development.</p> <p>The Plan Change proposes minor amendment to the existing TRMP Compact Density Development provisions which have already been tested and found to be effective at delivering medium density housing which achieves high quality urban design outcomes.</p> <p><b>Efficiency</b> The proposed provisions are considered to be an efficient means of achieving the objective of the Plan Change as they will provide a practical consent pathway with the potential for non-notification where adverse effects are internalised.</p> <p>The Compact Density Development provisions are an efficient means of delivering medium density housing in urban areas.</p> <p>The provisions make efficient use of existing TRMP provisions and align with the approach taken elsewhere in Motueka, i.e. land to the west of Kerei Street.</p>	<p>degree of certainty around the potential outcomes.</p> <p>There is a greater risk of not acting as the demand for housing within Motueka is clearly and comprehensively documented and the Plan Change has a clear correlation in addressing the resource management issues identified.</p> <p>Without the action proposed by this Plan Change there will be insufficient housing to meet growth demand.</p>
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	adverse effects on sites of cultural significance to be assessed through a resource consent process.		
<b>Economic Growth</b>		<b>Employment</b>	
<p>The Plan Change will realise additional land for residential development to meet anticipated population growth, housing demand and address issues of housing affordability. By providing increased housing the region is able to provide for additional population including migration to the region by workers. Increased population is closely associated within increased economic growth and benefits for the region. Migrants bring varied work skills and their own economic input to the local and regional economy.</p> <p>More immediate economic benefits arising from the Plan Change relate to physical construction of dwellings and associated infrastructure which will contribute to the local economy.</p> <p>Although the Plan Change will result in a loss of productive land which, in itself makes a contribution to the local economy through export / sales and employment opportunities, the benefits of rezoning from an economic perspective are considered to outweigh any economic losses.</p>		<p>The provision of additional housing will attract people from outside Motueka and potentially the region, bringing in a range of workers with a variety of skills will be a positive benefit for local employers. Motueka has a high percentage of seasonal workers which require accommodating and increased provision of housing supply will help address housing shortfalls for seasonal workers.</p> <p>In the short term there will be employment benefits for local contractors whilst the development is being undertaken.</p>	
<b>Overall Evaluation</b>	<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"> <li>• The provisions will provide for compact density development with no minimum lot size to encourage higher density development to achieve maximum yield within the Plan Change area whilst maintaining high quality urban design outcomes and managing adverse effects at the interface with other sites.</li> <li>• The introduction of a notification preclusion will encourage compact density development where adverse effects are internalised thereby reducing potential adverse effects on other landowners.</li> <li>• The amendments to the papakāinga provisions will provide increased opportunity for housing diversity and choice to meet the needs to the Motueka community.</li> <li>• The introduction of an additional matter of control / discretion which requires an assessment of potential adverse effects on sites of cultural significance to Māori will ensure cultural values are respected and protected.</li> <li>• The provision of indicative reserve areas and a walkway and the amendment to indicative road network will provide for high quality outcomes for future occupants and the wider community and assist in offsetting any potential reduction in private amenity from higher density development.</li> </ul>		



## 10. Conclusion

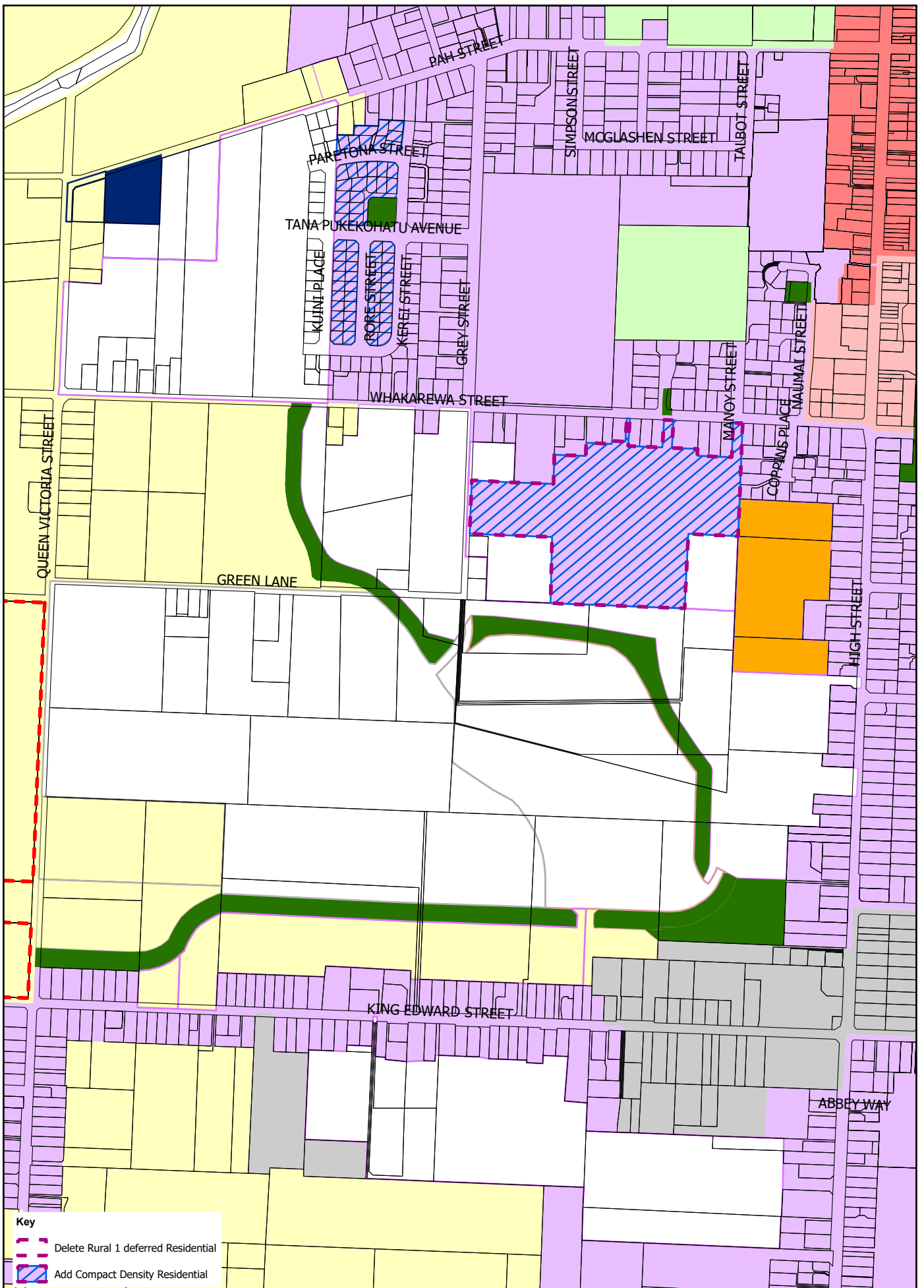
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This evaluation has been undertaken in accordance with Section 32 of the RMA in order to identify the need, benefits and costs and the appropriateness of the proposal having regard to its effectiveness and efficiency relative to other means in achieving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

- The Plan Change area is located within walking distance of the Motueka town centre and urban area with additional walkways and roads providing increased connectivity to key transport routes, public transport networks and cyclepaths.
- The provisions will encourage higher density development to support housing choice to support changing demographics such as an ageing population and smaller households. The higher density outcomes will also provide an efficient use of land and address housing affordability.
- The strengthening of the policy framework to encourage use of urban design guidelines is appropriate to assist with achieving well designed medium density development.
- Incentivising the use of Compact Density development provisions through non-notification preclusions will encourage the internalisation of adverse effects to mitigate cross boundary effects beyond the Plan Change area and meet housing growth demand.
- The specific provision of papakāinga development within the Plan Change area will ensure a range of options and opportunities for housing outcomes are provided to meet the needs of the community including Māori.
- The additional reserve areas and new walkway will provide for high quality urban design outcomes and balance public open space and recreational opportunities with the lower levels of private space from higher density development.
- Additional matters of control / discretion to ensure that adverse effects on sites of cultural significance to Māori are assessed at resource consent stage.

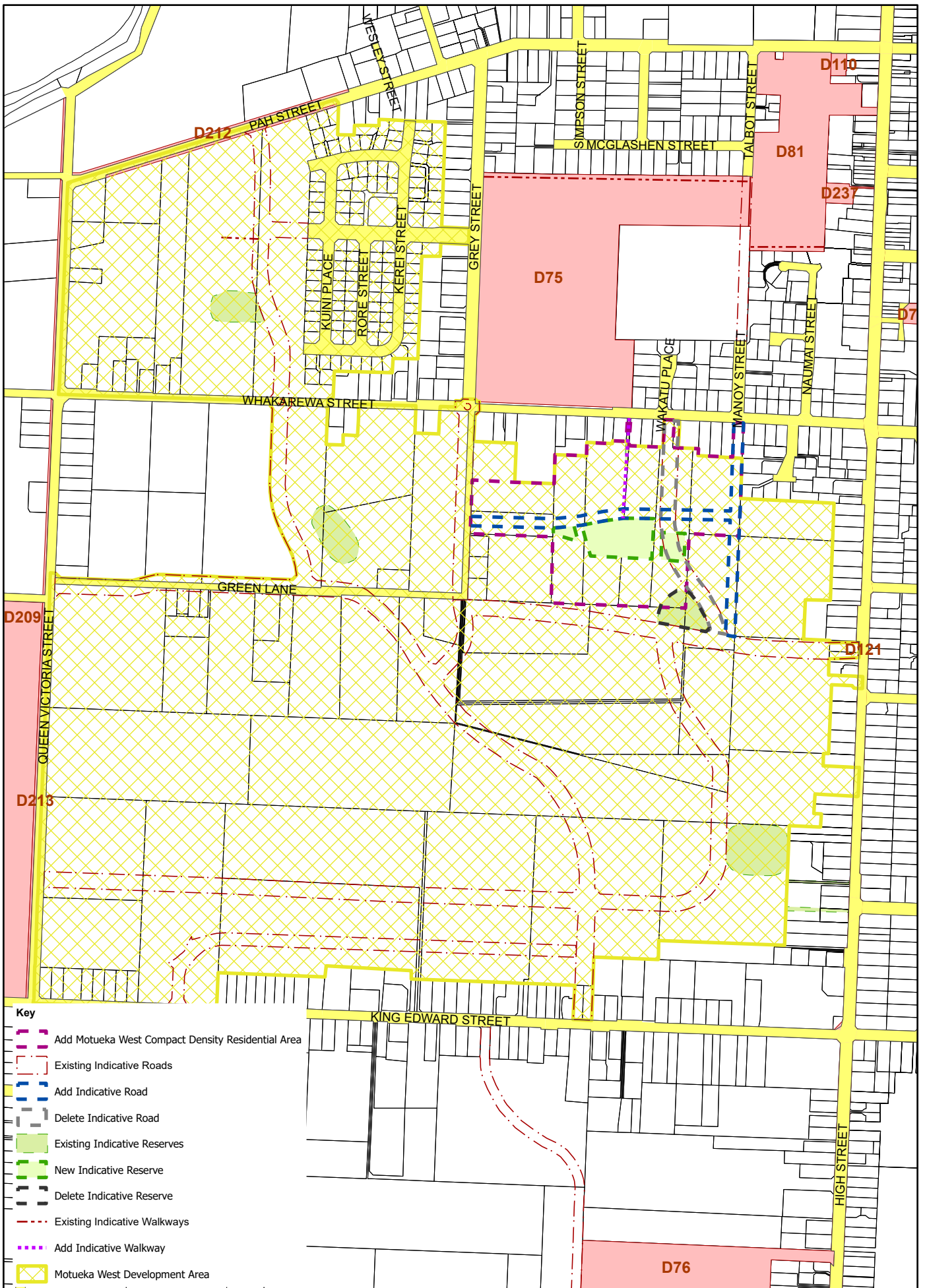
## Appendix 1 – TRMP Update Zone Map

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## Appendix 2 – TRMP Update Area Map

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- Key**
- Add Motueka West Compact Density Residential Area
  - Existing Indicative Roads
  - Add Indicative Road
  - Delete Indicative Road
  - Existing Indicative Reserves
  - New Indicative Reserve
  - Delete Indicative Reserve
  - Existing Indicative Walkways
  - Add Indicative Walkway
  - Motueka West Development Area

**AREAS**  
**Update Map DRAFT**  
**May 2023**

Maps affected: 19, 52, 116, 119

**TASMAN RESOURCE MANAGEMENT PLAN**  
**Proposed Plan Change 80**



1:8,000



No legal effect

Te Kaunihera o

**te tai o Aorere**

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## Appendix 3 – Iwi Engagement and Feedback

### Motueka West Plan Change Hui – 17<sup>th</sup> May 2023

Attendees	Anna McKenzie -TDC, Principal Planner Kim Arnold – TDC, Senior Infrastructure Planning Advisor – Water & Wastewater Victoria Woodbridge – The Property Group (working on behalf of TDC) Rowena Cudby – Ngāti Rarua Slyvie Filipo – Te Ātiawa Renee Love – Te Ātiawa Edna Brownlee – TDC, Iwi Liaison Officer Nell Kelly – TDC, Kaihautū Tautoko	
Apologies	Kathie Fetcher	
Minute Item	Topic	Actions
1.	Introductions and Karakia by Rowena.	
2.	<b>Anna -</b> <ul style="list-style-type: none"> <li>• shared a presentation which had been pre-circulated and advised that draft mapping would be circulated in a couple of weeks once available.</li> <li>• Plan Change is to re-zone land owned by Wakatu from Rural 1 deferred Residential to Residential with Compact Density provisions to allow for higher density of development.</li> <li>• TDC is currently undertaking informal consultation with adjoining landowners, key stakeholders, Te Awhina Marae and publicising the Plan Change through the standard channels (Newline, website etc).</li> </ul>	<b>All – please advise of any ideas of other feedback channels which may be appropriate.</b>
3.	<b>Kim -</b> <ul style="list-style-type: none"> <li>• Upgrades to water and wastewater pipes are being undertaken:             <ul style="list-style-type: none"> <li>○ Stage 1: Water main and wastewater rising main installation along Grey Street to Pah Street, with a water main branch along Whakarewa Street – COMPLETED</li> <li>○ Stage 2: Wastewater rising main installation along Pah Street, Atkins Street, Parker Street and SH60 – OUT TO TENDER.</li> <li>○ Stage 3: Wastewater pump station construction and rising main connection to Stage 1 – EARLY DESIGN.</li> </ul> </li> <li>• Upgrade to intersection of Whakarewa Street and Manoy Street will be undertaken, either a mini roundabout or raised platform.</li> </ul>	

	<ul style="list-style-type: none"> <li>Stormwater upgrades are at early design stage but will include capacity to resolve a low area at Lowe Street and the relieve overland flows to the west of High Street.</li> </ul>	
3.	<p><b>Sylvie –</b></p> <ul style="list-style-type: none"> <li>Advised that the area is one of significance to iwi having previously been forest and gardens and that there are nearby sites of archaeological interest. The area is part of a wider area of historic occupation.</li> <li>Queried whether the new wastewater infrastructure and Plan Change area is within the boundaries of the Motueka Iwi Resource Management Advisory Committee (MIRMAK)?</li> </ul>	<p><b>Sylvie / Ro – to provide more information to Council around MIRMAK boundaries.</b>  <b>Kim / Anna – to also research MIRMAK boundary information.</b></p>
4.	<p><b>Ro -</b></p> <ul style="list-style-type: none"> <li>Supportive of Te Atiawa’s comments around the cultural significance of the area.</li> <li>Important to make it clear that the information provided by Council is based on TRMP scheduled sites. Iwi could provide more feedback on the significance of the area and cultural heritage sites.</li> <li>Queried how this area fit in with any future plans to relocate the wastewater treatment plant.</li> </ul> <p><b>Kim –</b> The flow in the trunk pressure main up to the bridge can be reversed and so the development and infrastructure upgrades do not restrict where the new treatment plant may go.</p> <ul style="list-style-type: none"> <li>Has there been a review of Iwi Management Plans?</li> </ul> <p><b>Victoria –</b> The following Plans have been reviewed as part of the background report:  Ngāti Koata No Rangitoto ki te Tonga Trust Iwi Management Plan 2002 (has general relevance around modifications to land which may adversely affect the resources of value to Ngāti Koata)  Ngāti Tama Environmental Management Plan 2018 (seeks that urban development is confined to urban areas and rural areas protected, urban development mantains and enhances natural environment. Ngāti Tama expressed interest in being actively involved in the decision-making process which involve zoning land.  Ngāti Rarua Environmental Strategy 2021 (encourages affordable housing options and opposes development in areas of significance to them, discourages urban development within</p>	<p><b>TDC – provide flood hazard mapping</b>  <b>TDC – provide further information on how cultural mitigation / values can be assessed through process.</b></p>

	<p>areas of high natural values or on highly productive land. Encourages incorporating cultural values into developments).</p> <p>Te Ātiawa o Te Waka-a-māui Iwi Environmental Management Plan (does not specifically relate to urban development in Motueka but has general principles to be considered).</p> <p>Pakohe Management Plan 2015 Ngati Kuia (does not specifically relate to urban development in Motueka but has general principles to be considered).</p> <ul style="list-style-type: none"> <li>• Is affordable housing proposed? <p><b>Anna</b> – Wakatu are in discussions with housing providers and aim to provide affordable housing options. The land will be leasehold. The Housing Outcome Agreement refers to papakainga housing and we are working with Wakatu to understand their intentions in this regard.</p> </li> <li>• Has any feedback been received from the Marae? <p><b>Anna</b> – Initial contact has been made with the Marae with an invitation for a hui or discussion but no response has been received as yet.</p> </li> <li>• Appreciative of presentation and concise nature of information provided but would be good to have some more information around flooding and whether any mitigation is proposed for cultural values. <p><b>Anna</b> – we can provide flooding maps. It is considered at this stage that cultural mitigation would be applied through the resource consent process rather than through the Plan Change process. The consents teams is undertaking pre-application discussion with the applicant and there is a tight timeframe (based on IAF agreement) for lodgement of the resource consent.</p> <p>At this stage it is likely the resource consent and plan change will run concurrently and possible the resource consent will be approved before the Plan Change is operative. The Plan Change is aiming to be notified in August.</p> <p>The resource consent will give weighting to the Plan Change once it is notified.</p> </li> <li>• Can we get a package with more detailed responses to these queries so we can consider and circulate to those unable to attend. <p><b>Anna</b> – we will provide notes from today and ask Wakatu whether we can share the high level masterplan which has been provided – noting that</p> </li> </ul>	
--	--	--



	<p>this is highly indicative at this stage. We can also provide constraint maps.</p> <ul style="list-style-type: none"> <li>• Why could some cultural mitigation not be included in the Plan Change? Examples of cultural mitigation included through recent plan changes include the bespoke rules for the three brothers supermarket site and the recent Kaka Valley Plan Change.</li> </ul> <p><b>Anna</b> – we will investigate further and provide a response.</p>	
5	<p><b>Edna</b> –</p> <ul style="list-style-type: none"> <li>• Echoed Ro’s comments about inclusion of requirements for cultural assessments / consideration of impacts through Plan Change process.</li> </ul>	

**From:** Anna McKenzie <[anna.mckenzie@tasman.govt.nz](mailto:anna.mckenzie@tasman.govt.nz)>  
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**Subject:** Plan Change - Motueka West

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Tēnā koutou

Thank you to those who were able to attend the hui for the Motueka West Plan Change last Wednesday. Attached are the minutes. Please let me know if we have missed anything and for those that were unable to attend please let me know if you have any comments.

