

595 **Change 43: Residential Development - Standard and Medium Density**■ **SUBMISSIONS DEALT WITH IN THIS REPORT**

Consideration Order : 12

<b>C43.1782.7</b>	<b>Wakatu Incorporation</b>	<b>6.9.3.2A</b>	Retain policy 6.9.3.2A.
<b>C43.1782.8</b>	<b>Wakatu Incorporation</b>	<b>ZM 116</b>	Provide more compact density residential by either extending Compact Density Residential Area to the following areas: <ul style="list-style-type: none"> <li>• Deferred Residential Zone (DRZ) south of Whakarewa Street</li> <li>• DRZ between Wakatu's Grey St consented subdivision and Pah St</li> </ul> Or Allowing higher density residential development on all land zoned Deferred Residential in Plan Change 43.
<b>C43.1782.9</b>	<b>Wakatu Incorporation</b>	<b>17.1</b>	To reduce rule complexity, provide the Residential Zone rules and standards for Motueka West separately.
<b>C43.1782.12</b>	<b>Wakatu Incorporation</b>	<b>16.3.3.1(o)(i)(a)</b>	Amend the minimum net area for Residential Zone allotments in Motueka West to "at least 320 sqm".
<b>C43.1782.13</b>	<b>Wakatu Incorporation</b>	<b>16.3.3.1(o)(i)(b)</b>	Amend the minimum average net area for all Residential Zone allotments in Motueka West to 475 sqm.
<b>C43.1782.14</b>	<b>Wakatu Incorporation</b>	<b>16.3.3.2</b>	Amend restricted discretionary residential subdivision rule by replacing "Motueka West Compact Density Area" with "Motueka West" and any consequential amendments.
<b>C43.1782.15</b>	<b>Wakatu Incorporation</b>	<b>16.3.3.3</b>	Amend discretionary residential subdivision rule by replacing "Motueka West Compact Density Area" with "Motueka West" and any consequential amendments.
<b>C43.3775.2</b>	<b>Frater, Terry J &amp; Shirley M</b>	<b>ZM 116</b>	Allocate more land for Residential zoning between High St, Whakarewa St, Courtney St and Queen Victoria St.
<b>Oppose</b>		<b>FC43.1782.12</b>	

■ **ASSESSMENT**

## 1.0 INTRODUCTION

- 1.1 Plan Change 43 provides for a substantial area of land (40.7 ha) to be rezoned as Rural 1 Deferred Residential Zone. The land is located in a band around the current urban boundary. The band can be divided into four main blocks:
- West of Grey Street to Queen Victoria Street between Pah Street and Whakarewa Street (11.2 ha) - this block abuts 1.9 ha of Compact Density Residential Area at its eastern end
  - West of Grey Street between Green Lane and Whakarewa Street
  - South of Whakarewa Street between Grey Street and High Street
  - North of King Edward Street to the Open Space Zone (6.23 ha)
- 1.2 The Residential Zone subdivision rules which will apply when the deferrals are lifted at Motueka West Development Area are provided in Chapter 16.3.3 of the TRMP. The minimum area for subdivision is 350 square metres with an average net lot size of 550 square metres (rule 16.3.3.1 (o)). Multiple dwellings on one site are provided for as a comprehensive residential development – and require resource consent for a discretionary activity (rule 16.3.3.3).
- 1.3 Land demand modelling for the Council's Long Term Plan suggests that at least 40 ha will be required for residential development in Motueka in the period 2012-2022.
- 1.4 The Compact Density Residential Area in Plan Change 43 has already been the subject of a resource consent for 100 + higher density residential lots which was approved in 2013 (RM110351). Earthworks are underway at present on this site.
- 1.5 Consultation in the early stages of the Plan Change development revealed demand for a variety of housing types, including affordable housing in Motueka. There is already a TRMP policy of providing opportunities for a range of housing opportunities to meet the different socio economic needs of the community (policy 6.9.1.1). A new policy on higher density residential development introduced in Plan Change 43 is Policy 6.9.2.3A:

“To enable further residential development west of Grey Street and south of Whakarewa Street with opportunities for a high density of development on sites within walking distance of the Motueka town centre”.