The key actions from the hui are listed below:

- Please let me know if you have any ideas of other feedback channels which may be appropriate to communicate the plan change.
- Information on the MIRMAK Boundaries. I have been unable to find this information internally and wondered if you could provide this Sylvie?
- Constraints Mapping is attached – note this mapping was completed last year for the larger Wakatu land parcel and plan change but is still relevant.
- Inclusion of provisions for the plan change site to ensure that cultural values are recognised and assessed through the plan change process. We are currently working on updating the TRMP schedule to include provisions to this effect. I will forward the TRMP Schedule update for comment/input in the next few days.

If I have missed anything or you would like any more information please let me know.

Ngā mihi

Anna

**Anna McKenzie**  
Principal Planner – Environmental Policy  
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**From:** Victoria Woodbridge <[vwoodbridge@propertygroup.co.nz](mailto:vwoodbridge@propertygroup.co.nz)>  
**Sent:** Friday, June 9, 2023 11:55 AM  
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**Subject:** RE: Plan Change - Motueka West

Tēnā koutou

Following on from Anna's email below we have further considered amendments to the TRMP through this Plan Change process to ensure cultural values are recognised and assessed as part of future resource consents for development.

It is proposed to introduce the following matter of discretion / control which mirrors other matters of control and discretion within the operative TRMP:

*In the Motueka West Compact Density Residential Area south of Whakarewa Street the effects on sites of cultural significance to Māori.*

It is proposed that this matter is introduced to the following rules:

- 16.3.3.3 Restricted Discretionary Subdivision (Residential Zone – Compact Density Specific Locations)
- 17.1.3.3 Controlled Activities (Building Construction or Alteration – Compact Density Development)
- 17.1.3.4B Restricted Discretionary Activities (Building Construction or Alteration – Specified Locations: Development Areas – Standard Density and Compact Density)

We would be grateful for your feedback on the points within Anna's email, the hui minutes and the above proposed amendment. To meet our timeframes moving forward if you could please provide comment by 20<sup>th</sup> June that would be appreciated.

Ngā mihi

Victoria

Kia ora Victoria

Te Rūnanga o Ngāti Rārua supports the inclusion of the text you have suggested below.

Ngā mihi.

Nāku iti nei, nā  
**Rowena Cudby**  
Pou Taiao | Environmental Manager

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Tautoko.

*Dayveen Stephens*  
*Environmental Manager*  
*P: 03 5481740*



## Appendix 4 – Community Feedback Summary

Landowner / Party	Feedback received
General Public	<ul style="list-style-type: none"> <li>• Effective use of greenfield land, intensification &amp; building heights to maximise the objective of medium density housing in this area which is close to central retailing and Motueka facilities – is it practical to allow 2 or 3 storey apartment style dwellings in various locations in the area?</li> <li>• Reserves pathways – Previous Plans (i.e. PC43) have not included a sizeable reserve or park instead wide pathways. A favourable feature of Motueka is the number of sizeable reserves which are suitable for a small playground trees and area for dogs to run. An open space, perhaps doubling as a stormwater detention area is needed in addition to the suggested wide pathways.</li> <li>• Stormwater controls – plans should provide for a months worth of rain in 24 hours. Recognise limited capacity of the Woodlands drain. Controls may include narrow streets, frequent soak pits / sumps, footpaths on one side of the street and 12,000 litre rainwater tanks for each new dwelling, rain gardens and detention ponds may also be provided. Hard surfaces should be kept to a minimum. Stormwater pump station at the outlet on Woodlands Drain may resolve flooding concerns.</li> <li>• Covenant – no front fence and no on street parking covenants would help maintain an attractive suburb.</li> </ul>
General Public	<ul style="list-style-type: none"> <li>• Excellent plan to provide much needed housing.</li> <li>• Traffic controls needed as traffic is already an issue around the High School. The entrance to Grey Street could add to this problem as the street is very narrow in that area. Consider utilising the area between Avalon Motels and High Street for access.</li> <li>• Some larger sections to the south would provide for larger family dwellings.</li> </ul>
General Public	<ul style="list-style-type: none"> <li>• Development should take into account the need to avoid obstructions within the flight path of planes using the airport.</li> <li>• Buildings above 2 storey would not be appropriate and planting of trees which grow high would also be inappropriate.</li> <li>• The airport is an important local resource and should be kept safe and reliable for all users.</li> </ul>
Adjoining landowner 41 Whakarewa Street	<ul style="list-style-type: none"> <li>• Supportive of re-zoning as they acknowledge Motueka needs more homes.</li> <li>• Concerned about ability to use access to the side of their dwelling.</li> <li>• Concerned that water runoff from new dwellings may result in a flooding issue. Green spaces and drainage areas could be a good buffer between the existing and new houses.</li> <li>• Increase in traffic on the already busy Whakarewa Street / High Street intersection.</li> <li>• A pedestrian crossing is needed across High Street to Thorps Bush as increased traffic will make crossing even harder.</li> </ul>

## Appendix 5 – Background Report

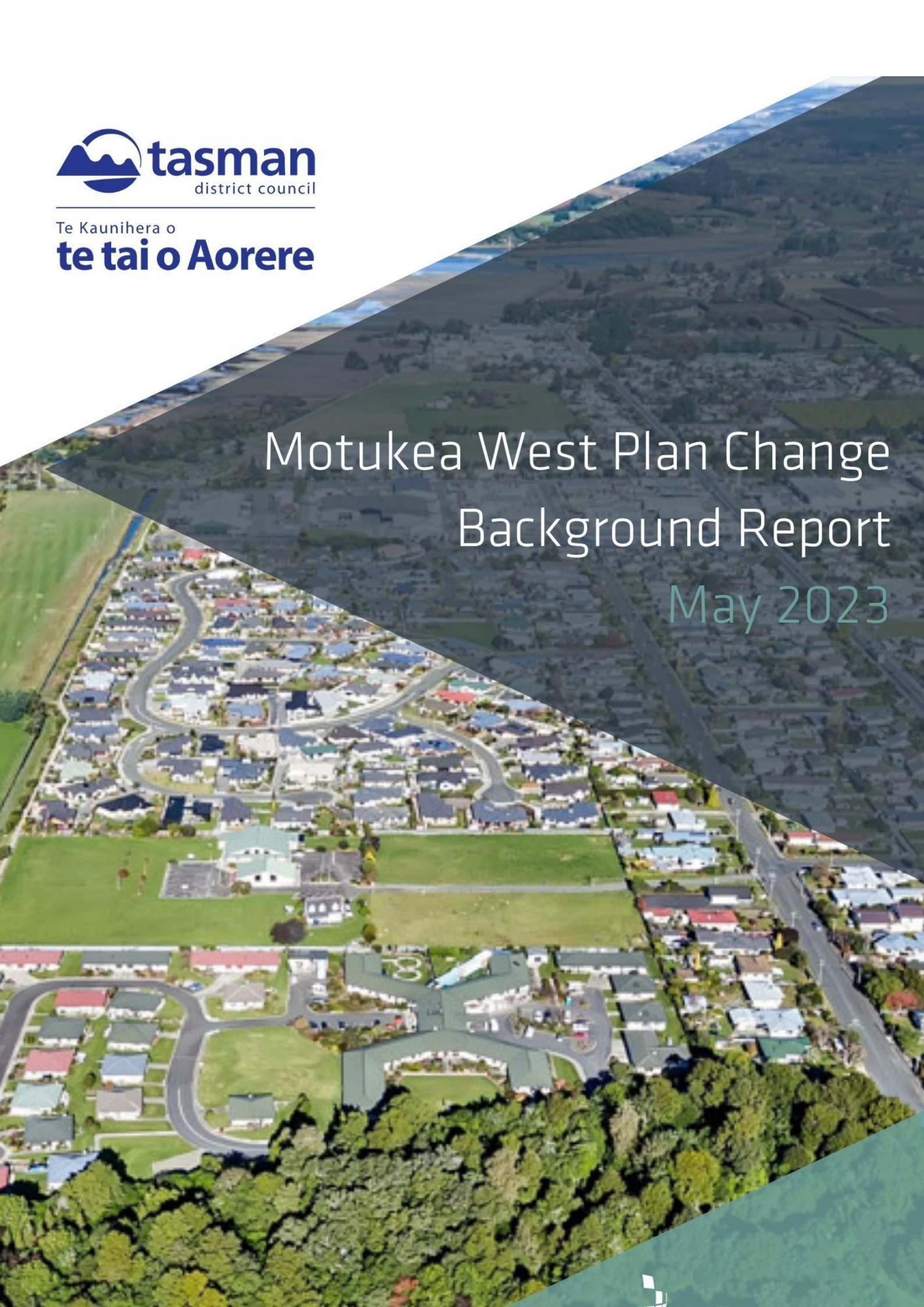
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Te Kaunihera o  
**te tai o Aorere**

# Motukea West Plan Change Background Report

May 2023



**Table of Contents**

- 1.0 Background..... 4
  - 1.1 Overarching Purpose ..... 4
  - 1.2 Motueka Context and Growth Pressures ..... 5
  - 1.3 The Plan Change Area..... 7
- 2.0 Cultural and Heritage Values ..... 10
  - 2.1 Tasman Resource Management Plan Provisions ..... 10
  - 2.2 Iwi Management Plans ..... 11
- 3.0 Constraints..... 12
  - 3.1 Topography ..... 12
  - 3.2 Natural Hazards ..... 12
    - 3.2.1 Flooding..... 12
    - 3.2.2 Coastal Inundation..... 13
  - 3.3 Land Productivity..... 14
  - 3.4 Contaminated Land ..... 17
  - 3.5 Ecology..... 18
  - 3.6 Reverse Sensitivity ..... 18
    - 3.6.1 Proximity to other zones and land uses ..... 18
    - 3.6.2 Motueka Aerodrome..... 18
    - 3.6.3 State Highway ..... 19
  - 3.7 Other ..... 20
- 4.0 Infrastructure..... 21
  - 4.1 Reticulated Stormwater..... 21
  - 4.2 Water and Wastewater..... 22
  - 4.4 Transport ..... 23

4.4.1 Road Network.....23

4.4.2 Public and Active Transport.....25

5.0 Reserves and Community Facilities .....29

5.1 Parks and Reserves.....29

5.2 Community Facilities .....31



# 1.0 Background

## 1.1 Overarching Purpose

The Tasman area 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 estimating that the Tasman region's population will increase by 7,700 residents between 2021 and 2031, to reach 64,300 (assuming the medium scenario). The National Policy Statement – Urban Development (NPS-UD) requires Council's to provide housing to meet the needs of the community in the short, medium and long term through urban intensification.

The Nelson Tasman Future Development Strategy (FDS) 2022-2052 was formally adopted by both Councils in August 2022 and came into effect on 19 September 2022. The FDS 2022-2052 reviewed and built on the 2019 Future Development Strategy and provides a 30-year, high-level strategic plan to outline areas within the region where there is potential for housing and business growth. The FDS prioritises intensification of housing in Nelson, Richmond, Brightwater, Wakefield, Māpua and Motueka. 56% of growth is expected to be through intensification and development on existing urban zoned land while 44% is expected to be through greenfield expansion and rural residential development which requires re-zoning to residential.<sup>1</sup>

The FDS identified three intensification areas in Motueka, T-190, T-189 and T-206. The Plan Change area is included within T-190 which identifies a potential yield of 515 dwellings.<sup>2</sup>

The purpose of the proposed Plan Change is to provide for Residential Compact Density provisions to apply to the land between Whakarewa Street, Grey Street and High Street (the Plan Change Area) to enable urban intensification within this area. This will meet the demand anticipated by the FDS and give effect to the NPS-UD.

The Plan Change proposes adopting the Tasman Resource Management Plan Residential Zone – Compact Density provisions for this area with an amendment to remove the existing density limit in respect of the Plan Change area. The Compact Density provisions provide for increased density through the reduction of bulk and location standards compared to the Residential Zone Permitted Activity standards. These provisions successfully manage development in other parts of the district.

The Plan Change area is the subject of an Infrastructure Acceleration Fund Housing Outcome Agreement entered into with Whanga 2017 Limited Partnership (developer), Proprietors of Wakatū (landowner) and Kāinga Ora – Homes and Communities and Tasman District Council. The Infrastructure Acceleration Fund (IAF) funding will provide some financial support towards transport, wastewater and stormwater upgrades to facilitate the future development.

The Housing Outcome Agreement includes a commitment by the landowner and developer to provide at least 200 leasehold lots and dwellings between 2024 and 2029.

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<sup>1</sup> Nelson Tasman Future Development Strategy 2022 – 2052 19 September 2022

<sup>2</sup> Nelson Tasman Future Development Strategy 2022 – 2052 19 September 2022 Table 1

## 1.2 Motueka Context and Growth Pressures

Motueka has a high demand for housing, both currently and predicted for the future, however, there are also significant constraints which limit greenfield development close to the urban area as well as further intensification. These constraints include coastal inundation and flood risk as well as highly productive land.<sup>3</sup>

The FDS provides for intensification within identified sites around the urban centre of Motueka utilising undeveloped sites, infill and greenfield opportunities. The residential sites identified through the FDS have the potential to accommodate approximately 850 new dwellings. This is anticipated to cater for demand in the short, medium and long term as required by the NPS-UD.

The Tasman Growth Projections 2021-2051 indicate that between 2021-2031 there will be demand for 744 new dwellings with 449 dwellings rolled out, indicating an undersupply, which Council has offset with an oversupply in Richmond in the short term.<sup>4</sup>

Growth Model Area	Dwellings			
	Demand	Rollout	Demand	Rollout
	Years 1-10 (2021-2031)		Years 11-30 (2032-2051)	
Brightwater	210	131	358	360
Collingwood	13	13	2	2
Kaiteriteri	46	46	77	73
Māpua/Ruby Bay	314	317	628	628
Mārahau	32	32	60	29
<b>Motueka</b>	<b>744</b>	<b>449</b>	<b>1,576</b>	<b>580</b>
Moutere	569	569	1,130	2,130
Murchison	37	37	25	25
Pōhara/Ligar/Tata Bay	52	52	33	33
Richmond	1,170	1,781	2,345	2,339
Riwaka	17	13	33	-
St Arnaud	74	71	17	15
Tākaka	54	54	25	25
Tapawera	14	14	10	10
Wakefield	174	242	328	328
Ward Remainder Golden Bay	132	132	74	74
Ward Remainder Lakes Murchison	109	112	120	122
Ward Remainder Motueka	165	78	305	325
Ward Remainder Moutere Waimea	210	140	331	307
Ward Remainder Richmond	61	61	124	124
<b>Total District</b>	<b>4,197</b>	<b>4,344</b>	<b>7,560</b>	<b>7,529</b>

FIGURE 1: TASMAN GROWTH PROJECTIONS 2021 – 2051

<sup>3</sup> Nelson Tasman Future Development Strategy 2022 – 2052 19 September 2022 page 24

<sup>4</sup> Tasman Growth Projections 2021-2051

The FDS identified three intensification areas in Motueka, T-190, T-189 and T-206. The Plan Change area is included within T-190 (refer to Figure 1) which identifies a potential yield of 515 dwellings over this area.<sup>5</sup> The Plan Change area is approximately 8 hectares and based on the Housing Outcome Agreement - the anticipated yield is approximately 200 dwellings.



Figure 2 – FDS 2022-2052 Growth Areas in Motueka<sup>6</sup>

<sup>5</sup> Nelson Tasman Future Development Strategy 2022 – 2052 19 September 2022 Table 1

<sup>6</sup> Nelson Tasman Future Development Strategy 2022 – 2052 19 September 2022 Figure 10

### 1.3 The Plan Change Area

The 'Plan Change area' outlined in red below (Figure 2) is zoned 'Rural 1 deferred Residential'. The Operative Tasman Resource Management Plan (TRMP) zoning is shown in Figure 3. The area is within the TRMP Motueka West Development Area (refer to Figure 4), and the planning maps show indicative roads and a nearby indicative reserve area (refer to Figure 5).

The Plan Change will support the IAF Housing Outcome Agreement and the landowners resource consent for development which is proposed to be lodged mid-2023.

The plan change area is approximately 7.85 hectares and is comprised of predominantly rural land which has previously been utilised for agricultural purposes. The area also includes two sites containing residential dwellings and associated outbuildings (73 and 77 Grey Street).

The site is located on the urban fringe and borders the existing residential area to the north and east. High Street (State Highway 60) is the main road of Motueka and is located just east of the plan change area.



FIGURE 3: MOTUEKA WEST PLAN CHANGE AREA – SITE (OUTLINED IN RED)

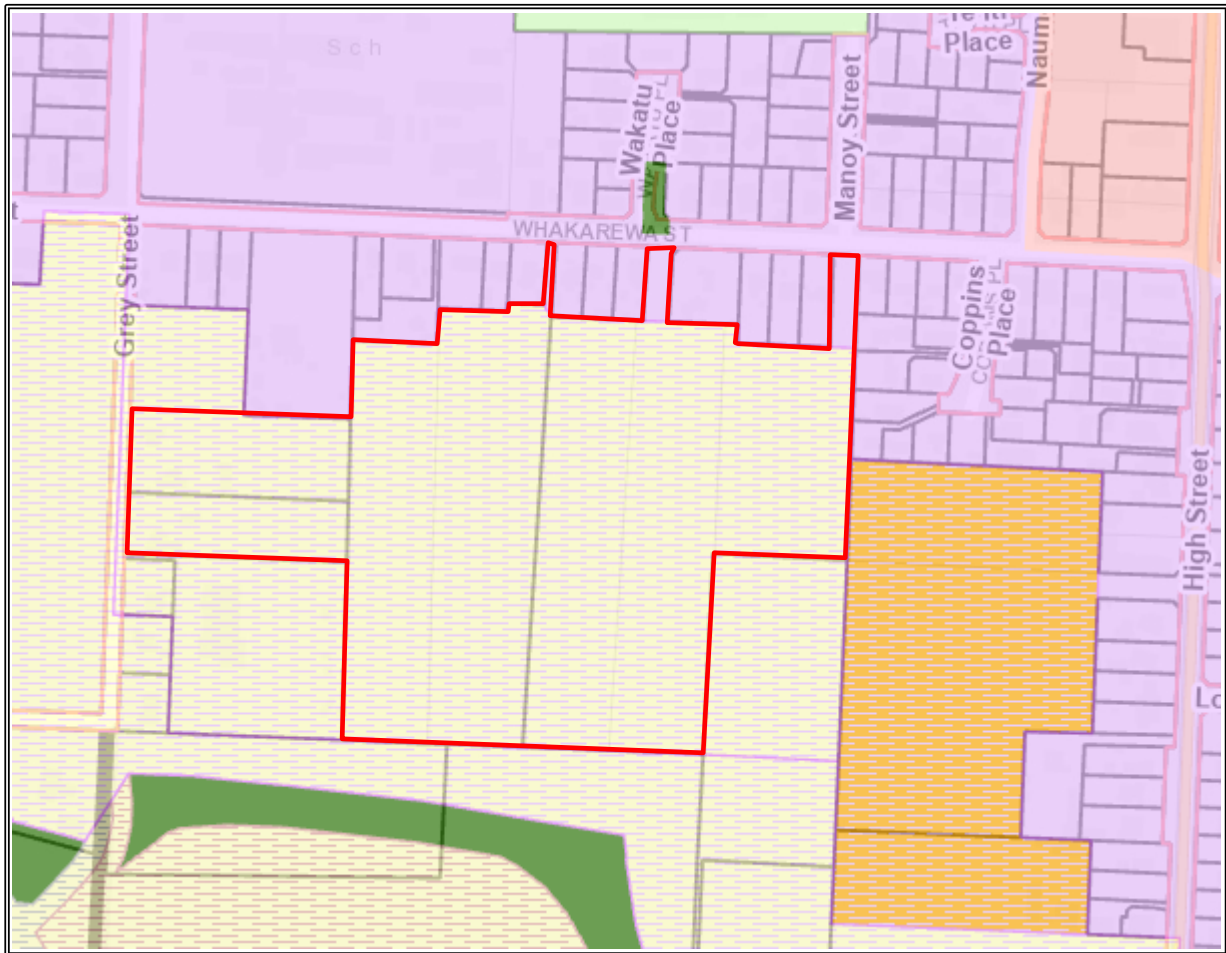


FIGURE 4: MOTUEKA WEST PLAN CHANGE AREA TRMP ZONING (TRMP MAPS)

The plan change area is within the Motueka West Development Area, which is outlined in Figure 5 below. As outlined in the TRMP, the Motueka West Development Area is identified as a priority area for development over a 50 year timeframe. The area seeks to ensure compact urban form and provision of additional housing and business opportunities in a manner which ensures a quality living and working environment.<sup>7</sup>

The TRMP shows an indicative road network, reserve area and open space zone which will provide for stormwater management alongside a green network of open space with walking and cycling connectivity opportunities.

The indicative road network provides for future connectivity through the wider development area to existing transport routes along High Street, Whakarewa Street and Grey Street.

The Plan Change area will align with the Motueka West Development Area and with the proposed indicative roads connecting into the wider indicative road network and indicative reserves providing for community open space and an area to manage stormwater.

<sup>7</sup> Tasman Resource Management Plan, Part II – Appendix 2: Urban Design Guide, Introduction

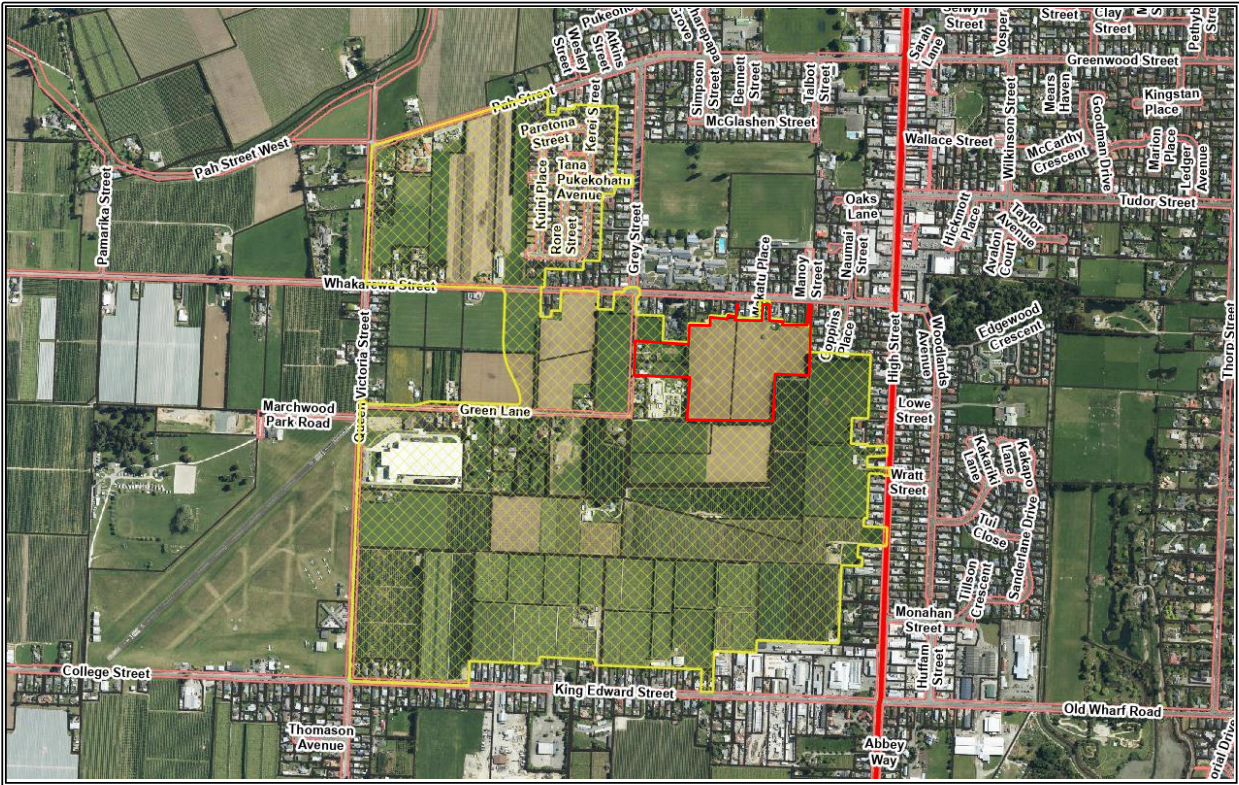


FIGURE 5: MOTUEKA WEST DEVELOPMENT AREA (YELLOW HASHED AREA) (TRMP MAPS)



FIGURE 6: INDICATIVE ROADS AND INDICATIVE RESERVES (TRMP MAPS)

## 2.0 Cultural and Heritage Values

### 2.1 Tasman Resource Management Plan Provisions

The Plan Change site is recognised as a site of cultural significance identified as Te Māra.<sup>8</sup>

There are no TRMP identified cultural heritage or archaeological sites within the plan change area, however, archaeological site N27/104 is located at 318 High Street, Motueka adjacent to the Plan Change area. N27/104 is recorded as a *'findspot for a small adze, medium grey metasomatised argillite, flaked rough-out only, quadrangular section'* (NZ Archaeological Association).

There are also a number of archaeological sites within the wider area, the closest of which are:

- N27/103, located in the area of 87 & 100 Grey Street to the south west of the plan change area. N27/103 is recorded as a *'findspot for an adze'*; and
- N26/304, located at 63 Kerei Street to the north of the plan change area. N26/304 is recorded as *'a small fire area, measuring 700mm x 500mm, exposed during topsoil stripping'*.

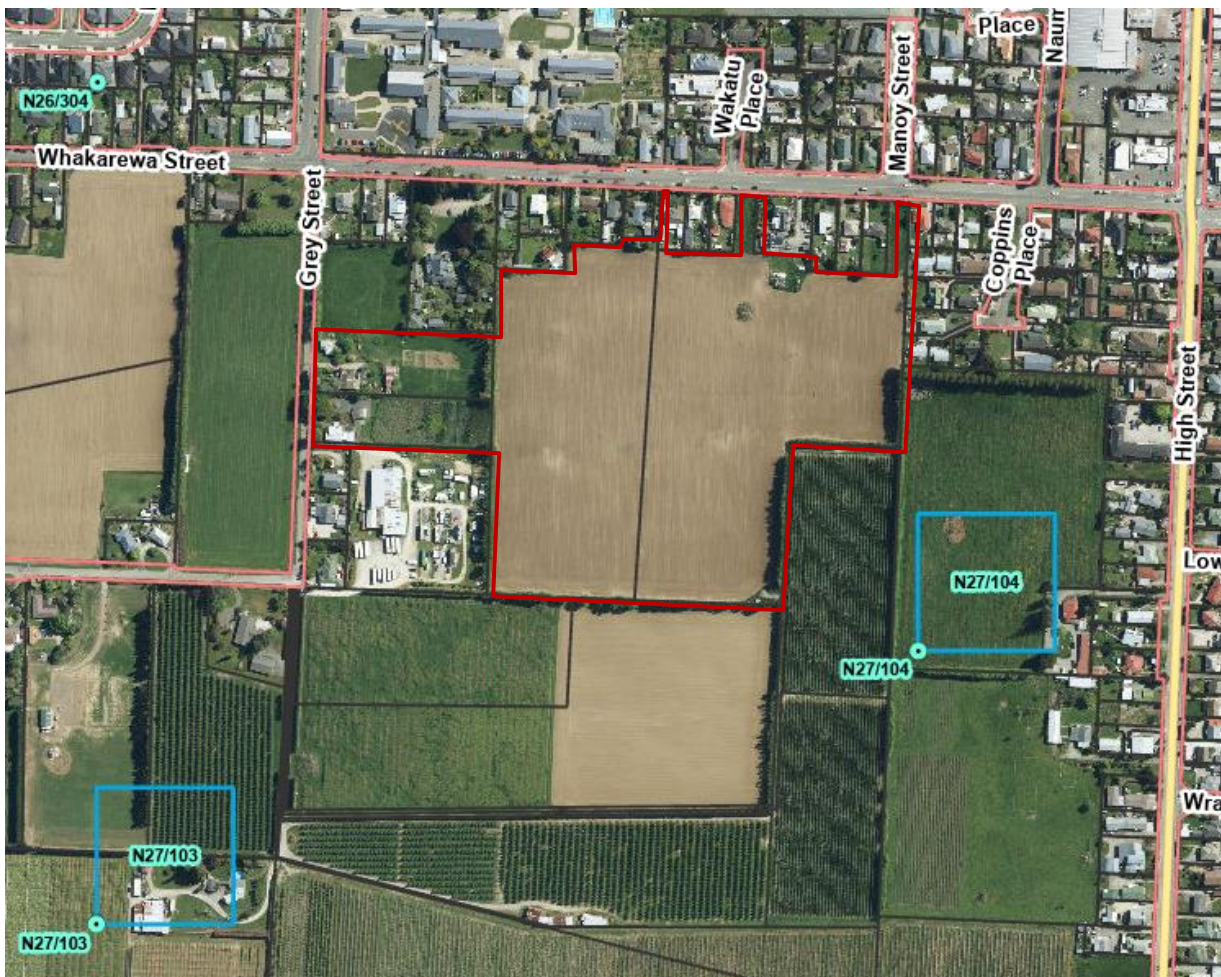


FIGURE 7: NZ ARCHAEOLOGICAL ASSOCIATION, ARCHAEOLOGICAL SITES (TRMP MAPS)

<sup>8</sup> Taiao Representative Hui on 17 May 2023

The dwelling at 55 Whakarewa Street is listed in the TRMP as a heritage building (reference: H12). The property also contains three protected trees (T382, T381, T380, T379). There are also two heritage trees at 328 High Street (T232, T321).

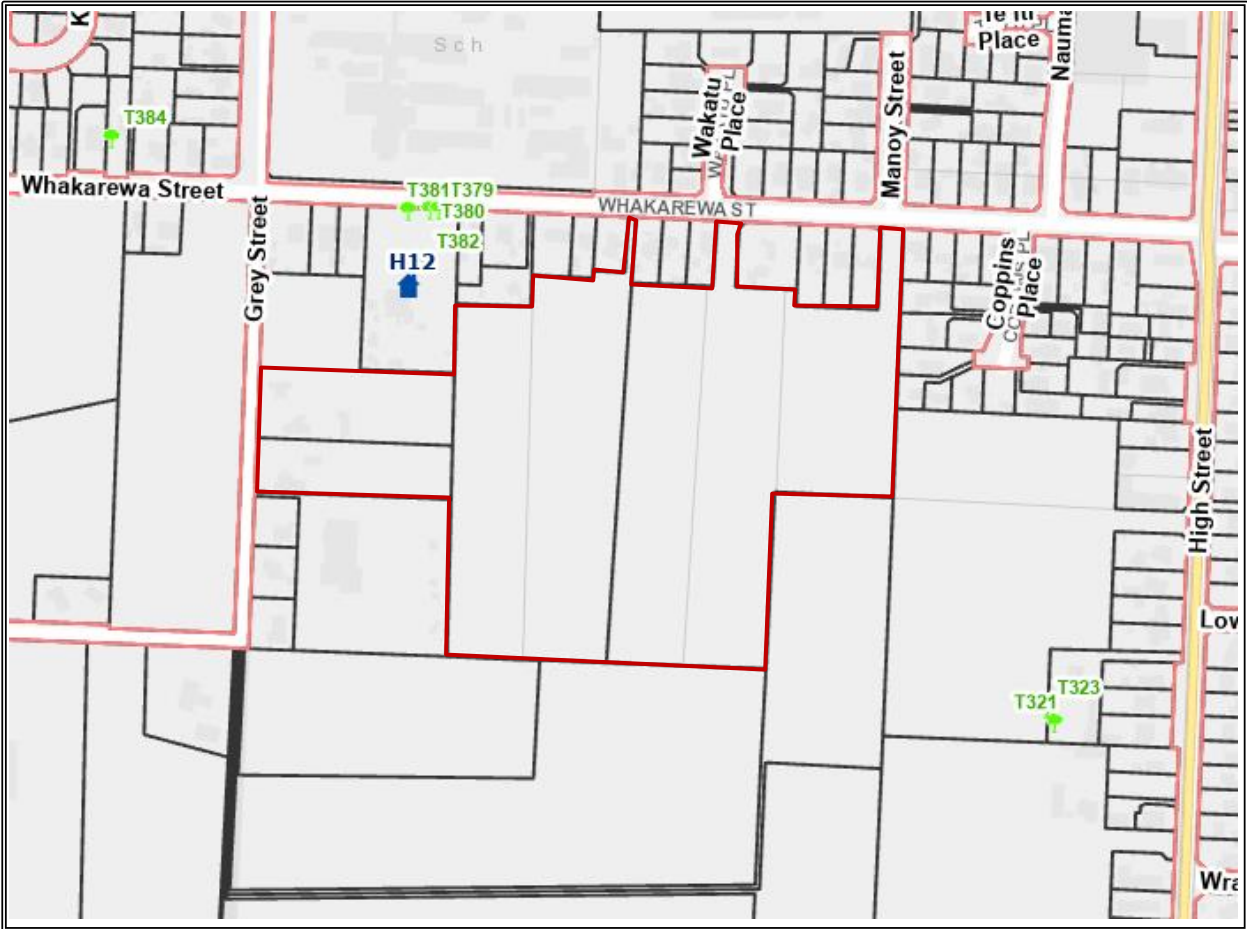


FIGURE 8: HERITAGE BUILDINGS AND PROTECTED TREES (TRMP MAPS)

## 2.2 Iwi Management Plans

The following Iwi Management Plans (IMP) relate to urban development in the Tasman region:

- Ngāti Koata No Rangitoto ki te Tonga Trust Iwi Management Plan 2002 –  
 The Ngāti Koata IMP identifies the issues of importance of the relationship between land, air, and water and that the modification of land can adversely affect the resources of value to Ngati Koata. The objectives refer to protection of Ngati Koata Heritage values and the maintenance and enhancement of landscape values of significance to Ngati Koata.
- Ngāti Tama Environmental Management Plan 2018 –  
 The Ngāti Tama IMP seeks that urban development is contained within urban zones and that rural areas are protected from urban development. Also that any urban development maintains and enhances the natural environment. Ngāti Tama expressed interest in being actively involved in the decision-making process which involve zoning land.
- Ngāti Rarua Environmental Strategy 2021 –



The Ngāti Rarua Environmental Strategy 2021 encourages affordable housing options, opposes development in areas of significance to them, discourage urban development within areas of high natural values or on highly productive rural land. Incorporation of cultural values in urban development is support and the use of appropriate Maori names in areas of new development are encouraged.

The following Iwi Management Plans have also been lodged with Council but do not specifically relate to urban development in Motueka:

- Te Ātiawa o Te Waka-a-māui Iwi Environmental Management Plan
- Pakohe Management Plan 2015 Ngati Kuia

## 3.0 Constraints

### 3.1 Topography

The Plan Change area has relatively flat topography and as such topography is not considered to present a challenge or constraint on future development opportunities.

### 3.2 Natural Hazards

#### 3.2.1 Flooding

Motueka township is located on the wider flood plain of the Motueka River, advice has been provided by Council's Senior Resource Scientist – Hazards, Glenn Stevens on the potential effects of flood hazard on the Plan Change area<sup>9</sup>. The town is afforded a level of protection from flood hazard by the Motueka River stopbanks which were constructed in the 1950s. These stopbanks were originally designed and constructed to contain flood flows with a 2% AEP with 0.60 metres of freeboard.

In 2020 the state of the stopbanks were assessed<sup>10</sup> and found to largely still retain appropriate flood capacity, however, a number of areas were identified as being vulnerable to failure (via processes other than overtopping) during a large flood. Works are currently being undertaken to remediate the most vulnerable areas to ensure the design capacity (2% AEP flood flows) of the stopbank system is maintained. Under both the Resource Management Act and Building Act protection from a 2% AEP flood is required.

Flood modelling of a number of stopbank breach scenarios shows that the northern outskirts of Motueka are the most vulnerable. Figure 9 below shows the predicted extent of flooding from a 1% AEP flood flow with a breach in the stopbank near the western end of Whakarewa Street with the subsequent overland flood flows impacting the proposed plan change area. In the absence of an upgrade to the capacity and reliability of the stopbank system these overland flows will need to be either mitigated or accommodated in the development of this Plan Change area. It is anticipated that this mitigation can be achieved as part of the provision of stormwater reticulation to this area (i.e.

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<sup>9</sup> Email Glen Stevens – TDC Senior Resource Scientist dated 15/05/2023

<sup>10</sup> Tonkin & Taylor 'Motueka, Brooklyn and Riuwaka Flood Mitigation Study' July 2020

ensuring the stormwater system has the capacity for overland flood flows should a stopbank breach occur).

The Long Term Plan 2021-2031 includes plans for a stormwater system to convey stormwater from the wider growth area, to the south of the Plan Change area. This new network will see stormwater conveyed through the wider growth area across High Street, into Woodland drain. This work is programme to commence in 2022 and be completed in 2024 (Long Term Plan 2021-2031).

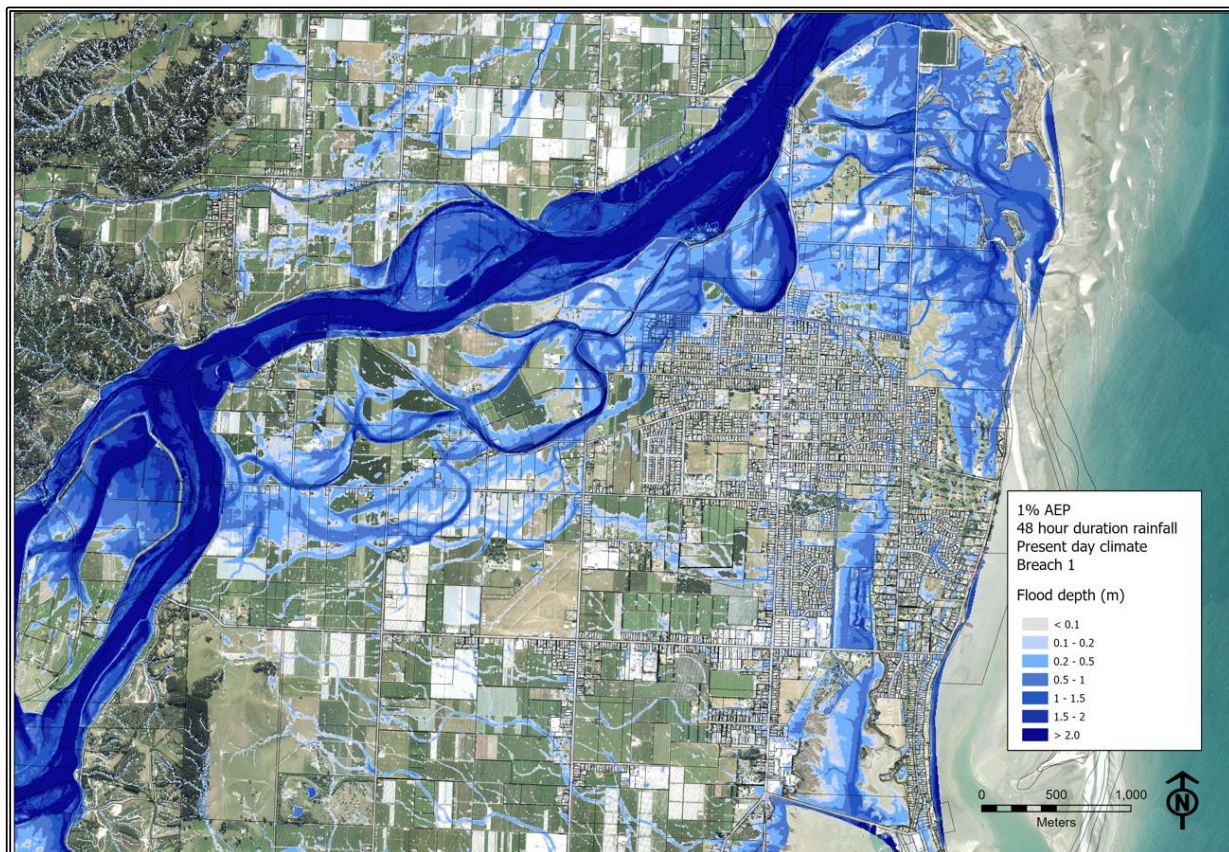


FIGURE 2: MOTUEKA FLOOD MODEL, 1% AEP WITH A STOPBANK BREACH CLOSE TO PLAN CHANGE AREA

### 3.2.2 Coastal Inundation

Figure 10 shows land at or below the predicted elevation of a 1% AEP joint probability storm-tide and 2.0 metres of sea level rise. Ground levels at the eastern side of the plan change area are at the level of a 1% AEP storm-tide with 2.0 metres of sea level rise. Current Ministry for the Environment planning guidance for subdivision is to allow for a 1.7 metre sea level rise plus the relevant vertical land movement (VLM) which for Motueka is approximately 0.15 – 0.20 metres over 100 years. Therefore, the current guidance for this locality is  $1.7 + 0.2 = 1.9$  metres. Essentially all of the plan change area is above this elevation<sup>11</sup>.

The eastern margin of the plan change area where ground levels are similar to the elevation of a 1% AEP storm-tide with 2.0 metres of sea level rise can be further mitigated through appropriate subdivision design and provision of stormwater reticulation.

<sup>11</sup> Email Glen Stevens – TDC Senior Resource Scientist dated 30/06/2023

### 3.2.3 Seismic Risk

Council’s Senior Resource Scientist – Hazards, Glenn Stevens has confirmed<sup>12</sup> that there are no active faults in the vicinity of Motueka. The underlying geology of the Plan Change area is such that seismic liquefaction is possible. Whilst the underlying strata is expected to be dominantly gravel, as with much of Motueka, areas of fine grained strata (sands and silts) may be present in places. Such fine grained strata are vulnerable to seismic liquefaction, particularly where groundwater levels are high.

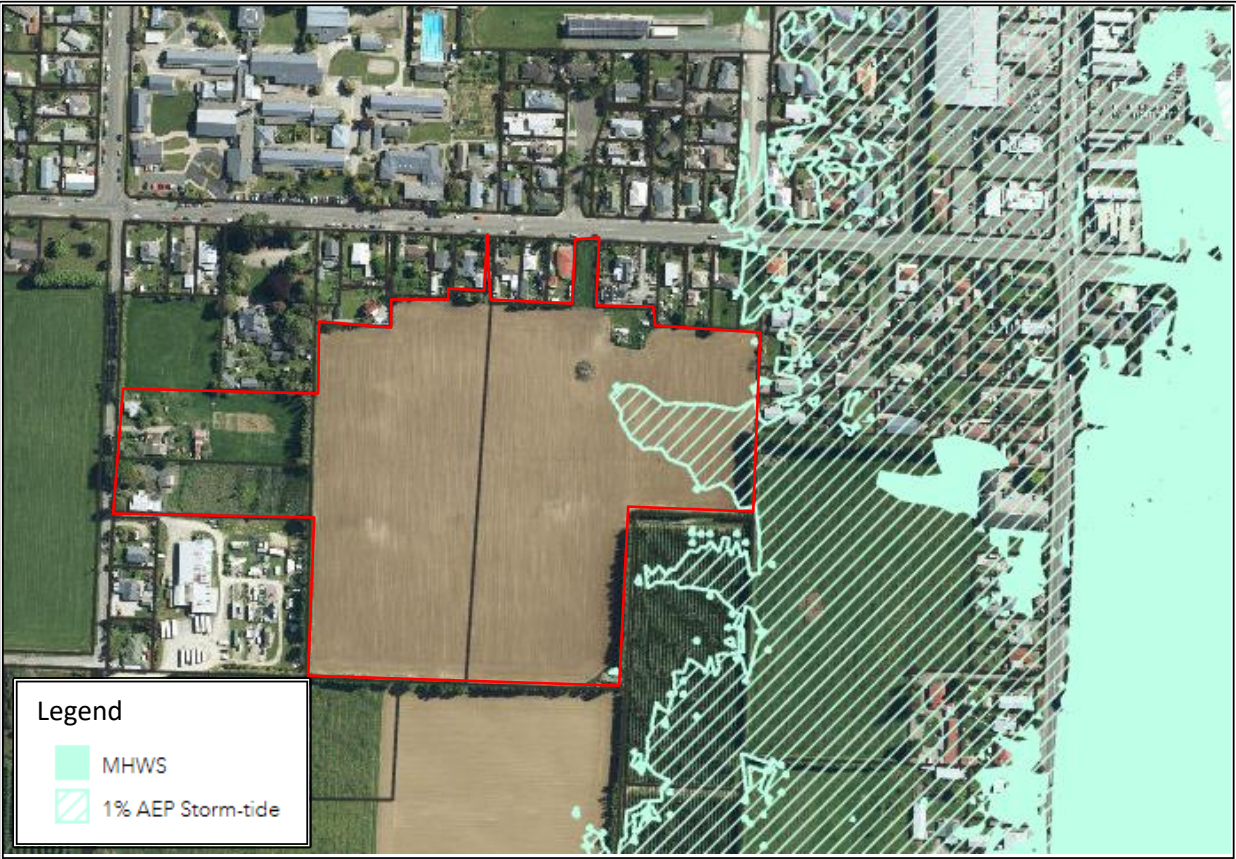


FIGURE 10: COASTAL INUNDATION IN A 2.0 METRE SEA LEVEL RISE SCENARIO

### 3.3 Land Productivity

The National Policy Statement on Highly Productive Land (NPS-HPL) seeks to ensure that the most favourable soils for food and fibre production are protected now and for future generations. The Council is required to map highly productive soils in accordance with the criteria listed in the NPS-HPL within three years of the commencement date of the NPS.

Council’s Senior Resource Scientist – Land and Soil, Mirka Langford has provided advice<sup>13</sup> on the Council’s current productive land classification systems which are:

<sup>12</sup> Email Glen Stevens – TDC Senior Resource Scientist dated 15/05/2023

<sup>13</sup> Advice from Mirka Langford, Senior Resource Scientist – Land and Soil dated 19 January 2022

- **Land Use Capability (LUC):**

The Land Use Capability (LUC) classification system 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, as illustrated in Figure 11 below.

Increasing limitations to use	LUC Class	Arable cropping suitability†	Pastoral grazing suitability	Production forestry suitability	General suitability	Decreasing versatility of use
	1	High ↓ Low	High ↓ Low	High ↓ Low	Multiple use land	
	2					
	3					
	4					
	5	Unsuitable	Low	Low	Pastoral or forestry land	
	6					
	7					
	8					Unsuitable

FIGURE 11: LUC CLASSIFICATION CLASSES

The LUC system is based on five attributes (rock type, soil, slope angle, erosion type and severity, and vegetation cover), and does not consider economic input for improvements (e.g. drainage, fertiliser, irrigation) .

LUC is a national classification system, meaning that it can be used to compare land in the Tasman region to other land in other parts of the country.

This classification system has an emphasis on conservation rather than production, and focuses on forestry to pastoral to arable land, meaning that it is not reliable for ranking horticultural land types. Horticulture is a significant land use in the Tasman region. The PLC classification system is also being used for this reason.

- **Classification System for Productive Land in Tasman (PLC) 1994:**

The PLC system was developed by Agriculture New Zealand for Tasman District Council in 1994, when it was found that the LUC system consistently undervalued some types of soils and climatic areas in the region (Highly Productive Land – Tasman District Council Submission to the Ministry for the Environment, October 2019). The system groups land units into similar classes using a range of topographical, soil, climate, and past use criteria (Mirka Langford’s Notes).

The classification system ranges from ‘A – Very Intensive Horticulture’, being the most productive, to ‘H – Non-Productive’, being the least productive (refer to Figure 12). 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. For example, soil classified as ‘D – Cropping’ could be used for cropping, as well as intensive pastoral, extensive pastoral, productive forestry, and non-productive use.

- **Classification System for Productive Land in Tasman (PLC) 2021:**

The PLC classification was re-assessed in 2021 using a new set of criteria. This system is currently being ground truthed to ensure accuracy. Some discrepancies have been found between the PLC 2021 classification and field observations.

Productive land has been assessed based on all three productive land classification systems.

The LUC map does not include the classification of land which is already zoned Residential, or include LUC classes 4-8. In this case, the plan change area is already deferred Residential and is therefore not classified on the LUC map.

Using the Productive Land Classification undertaken in 2021, the soil is classified as 'B1', which is considered to be suitable for intensive horticulture.

Although the NPS-HPL is applicable to the Plan Change area, clause 3.5(7) allows the Council to exclude areas identified for future urban development from land mapped as highly productive land. As the Plan Change area is identified as land suitable for urban growth in both the 2019 and 2022 Future Development Strategies and the productive capacity of the Plan Change area is limited by the existing deferred Residential zoning, existing fragmentation and the adjoining residential area<sup>14</sup> The NPS-HPL is not considered applicable to the Plan Change area.

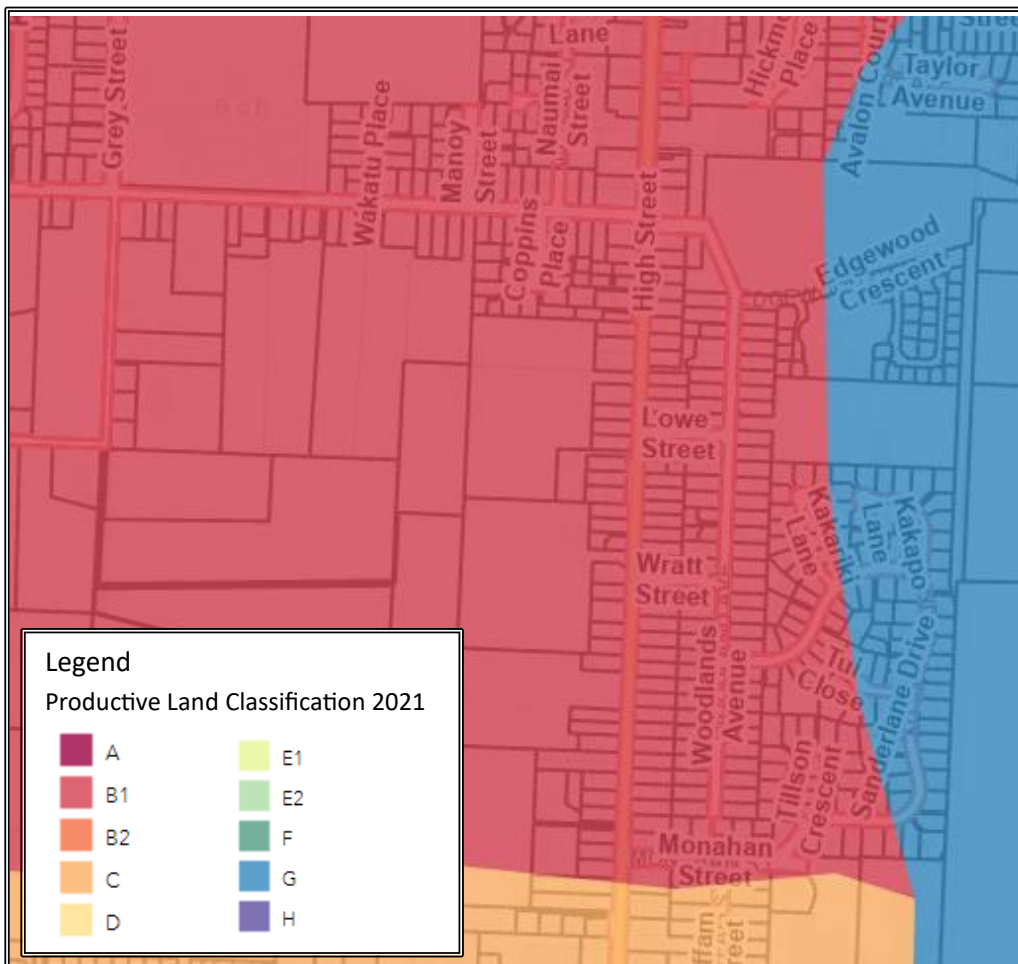


FIGURE 12: PRODUCTIVE LAND CLASSIFICATION 2021

<sup>14</sup> Advice from Mirka Langford, Senior Resource Scientist – Land and Soil dated 19 January 2022

Range of enterprises that could be sustained on a land unit	TDC Class							
	Very Flexible ————— Inflexible							
	A	B	C	D	E	F	G	H
Very Intensive Horticulture	■							
Semi-Intensive Horticulture	■	■						
Intensive Cropping	■	■	■					
Cropping	■	■	■	■				
Intensive Pastoral	■	■	■	■	■			
Extensive Pastoral	■	■	■	■	■	■		
Production Forestry	■	■	■	■	■	■	■	
Non Productive	■	■	■	■	■	■	■	■

FIGURE 13: PLC CLASSIFICATION CLASSES

### 3.4 Contaminated Land

Council’s historic aerial imagery indicates that between the 1940s and 1970s the land was used for market gardening or grazing and between 1989 and approx. 2012 horticultural activities. The Ministry for the Environment Hazardous Activities and Industries List (HAIL): October 2011 category A, chemical manufacture, application and bulk storage includes “persistent pesticide bulk storage or use including sports turfs, market gardens, orchards, glass houses or spray sheds”.

Soils within the Plan Change area have the potential to be contaminated as a result of historic HAIL activities undertaken within the area. Any future development on the site will need to be assessed against the Resource Management (National Environment Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011.



Figure 3: Aerial imagery from the 1970s



Figure 15: Aerial imagery from 1989

## 3.5 Ecology

No wetlands or waterways have been identified within the site.

## 3.6 Reverse Sensitivity

### 3.6.1 Proximity to other zones and land uses

Land immediately to the south of the plan change area is zoned Rural 1 deferred Residential. The land is currently utilised for agricultural and horticultural purposes. Although there is a shelter belt between the plan change area and adjoining sites to the south there is the potential for reverse sensitivity effects including complaints over rural noise and discharges such as spray drift until such time as the land is developed for residential purposes in accordance with the deferred zoning.

To the north of the plan change area the land is zoned residential and developed with dwellings, given the comparable activity to the development within the plan change area no reverse sensitivity effects are identified in respect of land directly to the north of the plan change area.

Land directly to the south west of the plan change area is zoned Rural 1 deferred Residential, however, 79 Grey Street benefits from a resource consent to undertake a number of commercial activities, including a campground, tourist accommodation and dance studio. There is the potential for reverse sensitivity from noise associated with the lawfully authorised activities at 79 Grey Street.

Land directly to the east of the plan change area includes 318 High Street which is zoned Tourist Services deferred Residential. Until such time as the land is developed for residential purposes permitted activities may include tourist accommodation, recreational activities, restaurant or conference and function facilities as well as a cultural centre. Due to the nature of these activities there is potential for increased noise which may result in reverse sensitivity effects on future residential development within the Plan Change area.

### 3.6.2 Motueka Aerodrome

The Motueka Aerodrome is located to the south-west of the plan change area. This aerodrome is a scheduled site (TRMP Schedule 16.11A) and has height control provisions for activities within a certain area. This includes a 10-20m height restriction for some properties to the west of Grey Street and north of Whakarewa Street, however, the restrictions do not apply to sites within the Plan Change area.

Noise from the Motueka aerodrome may need to be considered in terms of reverse sensitivity effects.

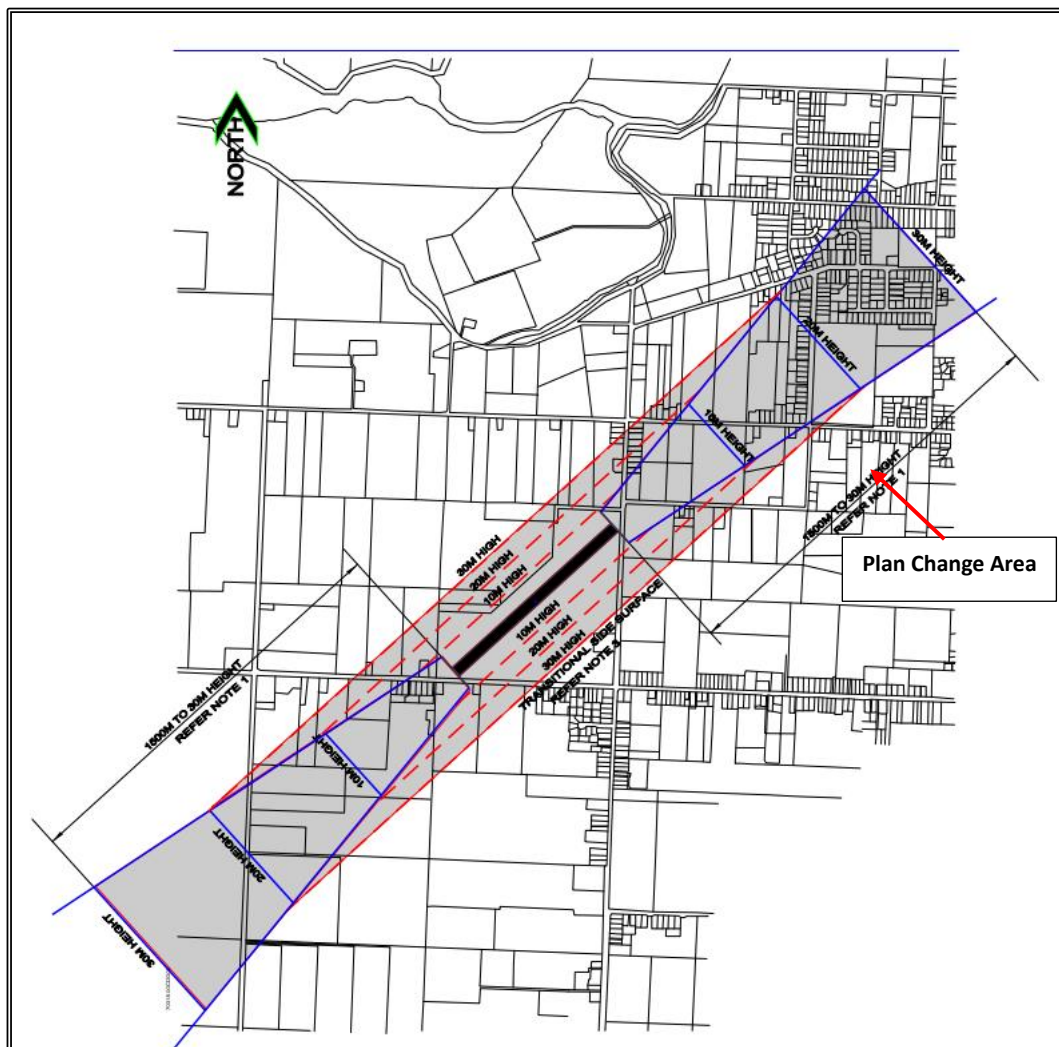


FIGURE 16: AREAS TO WHICH HEIGHT CONTROL PROVISIONS APPLY - MOTUEKA AIRPORT (TRMP SCHEDULE 16.11A)

### 3.6.3 State Highway

The plan change area is located approximately 200 metres from High Street (State Highway 60).

Waka Kotahi have developed a Reverse Sensitivity Guideline to mitigate the effects of noise and other disturbances from the state highway network on the habitants of any new dwelling. As part of this, Waka Kotahi has developed a map which includes:

- A 'buffer' area (indicated by red shading) which generally extends 40m from the state highway and is where new developments should be avoided; and
- An 'effects' area (indicated by orange shading), which generally extends 100m from the state highway and is where mitigation is needed to ensure that there are no significant adverse effects from the noise, vibration etc. from the state highway on the habitants of any new dwelling. Mitigation may include requiring dwellings to be designed, constructed, and maintained to achieve a design noise level 40 dB LAeq (24h) inside all habitable spaces. If dwellings are located within 40m of the state highway, then outdoor noise mitigation may also be required to reduce noise levels below the design level of 57 dB LAeq (24h) for an area of outdoor living space with a minimum area of 15m<sup>2</sup> and minimum dimension of 3m.

The Plan Change area is outside both the 'buffer' and 'effects' areas as shown in Figure 17.



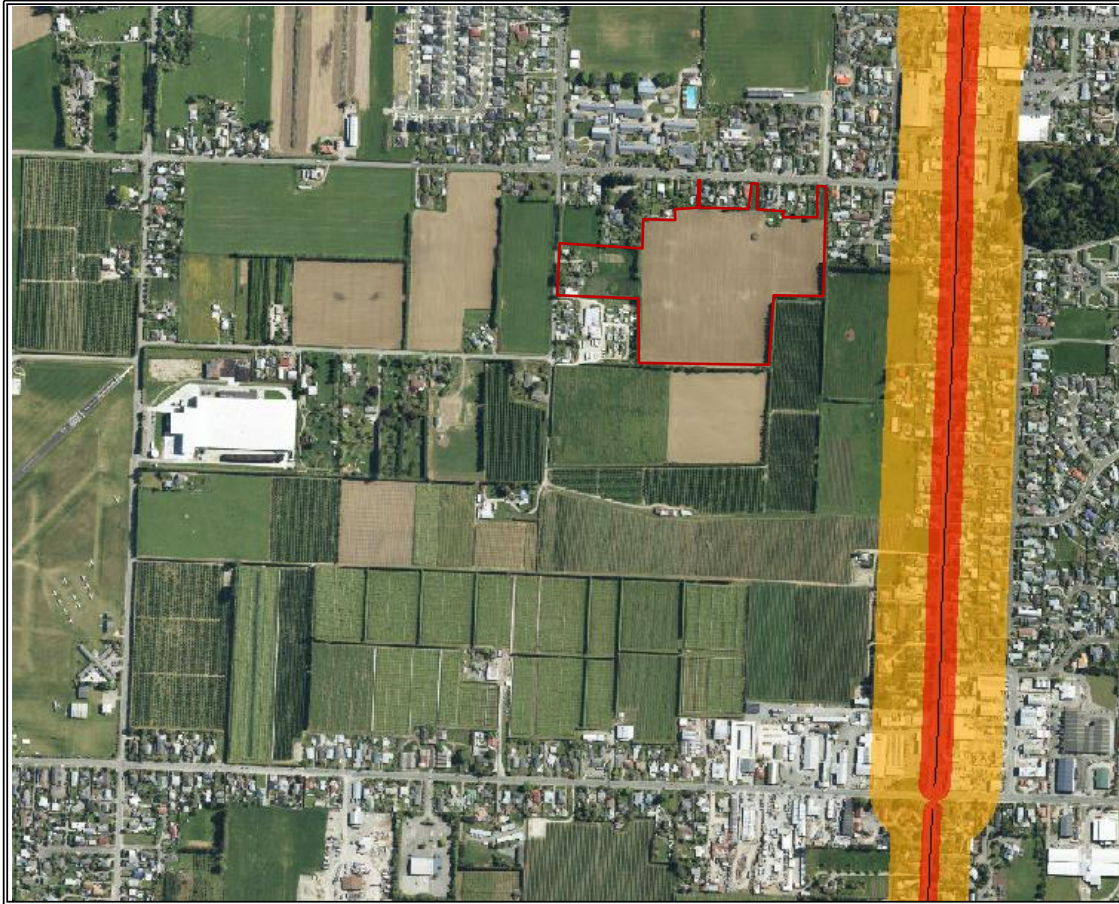


FIGURE 17: WAKA KOTAHI REVERSE SENSITIVITY OVERLAYS

(SOURCE: [HTTPS://NZTA.MAPS.ARCGIS.COM/APPS/WEBAPPVIEWER/INDEX.HTML?ID=2D268DB599FE452BBE7EE2D2E90454B1](https://nzta.maps.arcgis.com/apps/webappviewer/index.html?id=2d268db599fe452bbe7ee2d2e90454b1))

### 3.7 Other

The plan change area is within the following overlays:

- Land Disturbance Area 1 - which relates to ground conditions and rules for land disturbance (earthworks) under TRMP Chapter 18.5.
- Motueka / Riwaka Plains Water Management Area – which is an area where the TRMP contains specific rules around water management.
- Fire ban area (Figure 18 below) – which is an area where discharges from outdoor burning are controlled through Chapter 36.4 of the TRMP.



FIGURE 184: FIRE BAN/ FIRE SENSITIVE AREAS, LOCAL MAPS

## 4.0 Infrastructure

### 4.1 Reticulated Stormwater

There is potential for stormwater to be a significant constraint for development in Motueka. Existing stormwater drains in the area are already at capacity<sup>15</sup>.

Overland flows from a stop bank breach near the western end of Whakarewa Street in a 1% AEP scenario may also impact on the Plan Change area.

To manage overland flows from a potential stop bank breach and stormwater discharge from the Plan Change area, a new temporary stormwater outlet to the east of the site is proposed to be developed by Council in 2023 to accommodate stormwater for the first 20 houses until the permanent pipeline is developed<sup>16</sup>. In addition, the Council's Long Term Plan has funding included for works to upgrade drainage in the High Street and Wratt Street area. The present programme has this work completed in the 2023/2024 financial year.

Initially a gravity pipeline with the objective of maximising flow by catering for a peak flow of around 2 m<sup>3</sup>/s was proposed however, given several constraints including the flat topography a non-gravity option is considered an appropriate method to manage stormwater temporarily until the landowner

<sup>15</sup> Design Recommendation Report – Motueka West Discharge Project – 20 April 2023

<sup>16</sup> Giles Griffith- TDC Community Infrastructure Project Manager – 4 June 2023

develops<sup>17</sup>. The intention is for Council to construct temporary land drains to cut-off overland flows and direct it into a pipeline. The details and construction of the pipeline will be provided by the landowner and will be approved through the resource consent process.

The land drains will be temporary and once the landowner develops then their development will intercept the overland flow and attenuate and convey it to the proposed pipeline inlet as part of the landowners development. Detailed permanent stormwater mitigation measures will be detailed and required with the resource consent application.

## 4.2 Water and Wastewater

There is currently no additional capacity in the pumped and gravity wastewater reticulation network to serve the Plan Change area. Therefore, a new rising main is required to deliver wastewater from the development to the wastewater treatment plant (WWTP). This rising main has been sized such that depending on the future location of WWTP, the pipeline can transfer Kaiteriteri and Riwaka wastewater flows in the opposite direction as and if needed.<sup>18</sup>

In addition, new water supply pipelines are required to service the Motueka West Plan Change area and improve interconnection and water distribution within the existing water supply network. This has been achieved by constructing new watermains along Grey Street and in Whakarewa Street and linking them into the existing reticulated network.

The upgrade works will be completed in stages as follows:

- Stage 1: 250mm diameter water main and 250mm diameter wastewater rising main installation along Grey Street to Pah Street, with a water main branch along Whakarewa Street. This work has been completed.
- Stage 2: Wastewater rising main installation along Pah Street, Atkins Street, Parker Street and SH60. This work is anticipated to commence in June 2023 and Includes 3.8 km of new wastewater rising main pipeline from the plan change site to the Motueka River bridge. This pipeline will be comprised of polyethylene or polyvinyl chloride material and will have an internal diameter of approximately 250 mm.
- Stage 3: Wastewater pump station construction and rising main connection to Stage 1. Timeframe for this stage of work is still to be determined but it is expected preliminary work will commence in late 2023.

The depth of the new infrastructure has been designed to provide adequate clearance to existing services. Prior to construction, the location of all critical services will be confirmed through small, localised excavations (potholes) to confirm their depth and location, and subsequently, the clearance to the new infrastructure. The new water main will be connected to existing services at Pah Street and Whakarewa Street, and once Stages 2 and 3 are complete the wastewater rising main will be connected to the existing wastewater pressure main at the Motueka Bridge.

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<sup>17</sup> Giles Griffith, TDC Infrastructure Project Manager

<sup>18</sup> Kim Arnold, TDC Senior Infrastructure Planning Advisor – Water & Wastewater

The proposed alignment route has been chosen for several reasons including to minimise traffic management requirements, reduce disruptions to residents and users of SH60, and to minimise disruptions through constructing the water supply pipeline and wastewater rising main simultaneously in a shared open trench.

Figure 19 shows the indicative alignment of water (in blue) and wastewater (in red) infrastructure upgrades.

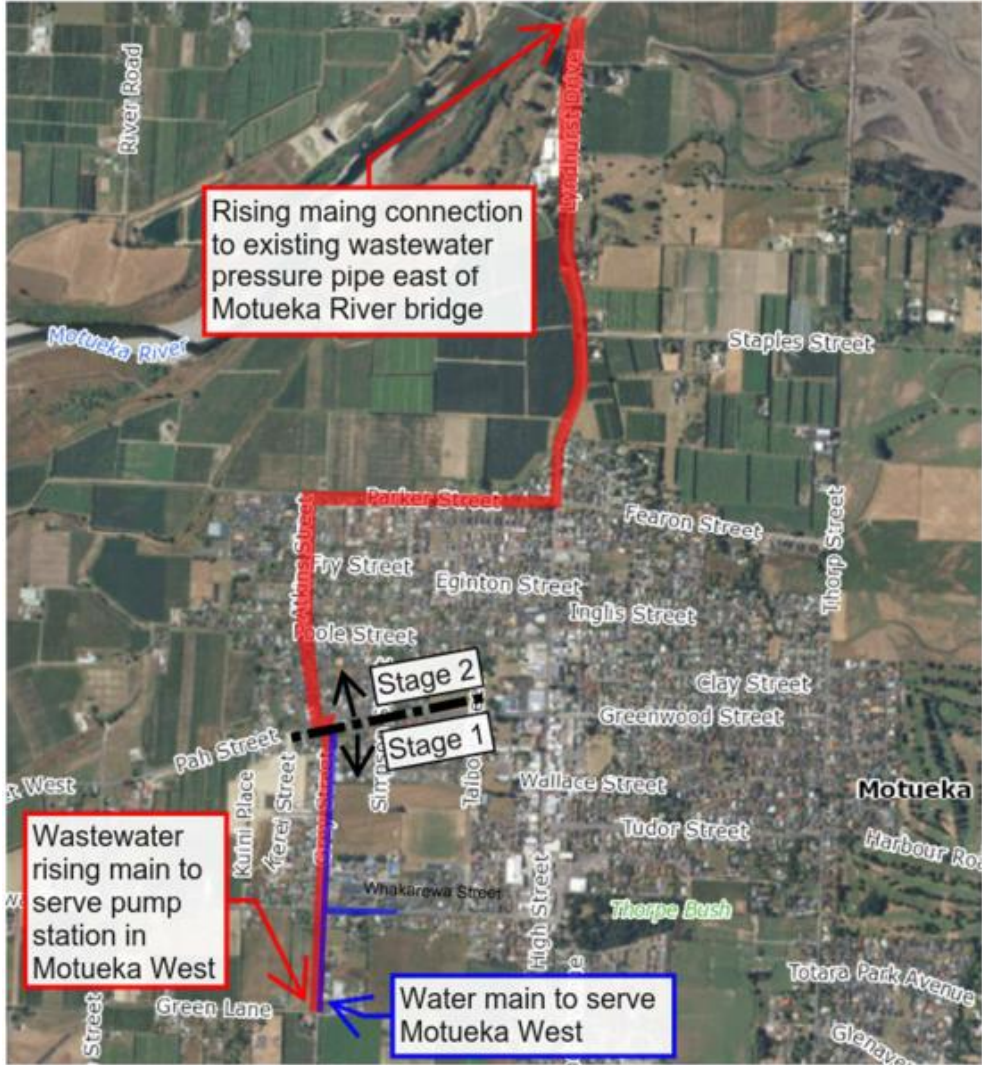


Figure 19: Indicative alignment of water and wastewater infrastructure upgrades.

### 4.3 Transport

#### 4.3.1 Road Network

The Plan Change area includes existing indicative roads, which were introduced to the TRMP through Plan Change 43 and are shown in Figure 20.

Future indicative roads proposed through the Plan Change will need to align with the operative TRMP indicative road network to ensure future connectivity of the wider growth area.

As part of the infrastructure works to support the development of the Plan Change area, the intersection at Manoy Street /Whakarewa Street is to be upgraded to serve as a main

entrance to the Plan Change area and its future development. The design of the intersection upgrade is still being finalized.

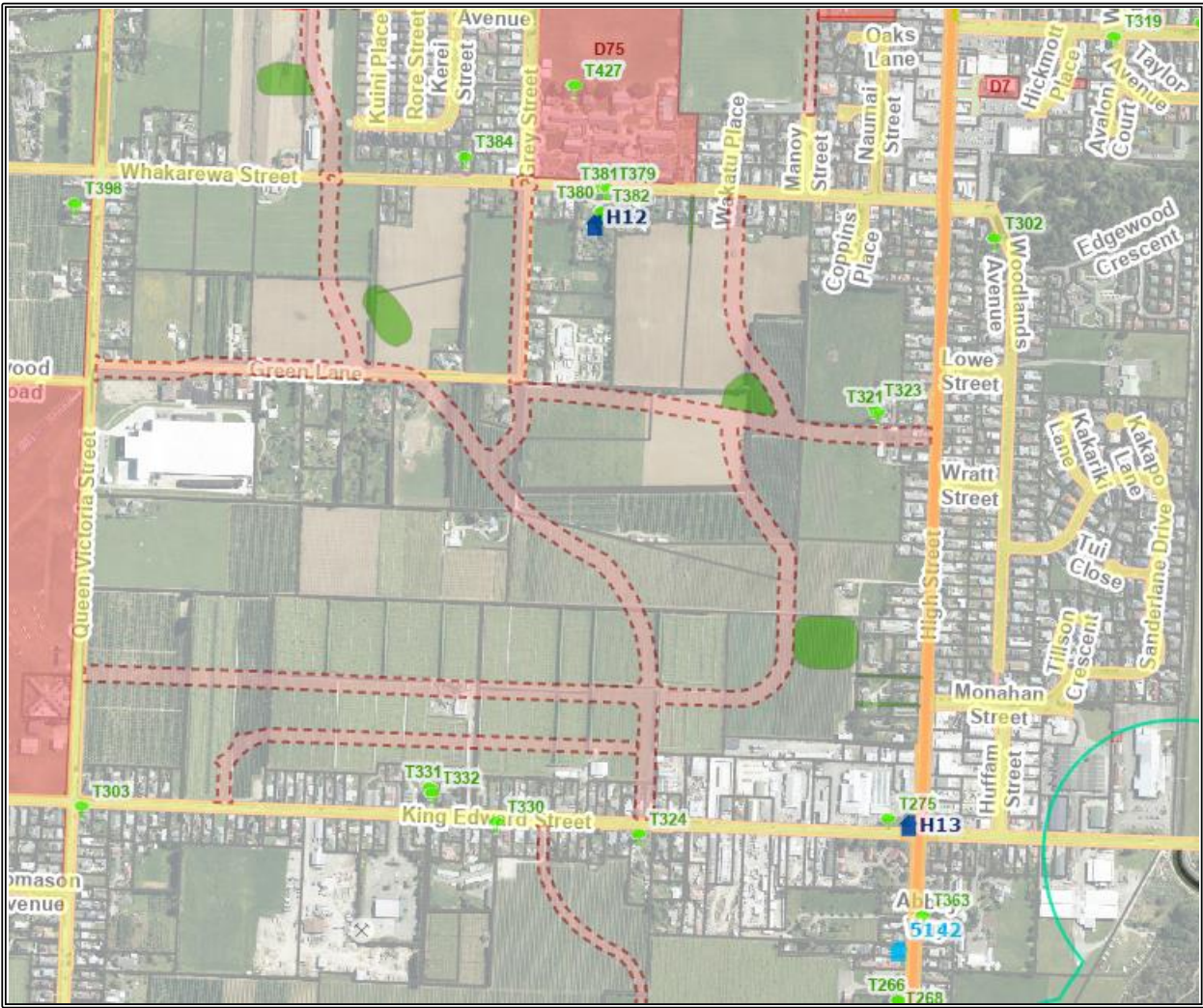


FIGURE 20: EXISTING INDICATIVE ROADS, WALKWAYS AND RESERVES (TRMP MAPS)

Modelling of a signalised intersection upgrade at High Street, Woodland Avenue and Whakarewa Street was undertaken by Beca in 2023. The modelling and associated report<sup>19</sup> recommends full signals at the intersection and states that *‘Whakarewa Street would benefit from having signal-controlled phasing due to the amount of traffic turning inand-out of this approach, removing the risk of drivers trying find suitable safe gaps to turn, furthermore reducing the driver decision making and potential turning conflict risks’*. The inclusion of the signalising of the intersection was not included in the Transport Choices Program.

Waka Kotahi<sup>20</sup> have raised concerns around the capacity, safety and function of the High Street, Woodland Avenue and Whakarewa Street intersection. Waka Kotahi have noted that the traffic effects will be realized when the houses are built rather than when the Plan Change is approved, and as a result have recommended that an Integrated Transport Assessment is required at the resource consent stage.

<sup>19</sup> File Note Vincent Yan – Design Stage 4 – High Street/ Woodland Ave/ Whakarewa Street Modelling Report, 2 August 2023  
<sup>20</sup> Email from Andy High, Waka Kotahi Road Safety Engineer, dated 12 October 2023

A requirement for an Integrated Transport Assessment is therefore included in the provisions which is to be provided at the resource consent stage.

4.3.2 Public and Active Transport

There are currently no indicative walkways shown on the planning maps, however, a small area of indicative reserve is shown between 39 and 41 Whakawera Street which provides a connection to Whakawera Street. Figure 21 below shows the location of this indicative reserve.

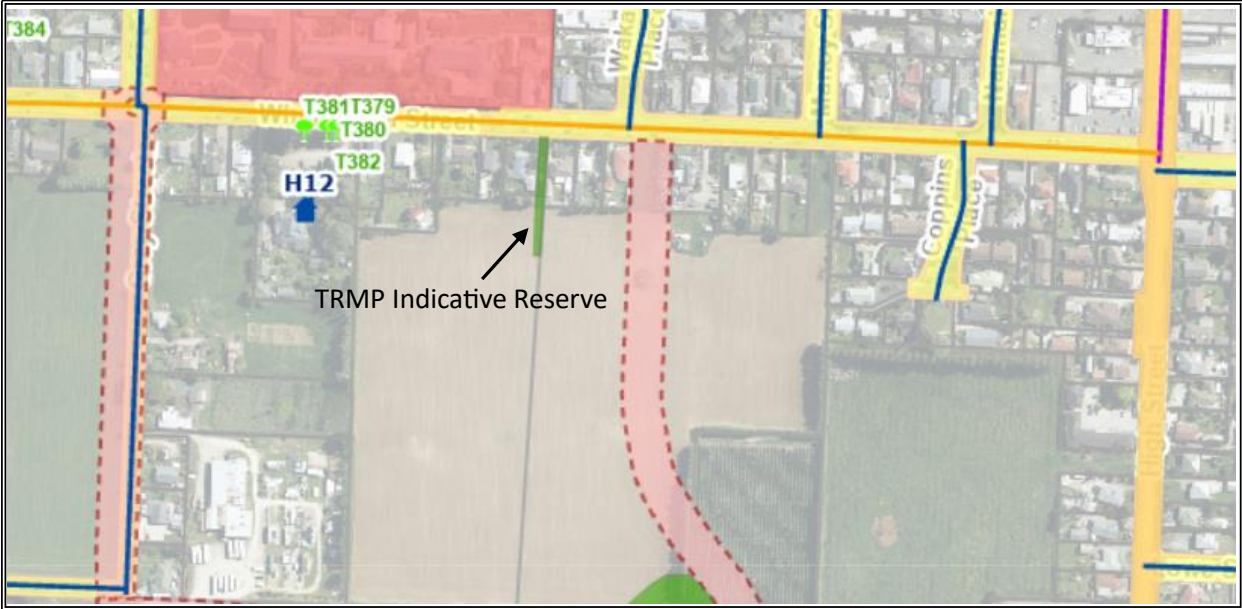


FIGURE 21: EXISTING INDICATIVE ITEMS (TRMP MAPS)

The Plan Change area does not directly adjoin the High Street at any point and so there is no scope for a walkway to connect to the High Street through this plan change process. However, an indicative walkway is proposed from the Plan Change area onto Whakarewa Street and future walkways for the wider growth area should be considered as part of future plan changes and development.

The Walking and Cycling Strategy 2022-2052 proposes the installation of cycle lanes in Motueka. The Strategy showed plans for a separate cycle lanes along High Street, Grey Street, and Whakarewa Street. However, following public feedback on the Motueka Streets for People Project the location of the cycleways has been changed to extend along Manoy Street as shown in the Figure 22 below.

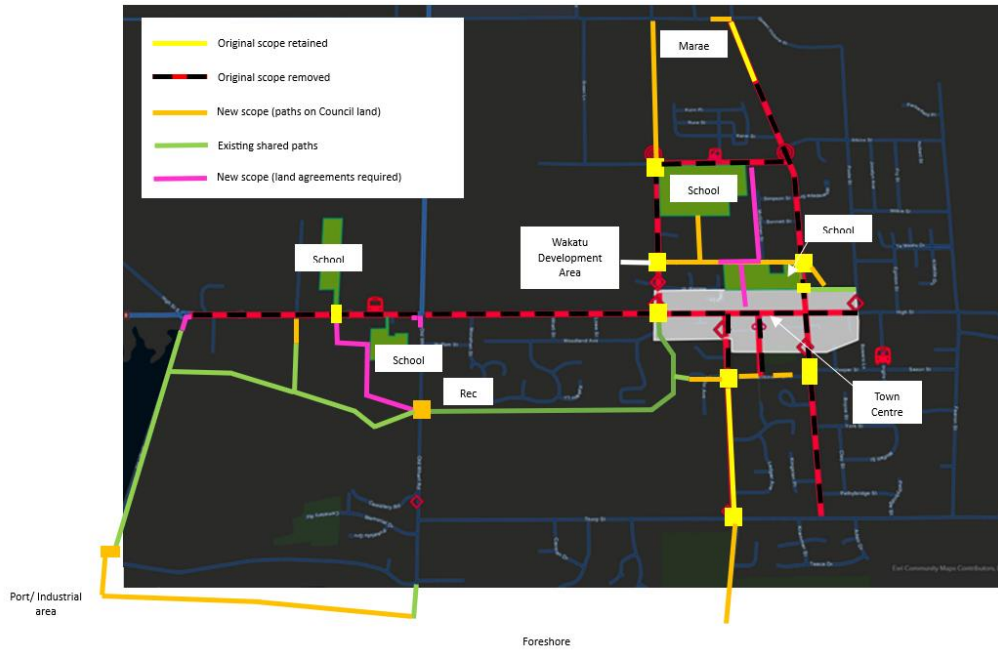


FIGURE 22: REVISED MOTUEKA STREETS FOR PEOPLE PROJECT PLAN (SOURCE: EMAIL 30.06.23, BILL RICE, TDC SENIOR INFRASTRUCTURE PLANNING ADVISOR)

The Walking and Cycling Strategy also outlines a plan to create ‘greenways’ or ‘slow speed zones’ (less than 30kph), with the use of traffic calming treatment, where all road users and residents feel safe. Grey Street and Green Lane, located immediately west of the Plan Change area, have both been identified as planned slow speed zones.<sup>21</sup>

<sup>21</sup> Tasman District Council Walking and Cycling Strategy 2022-2052 page 16

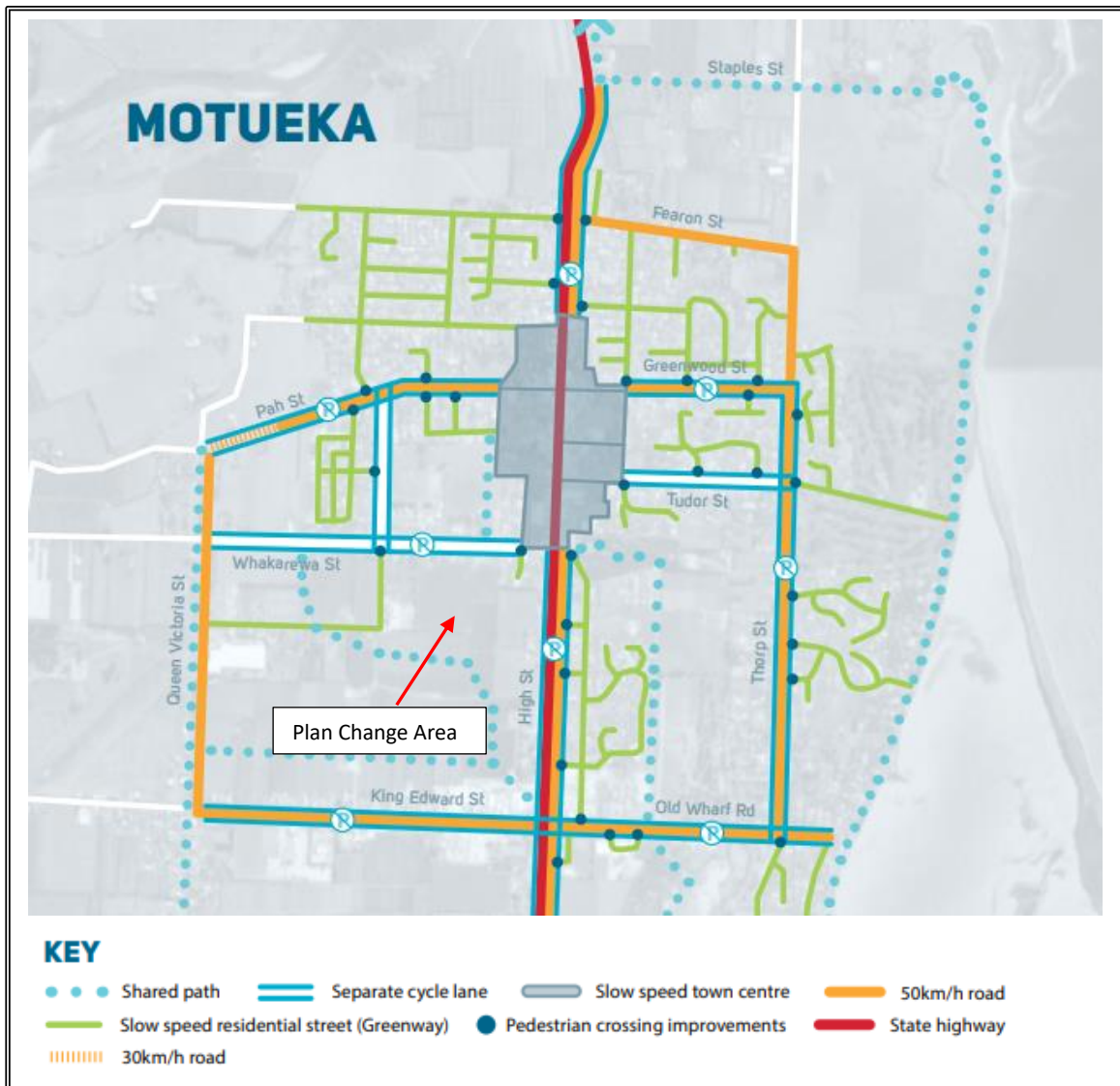


FIGURE 23: PROPOSED WALKING AND CYCLING IMPROVEMENTS, WALKING AND CYCLING STRATEGY 2022-2052

The Nelson Tasman Regional Public Transport Plan 2021 - 2031 (RPTP) details the investment programme required to enable public transport (PT) to play a key role in the delivery of a multimodal sustainable transport future for the Nelson Tasman Region that will combine with other key strategies to contribute to achieving the carbon emission reduction target of a 47% reduction in transport generated carbon emissions by 2035<sup>22</sup>.

Both Nelson City Council and Tasman District Council have placed Climate Change and carbon emission reduction amongst their highest priorities and community outcomes for the coming years.

This RPTP has been prepared to deliver a step change in the public transport network and system in the wider Nelson Tasman from 2021 to 2031.

<sup>22</sup> Nelson Tasman Regional Public Transport Plan 2021-2031, page 36



Stage 1 of the RTPP includes new regional commuter services from Motueka and Wakefield to Richmond (and express onwards to Nelson), providing four return trips to Motueka and six return trips to Wakefield per weekday<sup>23</sup>. Services will commence in August 2023, the route is shown in Figure 24 below with bus stops indicated as red circles.



FIGURE 24: MOTUEKA - RICHMOND / NELSON BUS ROUTE (SHAPE NELSON WEBSITE)

<sup>23</sup> Nelson Tasman Regional Public Transport Plan 2021-2031

## 5.0 Reserves and Community Facilities

### 5.1 Parks and Reserves

There are no existing reserves within the Plan Change area or in the immediate vicinity (refer to Figure 25). However, the operative TRMP planning maps show part of an indicative reserves within the south east corner of the Plan Change area and a small indicative reserve area located between 39 and 41 Whakarewa Street (refer to Figure 26).

The location of the reserves will change through the Plan Change process to align with the anticipated outcomes proposed by the landowner. The indicative reserve between 9 and 41 Whakarewa Street will be amended to an indicative walkway and further indicative reserve areas are proposed central to the Plan Change area. Advice from Council's Contract Reserve Planner, Rosalind Squire has helped shape the indicative reserve outcomes<sup>24</sup>.

To the south and outside of the Plan Change area is an open space zone to provide for a future local purpose reserve accommodating a stormwater network with walkway / cycleway connections. Future reserves within the Plan Change area will not be vested with Council, however, the land will be leasehold with an easement and legal agreement to allow public access.

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<sup>24</sup> Meeting 26 April 2023, Emails 25/04/2023, 12/05/2023, 14/06/2023 and 16/06/23

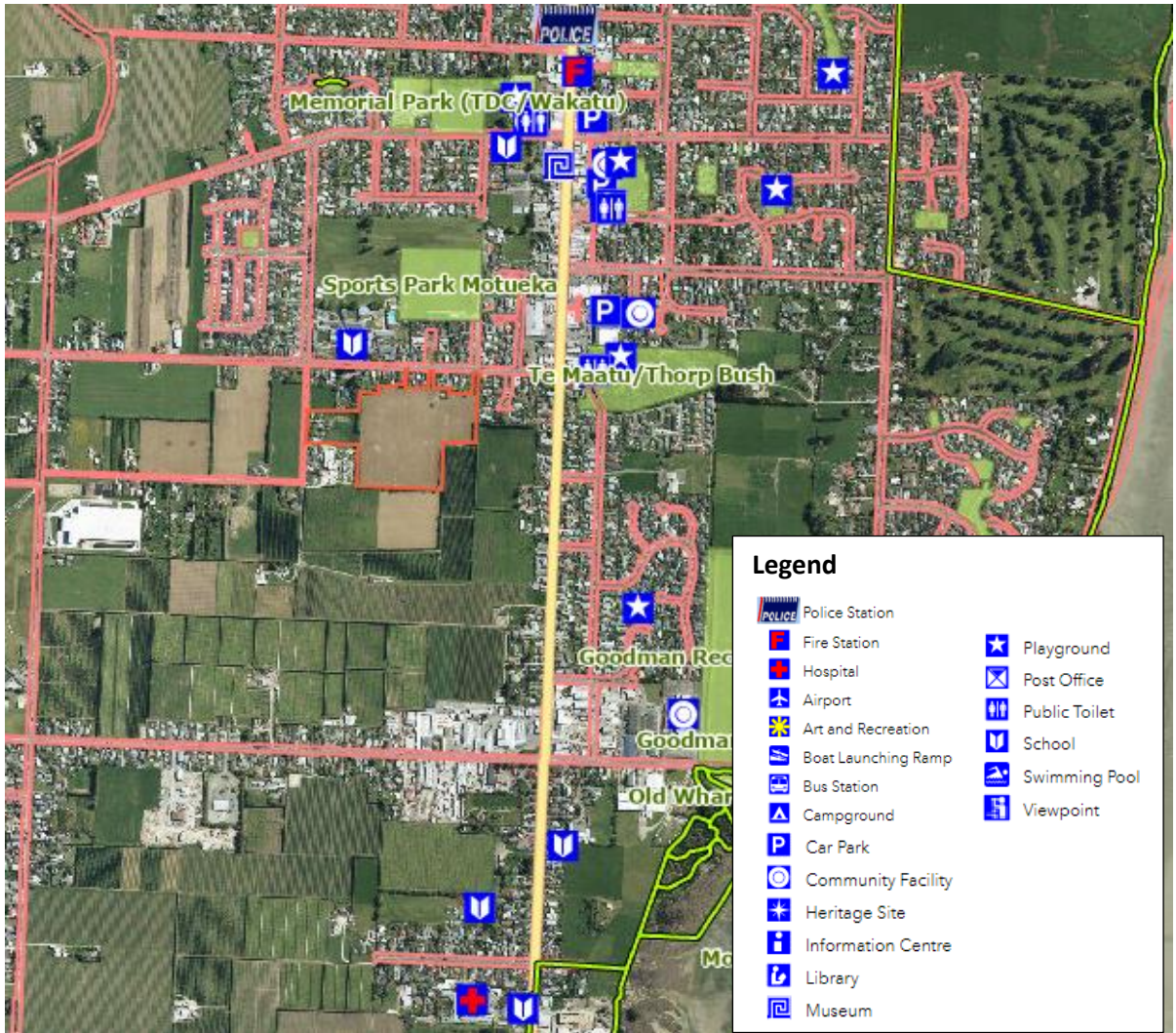


FIGURE 255: EXISTING RESERVES (TDC RECREATION MAP)

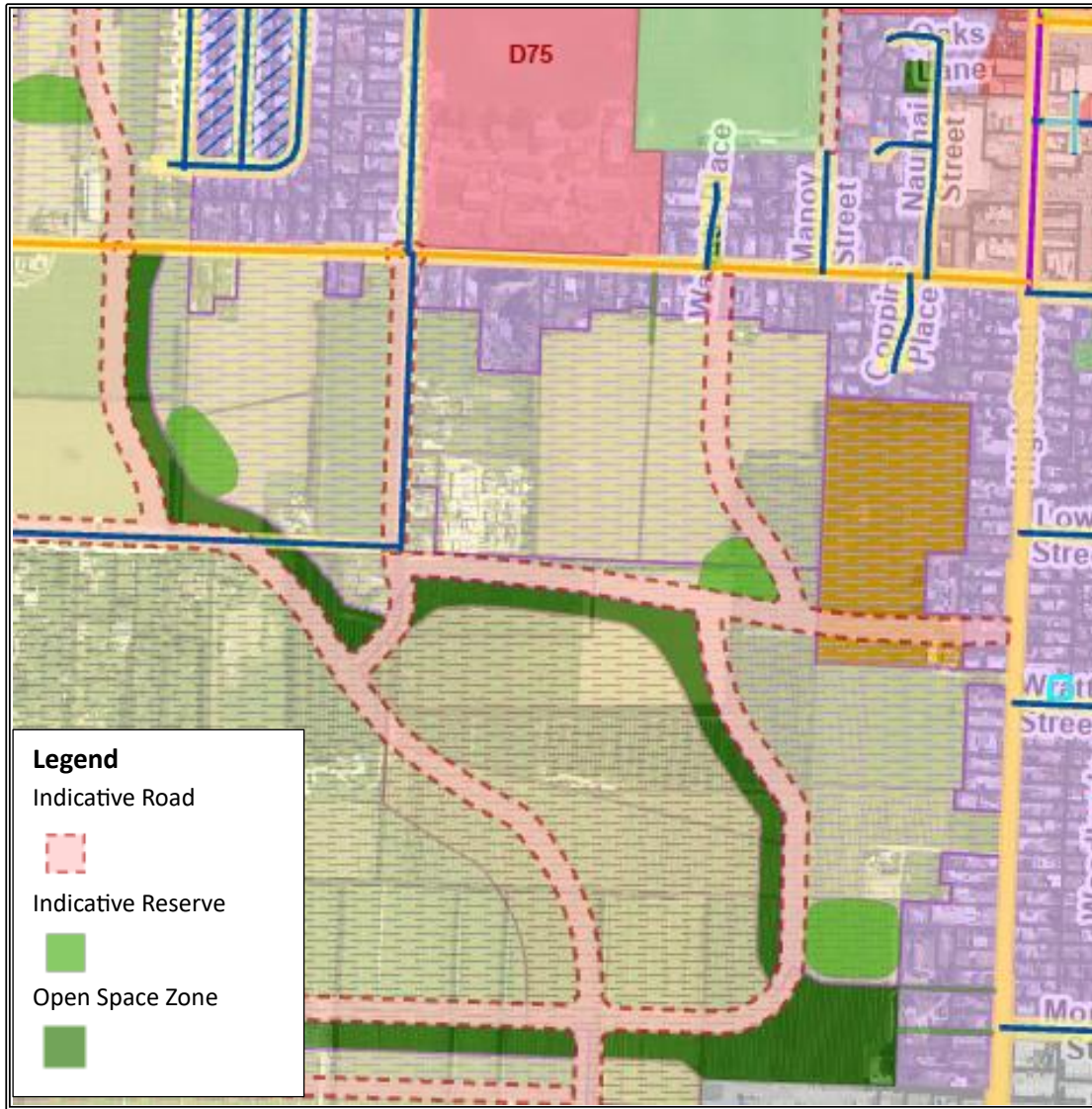


FIGURE 26: TRMP ZONING AND INDICATIVE RESERVES AND ROADS

## 5.2 Community Facilities

The Plan Change area is directly opposite the Motueka High School which is located on the northern side of Whakarewa Street, approximately 200m away.

A new library in Motueka was opened in March 2022, the facility is a significant improvement on the previous library and provides a valuable facility for the community. The library is located 1km (approximately 12 minutes' walk) from the Plan Change area.

## Appendix 6 – Relevant Regional Policy Statement and Resource Management Plan Provisions

Objective / Policy / Method	Relevance
<b>Tasman Regional Policy Statement</b>	
<p><b>General Objective 1</b> <i>Maintenance and enhancement of the quality of the Tasman District environment.</i></p> <p><b>General Objective 3</b> <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><b>Objective 5.5</b> <i>Maintenance and enhancement of urban environmental quality, including amenity values and the character of small towns.</i></p> <p><b>Policy 5.7</b> <i>Council will seek to enhance urban environmental quality, having regard to:</i>  <i>(i) the design and appearance of buildings and spaces;</i>  <i>(ii) vegetation and open space;</i>  <i>(iii) heritage sites and values;</i>  <i>(iv) pedestrian facilities and traffic management;</i>  <i>(v) noise levels and air quality;</i>  <i>(vi) the relationship between the urban area and the values of its adjoining landscapes.</i></p>	<p>These objectives relate to the proposed Plan Change which seeks to maintain the quality of the environment and avoid, remedy or mitigate adverse effects of development within the Plan Change area through appropriate Plan provisions.</p>
<p><b>General Objective 2.A</b> <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><i>Note:</i>  <i>The minimum sufficient development capacities to meet housing demand, including the competitiveness margin, over a 30-year period are:</i>  .....  <i>Motueka</i>  <i>short term (2021-2024) – 262 dwellings</i>  <i>medium term (2025-2031) – 631 dwellings</i>  <i>long term (2032-2051) – 1812 dwellings</i></p>	<p>The objective is relevant as it relates to provision of housing growth. The Plan Change proposes rezoning and amendments to operative TRMP provisions to enable housing growth in accordance with the 2022-2052 Nelson Tasman Future Development Strategy and aligns with this Objective.</p>
<p><b>General Objective 4</b> <i>Efficient use and development of resources.</i></p> <p><b>General Objective 5</b> <i>Maintenance of economic and social opportunities to use and development resources in a sustainable manner.</i></p>	<p>The proposed Plan Change proposes an efficient use of land through medium density development in the form of compact density provisions which will enable the efficient use of land to provide for social and economic benefits.</p>
<p><b>General Objective 6</b> <i>Protection and enhancement of significant natural, heritage and cultural values of resources.</i></p> <p><b>General Objective 7</b> <i>Recognition and protection of significant traditional interests of the tangata whenua in relation to land, water, the coast and other taonga Māori.</i></p> <p><b>Policy 4.2</b> <i>Council will seek protection of wahi tapu, water, ancestral lands, sites, coastal resources and other</i></p>	<p>The proposed Plan Change proposes an additional matter of control / discretion which will ensure adverse effects on sites of cultural significance to Māori are assessed during the resource consent process.</p>

<p><i>taonga from disturbance or contamination in a manner consistent with tangata whenua kaupapa and tikanga while acknowledging the significance of private interests in land and other resource users.</i></p>	
<p><b>Objective 5.1</b> <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><b>Policy 5.1</b> <i>Council will avoid the loss of land of high productive value in allowing for further urban development, while having regard to:</i></p> <ul style="list-style-type: none"> <li><i>(i) the efficient use of resources including land, infrastructure, and energy;</i></li> <li><i>(ii) the quality of the urban environment including:</i> <ul style="list-style-type: none"> <li><i>(a) access to services;</i></li> <li><i>(b) water and air quality;</i></li> <li><i>(c) amenity values.</i></li> </ul> </li> </ul>	<p>The Plan Change area contains highly productive soils, however, the area has been identified for future urban zoning through the Nelson Tasman Future Development Strategy 2022-2052 and 2019 FDS. The Plan Change area is also subject to a deferred residential zoning under the TRMP.</p>
<p><b>Objective 5.4</b> <i>A safe and efficient urban transport system.</i></p> <p><b>Policy 5.6</b> <i>Council will avoid, remedy, or mitigate the adverse effects of:</i></p> <ul style="list-style-type: none"> <li><i>(i) urban development on the safe and efficient operation of land transport resources, including effects on:</i> <ul style="list-style-type: none"> <li><i>(a) their accessibility;</i></li> <li><i>(b) principal road corridors;</i></li> <li><i>(c) alternative modes of transport; and</i></li> </ul> </li> <li><i>(ii) the provision and operation of the land transport system on:</i> <ul style="list-style-type: none"> <li><i>(a) the amenity, convenience, health and safety of people in urban communities;</i></li> <li><i>(b) the health of ecosystems; and</i></li> <li><i>(c) the quality of air, water and soil resources.</i></li> </ul> </li> </ul>	<p>The proposed Plan Change includes an indicative road layout to align with other indicative roads and provide connectivity between existing roads.</p>
<b>Tasman Resource Management Plan</b>	
<p><b>Objective 5.1.2</b> <i>Avoidance, remedying or mitigation of adverse effects from the use of land on the use and enjoyment of other land and on the qualities of natural and physical resources.</i></p> <p><b>Policy 5.1.3.1</b> <i>To ensure that any adverse effects of subdivision and development on site amenity, natural and built heritage and landscape values, and contamination and natural hazard risks are avoided, remedied, or mitigated.</i></p>	<p>The proposed Plan Change provisions will manage adverse effects to ensure future development does not adversely affect surrounding landowners and the amenity values of the area are maintained where appropriate.</p>
<p><b>Objective 5.4.2</b> <i>Accommodation of a wide range of residential activities and accessible community facilities in urban areas.</i></p> <p><b>Policy 5.4.3.1</b> <i>To enable a variety of housing types, recognising different population growth characteristics, age,</i></p>	<p>The Plan Change proposes including the Plan Change area within the Motueka West Compact Density Residential Area to enable compact density development which will provide medium density housing. This will meet an identified demand for smaller housing typology to serve smaller households</p>

*family and financial circumstances and the physical mobility of, or care required by, residents.*

**Objective 6.1.2.2**

*A wide range of living opportunities in urban locations that incorporate urban design principles.*

**Policy 6.1.3.1**

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

- (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.*
- (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.*
- (l) enabling protection of heritage sites, items and values, cultural heritage and protected trees.*

**Policy 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, Brightwater, Richmond West, Wakefield, Mapua Special and Richmond Intensive development areas and the Motueka West Compact Density Residential Area by:*

- (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.*

**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.*

**Objective 6.2.2.3**

and an ageing population and assist with housing affordability.

The Plan Change proposes strengthening urban design outcomes in relation to future development within the Plan Change area through the introduction of a new policy specifically related to urban design for the area. The Plan Change also proposes a new indicative walkway and reserve areas to serve the community with outdoor recreation space and provide for safe walking connectivity.

The inclusion of non-notification clauses where adverse effects beyond the Plan Change area are managed seeks to encourage the minimisation of cross-boundary effects.

An additional matter of control / discretion will allow for consideration of adverse effects on sites of cultural significance to Māori through future resource consent processes.

The Plan Change proposes rezoning of land to the west of High Street and South of Whakarewa Street which is within walking distance of the Motueka town centre.

The Plan Change also proposes amendments to operative TRMP provisions to enable housing growth in accordance with the Nelson Tasman Future

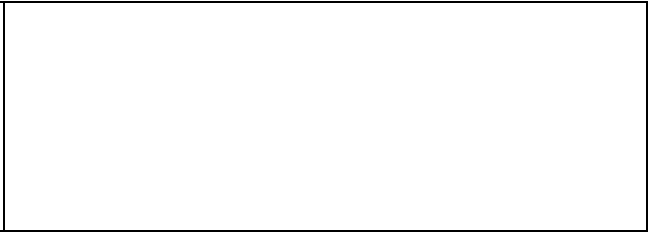
<p><i>For the period 2021 to 2051, the minimum sufficient development capacities for housing in the Tasman portion of the Nelson-Tasman Urban Environment are provided.</i></p> <p><i>Note:</i></p> <p><i>The minimum sufficient development capacities to meet housing demand, including the competitiveness margin, over a 30-year period are:</i></p> <p>.....</p> <p><i>Motueka</i></p> <p><i>short term (2021-2024) – 262 dwellings</i></p> <p><i>medium term (2025-2031) – 631 dwellings</i></p> <p><i>long term (2032-2051) – 1812 dwellings</i></p> <p><b>Policy 6.2.3.2</b></p> <p><i>To enable smaller residential lot sizes in the townships of Motueka, Richmond, Brightwater, Wakefield and part of Mapua.</i></p> <p><b>Policy 6.2.3.2A</b></p> <p><i>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, Brightwater, Wakefield, Mapua Special and Richmond Intensive development areas and the Motueka West Compact Density Residential Area.</i></p> <p><b>Policy 6.9.3.3</b></p> <p><i>To enable further residential development west of Grey Street and south of Whakarewa Street with opportunities for a higher density of development on sites within walking distance of the Motueka town centre.</i></p>	<p>Development Strategy 2022-2052 and to align with this Objective.</p> <p>The proposed Plan Change includes an amendment to allow for subdivision with no minimum lot size and enable compact density development to provide medium density housing subject to appropriate bulk and location parameters to manage urban design outcomes.</p>
<p><b>Objective 10.2.2</b></p> <p><i>Appropriate protection, management and enhancement of historic heritage, including cultural heritage sites, heritage buildings and structures, and protected trees, for their contribution to the character, identity, wairua, and visual amenity of the District.</i></p> <p><b>Policy 10.2.3.2</b></p> <p><i>To reduce the risk of modification, damage or destruction of cultural heritage sites arising from subdivision, use and development activities.</i></p> <p><b>Policy 10.2.3.19</b></p> <p><i>To ensure that highly significant cultural heritage sites are maintained, protected or enhanced.</i></p>	<p>The Plan Change proposes an additional matter of control / discretion which will ensure adverse effects on sites of cultural significance to Māori are assessed during the resource consent process.</p>
<p><b>Objective 11.1.2</b></p> <p><i>A safe and efficient transport system, where any adverse effects of the subdivision, use or development of land on the transport system are avoided, remedied or mitigated.</i></p>	<p>The Plan Change proposes a change to the existing indicative road network. The rezoning will result in an increase in traffic due to higher density development, however, the indicative road network and walkway will provide connectivity. Any required roading upgrades will be managed through the resource consent process.</p>
<p><b>Objective 14.1.2</b></p> <p><i>Adequate area and distribution of a wide range of reserves and open spaces to maintain and enhance recreation, conservation, access and amenity values.</i></p> <p><b>Policy 14.1.3.3</b></p> <p><i>To identify potential open space areas in advance of urban subdivision in order to provide for the open</i></p>	<p>The Plan Change proposes indicative reserve areas which will provide valuable open space and recreational land for the existing and future community</p>



*space needs of the future residents and workers in the area.*

**Policy 14.1.3.4**

To provide for new open space areas that are convenient and accessible for users, including the provision of walking and cycling linkages in and around townships, between townships and between reserves.



## Appendix 7 – Schedule of Amendments

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# CHAPTER 2: MEANINGS OF WORDS

## 2.1 INTRODUCTION

*[unchanged or irrelevant text omitted]*

## 2.2 DEFINED WORDS

*[unchanged or irrelevant text omitted]*

**Integrated Transport Assessment** – Integrated transport assessments consider the proposed impact of a development on the transport network and the effectiveness of any potential mitigation measures to address adverse impacts. The Integrated Transport Assessment should include a review of relevant planning documents and infrastructure plans, needs to consider all modes of transport and should incorporate methods of reducing reliance on private cars.

*[unchanged or irrelevant text omitted]*

**Residential Zone** – means that area of land displayed on the planning maps of this Plan and identified as Residential Zone and subject to all applicable rules, and includes the Compact Density Residential Zone.

*[unchanged or irrelevant text omitted]*

**Motueka gravel aquifer** – means the alluvial water-bearing formation called the Motueka Gravel that overlies Moutere Gravel or Separation Point Granite.

**Motueka West Compact Density Residential Areas** – means the areas of land south of Whakarewa Street and west of Kerei Street as shown on the planning maps as Compact Density Residential Zone, where compact density development is provided for.

**Motueka West Development Area** – means the area west of High Street, Motueka as shown on the planning maps.

C43 4/13  
Op 1/15

*[unchanged or irrelevant text omitted]*

# CHAPTER 6: URBAN ENVIRONMENT EFFECTS

[unchanged or irrelevant text omitted]

## 6.8.30 Principal Reasons and Explanation

[unchanged or irrelevant text omitted]

Figure 6.8A: Residential Housing Choices

C66 10/17  
Op 12/18  
C75 &  
C76 9/22

Type of Residential Development	District: Everywhere except 'development areas' and exceptions	Development areas: Richmond South, Richmond West, Richmond East, Brightwater, Wakefield, Motueka West, and Mapua Development Areas, Mapua Special Development Area and Motueka West Compact Density Area	Richmond Intensive Development Area
<b>Standard</b> - Average density - 3 or 4 bedroom house (220 m <sup>2</sup> ) on a 350m <sup>2</sup> - 600m <sup>2</sup> site.	✓	✓	✓
<b>Comprehensive</b> - Three or more dwellings on a site - Building coverage – 40% - Minimum site size = 280m <sup>2</sup> in Richmond and Motueka and 350m <sup>2</sup> elsewhere	✓	X Except for Richmond East below Hill Street and Mapua Development Area where allowed	X
<b>Compact</b> - One or more dwellings on a site - All consents (subdivision, and building) applied for together - No minimum lot size	X	✓ Except for Richmond East; Motueka West Development Area outside of the Motueka <u>West Compact Density Residential</u> Areas; and Mapua Development Area outside of the Mapua Special Development Area	X
<b>Intensive</b> - One or more dwellings on a site - Minimum lot size 200m <sup>2</sup>	X	X	✓

[unchanged or irrelevant text omitted]

## 6.9 MOTUEKA

### 6.9.1 Issues

[unchanged or irrelevant text omitted]

6.9.1.9 Potential for contamination of the Motueka groundwater resource from poorly sited or managed urban land uses.

6.9.1.10 Potential adverse traffic and safety effects of the Motueka West Development Area on the SH60 (High Street) / Whakarewa Street / Woodland Avenue intersection and wider effects across the transport network.

### **6.9.3 Policies**

6.9.3.1 To provide opportunities for consolidated urban growth away from areas of versatile and productive land, where practicable.

6.9.3.2 To provide for the extension of residential development east of Woodlands Avenue, south of Fearon Street, south of Parker Street on both sides of Wilkie Street and north of Courtney Street East, subject to minimum floor height requirements and adequate stormwater disposal.

6.9.3.3 To enable further residential development west of Grey Street and south of Whakarewa Street with opportunities for a higher density of development on sites within walking distance of the Motueka town centre and within the Motueka West Compact Density Residential Areas. C43 4/13  
Op 1/15

6.9.3.3A To require medium density development in the Motueka West Compact Density Residential Areas to achieve a high standard of residential amenity through design in accordance with the Urban Design Guide (Part 11, Appendix 2).

6.9.3.4 To encourage larger allotments with appropriate frontage and depth requirements fronting Thorp Street and Motueka Quay to assist in maintaining the semi-rural amenity of the area.

6.9.3.5 To provide for future residential zoning in parts of the Thorp Street Rural Residential Zone, subject to an overall stormwater and drainage plan that takes account of potential sea-level rise.

6.9.3.6 To avoid further commercial ribbon development on High Street, development opportunities are provided in depth in Tudor Street, Wallace Street and Greenwood Street, and in a large format retail precinct north of King Edward Street. C43 4/13  
Op 1/15

6.9.3.7 To ensure rear servicing access and off-street parking are provided to enhance the development of the central section of High Street as a shopping street of high pedestrian amenity.

6.9.3.8 To locate appropriately zoned land for a wide range of industrial activities within a business park between Queen Victoria Street and King Edward Street and provide a green buffer to minimise adverse effects on neighbours. C43 4/13  
Op 1/15

6.9.3.9 To avoid the adverse effects of industrial and commercial activities on the Riwaka/Motueka groundwater resource.

6.9.3.10 To allow for the development and the extension of the marae as a focal point for the tangata whenua of the district. C43 4/13  
Op 1/15

6.9.3.11 To provide for a range of activities in marae areas, while ensuring that activities do not adversely affect and are not adversely affected by adjoining activities.

6.9.3.12 To control land use in areas subject to risk of flooding.

6.9.3.13 To direct new areas for residential development away from Motueka Aerodrome.

6.9.3.14 To ensure the Motueka Aerodrome retains airspace free of obstacles in the vicinity of the runway so that aircraft can manoeuvre safely at low altitude. C43 4/13  
Op 1/15

- 6.9.3.15** To protect a future road alignment as indicated on Zone Map 119 for an access road between Courtney Street and King Edward Street that will: C43 4/13  
Op 1/15
- (a) primarily have a property access function; and
  - (b) incorporate traffic calming and control devices and signage to discourage the use of the road by traffic generated from non-residential activities; and
  - (c) not be formed to complete the link until the King Edward Street/High Street intersection has been upgraded.

6.9.3.16 To manage any potential capacity and safety effects of the Motueka West Development Area on the SH60 (High Street) / Whakarewa Street / Woodland Avenue intersection, and wider effects across the transport network.

## 6.9.20 Methods of Implementation

### 6.9.20.1 Regulatory

- (a) Rules relating to:
  - (i) flood hazard special area and minimum floor height of buildings (under the Building Act);
  - (ii) hazardous substances;
  - (iii) obstacle limitation surfaces in proximity to Motueka aerodrome. C43 4/13  
Op 1/15
- (b) Zoning for marae and associated activities (Papakainga Zone).
- (c) Zoning for Rural Residential land at Thorp Street and on the foothills.
- (d) Industrial zoning extension – King Edward Street and Queen Victoria Street. C43 4/13  
Op 1/15
- (e) Residential zoning extensions – away from aerodrome.
- (f) Provision of compact density residential areas in Motueka West Compact Density Residential Areas.
- ~~(g)~~ (g) Commercial zoning – containment High Street.

### 6.9.20.2 Monitoring

- (a) Monitoring of discharges and water permits.
- (b) Monitoring of groundwater quality.

### 6.9.20.3 Works and Services

- (a) Acquisition of land for service lanes and car parking.

### 6.9.20.4 Traffic

An Integrated Transport Assessment to understand, assess and mitigate the potential traffic and safety effects of the proposed development as a whole (not of individual stages) on the SH60 (High Street) / Whakarewa Street / Woodland Avenue intersection and wider transport network is to be prepared by a transport planner, transport engineer or other suitably qualified professional. The Integrated Transport Assessment should include a staging plan and/or trigger points for any proposed mitigation.

### 6.9.30 Principal Reasons and Explanation

A number of factors have influenced Motueka's development. Most of the urban area of Motueka apart from the Thorp Street area is located on fertile Riwaka silt and sandy loam which supports intensive horticulture that contributes to the economic and social well-being of the District. Its use for urban and rural residential purposes will be discouraged where there are other options. Land for rural residential purposes has been zoned at Pangatotara and Thorp Street. A significant proportion of the land in the town is in leasehold tenure but recent progress has been made in freeholding residential land.

Urban expansion is provided for within the Motueka West Development Area to the west of High Street. Identified areas of higher density residential development are provided for within the Motueka West Compact Density Residential Areas to the east of Kerei Street and south of Whakawera Street. These areas provide for compact density development to accommodate a range of housing choice to meet the current and future needs of the community.

Non-notification (both public (s95A) and limited (s95B)) of Compact Density Development within the Motueka West Compact Density Residential Area south of Whakarewa Street applies to Restricted Discretionary Activity applications for subdivision and Controlled Activity applications for land use. This responds to the objectives and policies in the Tasman Resource Management Plan which:

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

The non-notification provision is used for Compact Density Development in the Motueka West Compact Density Residential Area south of Whakarewa Street because the structure of Compact Density Development rule 17.1.3.3 g) means that Compact Density Development along the external boundaries of the development 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.

Motueka is a relatively low-lying area. Parts of the town have problems with the disposal of stormwater owing to inadequacies in the existing drainage systems. These factors have made it difficult to provide for future growth of the urban area in the most desirable manner, that is: avoiding land with high quality and versatility for farming, and keeping a compact urban area. Historic ribbon development of housing along arterial routes has further distorted a desirable compact urban area. However, major improvements undertaken in the Lower Thorp Drain area have eased drainage constraints somewhat and are allowing development of residential land east of Woodlands Avenue, and alleviating other flooding problems affecting parts of the Thorp Drain catchment.

Residential zoning on the east side of Thorp Street has been reconsidered but development will be deferred until an overall stormwater and drainage plan is approved by Council.

The Motueka aerodrome is a major transport asset in the Motueka area that contributes to the economic base of the region. It is also an educational and recreational facility. Detailed management of the aerodrome is provided through the Motueka Aerodrome Management Plan. To minimise conflict in areas close to the aerodrome there is some restriction on further residential development for noise and safety reasons. An obstacle limitation surface limits the height of trees and buildings in the vicinity of the aerodrome runway.

Additional land provision for industrial activities was not proceeded with in the last review of the Motueka Plan. Industrial development has been in scattered locations on the north and south sides of the town. The closure of some major industries previously used for primary produce processing has

resulted in some large industrial buildings and sites being occupied by many small-scale industries. Some expansion of the industrial area is proposed between Queen Victoria Street and King Edward Street.

Motueka's water supply comes from a large number of wells that tap the Motueka Gravel Aquifer beneath the town. It is intended to provide a fully reticulated water supply because the shallow parts of the aquifer are vulnerable to spillages and contamination from overlying land uses which can affect downstream wells. Two major greenway stormwater features will bisect Motueka West and provide new recreational opportunities for walking and cycling.

Improved amenities, parking and service lane provision is required to enhance the future development of the central commercial area. Some intersection improvements on High Street and new linkages from King Edward Street to Whakarewa Street and from Green Lane to High Street have been planned to relieve congestion on High Street and facilitate development at Motueka West.

Some additional land for commercial activities is likely to be required and the Tudor Street area is considered suitable because of its proximity to existing commercial activities and the possibility of providing more public car parking in this area. Further land for large format retailing of large and bulky goods has been made available to the north of the existing Industrial Zone in King Edward Street.

C43 4/13  
Op 1/15

Although the marae may be located on fertile land, the social advantages to the tangata whenua outweigh the need to protect a relatively small amount of fertile land.

While a range of activities and an extended land area is provided for in the Papakainga Zone, performance standards have been set to ensure that cross-boundary effects do not occur.

C43 4/13  
Op 1/15



# CHAPTER 16: GENERAL RULES

## 16.3 SUBDIVISION

### 16.3.3 Residential Zone

[unchanged or irrelevant text omitted]

#### 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, Brightwater, Wakefield, Mapua and Motueka

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  
C75 & C76 9/22

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

(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  
C75 & C76 9/22

- (a) The subject land comprises (either in one or more existing titles) at least 1500 square metres in the Richmond South, Richmond West, Brightwater, 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 to the west of Kerei Street the minimum allotment area is 270 square metres.

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

*Allotment Layout*

- (b) The design and layout of each allotment has been established by reference to the siting of the dwelling and any other building on the allotment, to be authorized by land use consent under rule 17.1.3.3. For the avoidance of doubt, this means that both land use and subdivision consents must be applied for and processed at the same time.

**Note:** Council will ensure that this standard can be complied with by requiring the lodgement of all land use consent applications at the same time as the subdivision consent application, under Section 91 of the Act.

*Allotment Frontage*

- (c) No fewer than 95 percent of all allotments have direct frontage to a public road or public reserve that is at least 10 metres. For the avoidance of doubt, this means that no more than 5 percent of allotments may be rear allotments without any road or reserve frontage.

(iii) **Allotment Access and Road Network**

- (a) All roads are constructed in accordance with the standards set out in section 18.8 (Road Area rules).

C69 6/19  
Op 6/20

- |      |   |                       |
|------|---|-----------------------|
| (b)  | Every road is through-connected, unless it is a cul-de-sac of 80 metres or less.  |                       |
| (c)  | Where any property adjoining the subdivision may require complying road access across the common boundary with the subdivision, roads are located so that no adjoining property is left without a complying road access.                  | C11 10/07<br>Op 10/10 |
| (d)  | Except for the indicative roads shown in the Richmond South and Richmond West development areas on the planning maps:   | C11 10/07<br>Op 10/10 |
| (i)  | no road in the Richmond South Development Area is designed to connect directly to Hart/Bateup roads, Wensley/Paton roads, Hill Street and State Highway 6; and  |                       |
| (ii) | no road in the Richmond West Development Area is designed to connect directly to State Highway 6, State Highway 60, Lower Queen Street and McShane Road.  |                       |
|      | <i>[Items (e) and (ea) are deleted]</i>   | C69 6/19<br>Op 6/20   |
| (f)  | The transport conditions in Schedule 16.3B are complied with.   |                       |
| (g)  | No allotment created after 28 July 2007 gains direct access from State Highway 6 in the Richmond South Development Area. Existing lawful access crossings may continue to be used.  | C11 10/07<br>Op 10/10 |
| (h)  | No allotment access is located within 30 metres of the intersection of Hart/Bateup and Wensley/Paton roads, or Hart/Bateup roads and Hill Street, as measured from the intersection of the extension of the road boundary tangent points. |                       |
| (i)  | No allotment created after 6 October 2007 gains direct access from State Highway 6 or Lower Queen Street in the Richmond West Development Area.   | C10 10/07<br>Op 3/14  |
| (j)  | No allotment gains direct access from State Highway 6 in the Brightwater Development Area. Existing lawful access crossing may continue to be used.   | C75 9/22              |

*[unchanged or irrelevant text omitted]*

**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:

*[unchanged or irrelevant text omitted]*

#### **Miscellaneous**

- (34) Any relevant matter in Schedule 16.3A.
- (35) Financial contributions.
- (36) All matters referred to in Section 220 of the Act.
- (37) Any matters relevant to the current Engineering Standard.
- (38) In the Motueka West Compact Density Residential Area south of Whakarewa Street the effects on sites of cultural significance to Māori.

### Non-Notification

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 Brightwater, ~~and~~ Wakefield Development Areas and Motueka West Compact Density Residential Area south of Whakarewa Street. 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).

C5 3/06  
Op 10/10

C75 &  
C76 9/22

*[unchanged or irrelevant text omitted]*

# CHAPTER 17: ZONE RULES

## 17.1 RESIDENTIAL ZONE RULES

*Refer to Policy sets 5.1, 5.2, 5.3, 6.2, 6.3, 11.1, 11.2, 13.1, 33.4.*

### 17.1.1 Scope of Section

This section deals with land uses in the Residential Zone. Subdivisions are dealt with in Chapter 16.3. Information required with resource consent applications is detailed in Chapter 19.

**Advice Note:** The Resource Management (National Environmental Standard for Freshwater) Regulations 2020 may apply to some activities, including farming activities and activities in or near wetlands and rivers. The National Environmental Standard may alter the activity status of an activity and impose additional standards, information requirements, matters for assessment and criteria. Please ensure you have met any requirements in the regulations in addition to those in this plan.

NES-FW (ca)  
12/20

### 17.1.2 Land Use

*[unchanged or irrelevant text omitted]*

#### 17.1.2.3 Controlled Activities (Papakainga Development)

C19 5/10  
Op 8/12

Papakainga development is a controlled activity, if it complies with the following conditions:

- (a) The land concerned is Māori customary land, Māori freehold land, or general land owned by Māori, as defined in Section 129 of Te Ture Whenua Māori Act 1993.
- (b) The land is vested in a Trust, constituted under Part 12 of Te Ture Whenua Māori Act 1993, whose authority is defined in a Trust Order or other empowering instrument which will ensure as far as practicable that:
  - (i) the land remains vested in the trustees or the incorporation without power of sale;
  - (ii) the possession and/or beneficial interest on the land is restricted to the beneficiaries of the Trust.

**A resource consent is required** and may include conditions on the following matters over which the Council has reserved control:

- (1) The number of residential units and other buildings.
- (2) The landscaping of the site.

- (3) Vehicle access, egress and parking.
- (4) The proximity of buildings to the boundaries.
- (5) The external design and appearance of buildings visible from any public place.
- (6) Design and siting of buildings and activities with respect to generation of noise and light spill.
- (7) Drainage.
- (8) Bonds or covenants to restrict ownership and sale of land.
- (9) Whether the resource consent attaches to the land, excluding any subsequent owners in terms of section 134 of the Act.

#### **17.1.2.3A Controlled Activities (Papakainga Development) - Specified Location: Motueka West Compact Density Residential Area**

Papakainga development is a controlled activity in the Motueka West Compact Density Residential Area south of Whakarewa Street, if it complies with the following condition:

- (a) The land concerned is Māori customary land, Māori freehold land, or general land owned by Māori, as defined in Section 129 of Te Ture Whenua Māori Act 1993.

**A resource consent is required** and may include conditions on the following matters over which the Council has reserved control:

- (1) Matters of control (1) to (7) of rule 17.1.2.3

*[unchanged or irrelevant text omitted]*

#### **17.1.3 Building Construction or Alteration**

*[unchanged or irrelevant text omitted]*

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

C66 10/17  
Op 12/18

Where a resource consent application for compact density development subdivision 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 and Mapua Special development areas and the Motueka West Compact Density Residential Area, as shown on the planning maps, has been lodged concurrently, the construction or alteration of a building on a site within that proposed subdivision is a controlled activity, if it complies with the following conditions:

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)  
C75 9/22

#### Multiple Consents

- (a) All buildings are **or will be** located within a site 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 developments both the land use and subdivision consents are lodged with Council at the same time and assessed together.

#### Dwellings on a Site

- (b) More than one dwelling may be constructed on any site.

C5 3/06  
Op 10/10

#### Site Coverage

- (c) Maximum site coverage is 70 percent.

C59 11/15  
Op 3/16

#### Building Coverage

- (ca) Maximum building coverage is 50 percent.

#### Stormwater – Richmond South and West Development Areas

- (d) The stormwater generated from an individual site or development approved as part of any subdivision after 11 March 2006 in the Richmond South Development Area and 6 October 2007 in the Richmond West Development Area must comply with condition 16.3.3.1(mc).

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

#### Reverse Sensitivity

- (n) For Compact Density Development in the Brightwater Development Area, the activity must comply with rule 17.1.3.1(zd) *Reverse Sensitivity*.

C75 9/22

#### Internal Boundaries

- (e) Notwithstanding condition 17.1.3.3(g), all buildings are set back at least 2 metres from the road boundary, and no more than 5 metres, except that:
- (i) all garages and carports are set back at least 5.5 metres from road boundaries if the vehicle entrance of the garage or carport faces the road;
  - (ii) there is no side boundary setback where there is vehicular access to the rear of the site from a legal road or approved access;
  - (iii) where there is no vehicular access to the rear of the site, a side boundary setback of at least 1.5 metres on at least one side is provided, enabling access to the rear of the site;
  - (iv) there is at least a 5-metre setback from the rear boundary;
  - (v) a minimum of 4.5 metres applies in the Mapua Special Development Area with an intrusion no more than 1.5 metres deep and 3 metres wide for an entry feature or bay window.

C73  
(D 9/22)

C22 2/11  
Op 1/15

## Building Envelope

- (f) All buildings comply with the following requirements:
- (i) There is no road boundary building envelope requirement. C73  
(D 9/22)
  - (ii) All buildings are wholly within an envelope created by taking a vertical line from the boundary 6 metres above ground level and then at an angle of 45 degrees inwards from that point. This applies for no more than 50 percent of the total boundary length.
  - (iii) For the balance 50 percent of the total boundary length, the envelope is taken from a point 3 metres vertical above the boundary and then at an angle 45 degrees inwards from that point.

## External Boundaries

- (g) All buildings at the boundary of every allotment comply with building envelope and setback rules of permitted activity conditions 17.1.3.1(m) – (o) and 17.1.3.1(q) – (v), under the following conditions:
- (i) where the land adjoining the boundary is not part of the subdivision; or
  - (ii) where the land adjoining the boundary is not being developed as a compact density development.

For the avoidance of doubt, this means that every boundary of the compact density subdivision complies with permitted activity conditions relating to bulk and location where it adjoins land that is either not part of the subdivision or is being developed to a permitted activity standard within the same subdivision proposal.

**Note:** The separation between developments of different densities may be achieved by using roads or reserves. This creates a clear delineation without losing amenity values or the inefficient use of land resources.

## Fences

- (ga) Any fence, wall or screen erected in the front yard is no more than 0.8 metres in height. C43 4/13  
Op 1/15

## Outdoor Living Space

- (h) Each dwelling complies with the following requirements:

UNITS AT GROUND FLOOR	UNITS ABOVE GROUND FLOOR	
<p><u>In the Richmond South, Richmond West, Brightwater and Wakefield development areas and the Motueka West Compact Density Residential Area</u> At least 20 square metres <del>(except at Mapua and Motueka 30 square metres)</del> of contiguous private outdoor space which is capable of containing a 4-metre diameter circle within its shape.</p> <p><u>In the Mapua Development Area and remainder of the Motueka West Development Area at least 30 square metres of contiguous private outdoor space which is capable of containing a 4-metre diameter circle within its shape.</u></p>	<p>(i) At least 7 square metres of balcony with a minimum depth of 1.5 metres, with at least a 1 metre wide roof or overhang (including balcony above).</p> <p>(ii) Any balcony, including a roof top balcony, is no closer than 4 metres from an internal or side boundary.</p>	<p>C22 2/11 &amp; C43 4/13 Op 1/15</p> <p>C66 10/17 Op 12/18</p>

- (i) Outdoor living spaces are readily accessible or contiguous from a living area of the dwelling. C5 3/06  
Op 10/10
- (j) Outdoor living spaces are not obstructed by buildings, vehicular access, manoeuvring or parking areas, from the ground level upwards.
- (k) Outdoor living spaces are not located on the southern or eastern side of the dwelling.
- (l) Outdoor living spaces are designed in accordance with the Urban Design Guide (Part II, Appendix 2). C22 2/11  
Op 1/15

**Stormwater**

C7 7/07  
Op 10/10

- (m) (i) EITHER
  - All stormwater from buildings and impervious surfaces 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
- (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.

**A resource consent is required** and may include conditions on the following matters over which the Council has reserved its control:

C5 3/06  
Op 10/10

- (1) Consistency with the Urban Design Guide (Part II, Appendix 2) on the following matters:

C10 10/07  
Op 3/14

C22 2/11  
Op 1/15



	Allotment layout Dwelling size Street network Garaging and car parking On-site amenity Frontages Public open space	
(2)	Roading, traffic, vehicle access, parking, cycleways and walkways.	C5 3/06 Op 10/10
(3)	Amenity effects arising from land development/modification.	
(4)	Provision of services.	
(5)	Financial contributions.	
(6)	Effective stormwater management including the use of Low Impact Design solutions.	C7 7/07 Op 10/10
(7)	Earthworks.	C5 3/06 Op 10/10
(8)	Landscaping.	
(9)	Vegetation removal, modification and/or planting.	
(10)	Natural hazards.	
(11)	Open space.	
(12)	For the Brightwater Development Area, management of reverse sensitivity effects on the state highway.	C75 & C76 9/22
(13)	<u>In the Motueka West Compact Density Residential Area south of Whakarewa Street the effects on sites of cultural significance to Māori.</u>	

**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 Brightwater and Wakefield Development Areas and the Motueka West Compact Density Residential Area south of Whakarewa Street.

*[unchanged or irrelevant text omitted]*

<b>17.1.3.4B Restricted Discretionary Activities (Building Construction or Alteration – Specified Locations: Development Areas – Standard Density and Compact Development)</b>	C66 10/17 Op 12/18
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*[unchanged or irrelevant text omitted]*

## Miscellaneous

- (12) The duration of the consent (Section 123 of the Act) and the timing of reviews of conditions and purpose of reviews (Section 128).
- (13) Financial contributions, bonds and covenants in respect of the performance of conditions, and administrative charges (Section 108).
- (13) In the Motueka West Compact Density Residential Area south of Whakarewa Street the effects on sites of cultural significance to Māori.

*[unchanged or irrelevant text omitted]*

## 17.1.20 Principal Reasons for Rules

*[unchanged or irrelevant text omitted]*

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

C5 3/06  
Op 10/10  
C22 2/11  
Op 1/15  
C43 4/13  
Op 1/15  
C75 &  
C76 9/22

The Residential Zone forms part of the Richmond South, Richmond West, Brightwater, 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, Brightwater, Wakefield, Motueka West, Mapua and Mapua Special development areas is subject to the requirements of the Urban Design Guide (Part II, Appendix 2). In the Brightwater and Wakefield Development Area, development is to take into account the management of noise received from the state highway.

Non-notification (both public (s95A) and limited (s95B)) of Compact Density Development within the Brightwater Development Area applies and Motueka West Compact Density Residential Area south of Whakarewa Street for Restricted Discretionary Activity applications for subdivision and Controlled Activity applications for land use. This responds to the objectives and policies in the TRMP 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 Brightwater, and Wakefield Development Area and Motueka West Compact Density Residential Area south of Whakarewa Street 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]*