1.6 Walking distance of the town centre is generally regarded as within 400 metres.

## 2.0 SUBMISSIONS

2.1 There are eight submissions on the Residential zone provisions. These are summarised below:

- Retain Policy 6.9.3.2A
- Provide more compact density residential by either extending Compact Density Residential Area to the following areas – Deferred Residential Zone south of Whakarewa Street or Deferred Residential Zone between the Wakatu Grey Street consented subdivision and Pah Street, or allow higher density residential development on all land zoned Deferred Residential in Plan Change 43.
- Reduce rule complexity by providing the Residential Zone rules and standards for Motueka West separately
- Reduce the minimum net area of residential lots in Motueka West to 320 square metres
- Reduce the minimum average net area of residential lots in Motueka West to 475 square metres
- In restricted discretionary subdivision rule 16 3.3.2, change reference to “Motueka West Compact Density Area” to “Motueka West”
- In discretionary subdivision rule 16 3.3.3, change reference to “Motueka West Compact Density Area” to “Motueka West”
- Allocate more land for residential zoning between High Street, Whakarewa Street, Courtney Street and Queen Victoria Street.

## 3.0 RESIDENTIAL POLICY FRAMEWORK

3.1 The policy framework for residential development in Motueka is given in TRMP policies 6.9.3.2 to 6.9.3.4. With respect to higher density residential development, Plan Change 43 introduces a new policy 6.9.3.2A to provide guidance on where higher density residential development is appropriate – that is within walking distance of the Motueka town centre.

3.2 Submission 1782.7 supports the retention of Policy 6.9.3.2A but seeks provision of an extended Compact Density Residential Area either:

- West of the existing CDRA or
- South of Whakarewa Street or
- Allowing it on all the land zoned Deferred Residential in Plan Change 43

3.3 The Plan Change encourages intensification through development/redevelopment close to the town centre. Being within walking distance of the town centre is the key criterion in the policy for assessing suitability of sites for higher density residential development in Motueka. Some of the sites suggested by the submitter as suitable for CRDA are not within walking distance (400 metres) of the town centre and are therefore not recommended in this report. For example, the area west of the Grey Street CRDA and the area between Grey Street/Green Lane and Whakarewa Street.

3.4 One area which is within 400 metres of the town centre is the former Tourist Services Zone south of Coppins Place. Comprehensive Residential Development or CRDA here would be appropriate. The Council could encourage higher density residential development in this area by referring to it specifically in Chapter 6.9 and/or it could vary the TRMP to include it as a further CRDA. These types of action by Council were also discussed in the Richmond Urban Density Study 2012 which considered higher density residential options in Richmond.

## 4.0 RULE COMPLEXITY

4.1 Submission 1782.9 has asked for a separate set of rules for Motueka West because the current rules cover several different development areas. It is acknowledged that grouping the development areas as well as boxing of rules that are subject to Plan change has made the TRMP difficult to read in some sections. However having separate sets of rules for different geographical areas would make the TRMP unnecessarily repetitive and bulky. It is not recommended.

## 5.0 RESIDENTIAL LOT SIZE – MINIMUM AND AVERAGE

5.1 The current minimum lot size in Motueka Residential Zone is 350 sq metres which is the same figure that applies in Richmond (refer to rule 16.3.3.1(o)(i)(a)). Submitter 1782.12 seeks that the minimum lot size is reduced to 320 sq metres in Motueka. In the TRMP provisions for compact residential development, there is no minimum lot size other than at Mapua Special Development Area where there is a minimum lot size of 270 sq metres. The submitter's proposal would add yet another figure without any specific justification other than that resource consent RM 110351 in the Motueka West Compact Density Residential Area had 30 per cent of its lots at 320sq metres size.

5.2 The minimum average net area for allotments in subdivisions in the Richmond South, Richmond West, Motueka West and Mapua Development Areas is 550 square metres (refer to rule 16.3.3.1(o)(i)(b)). Submitter 1782.13 seeks that the minimum average net area for all lots is reduced to 475 square metres. Outside the Motueka West Development Area the average net area for allotments in a subdivision in a residential zone is at least 500 sq

metres. It is recommended that the minimum average net area for all lots is reduced to the same figure.

5.3 Submitter 1782.14 and 1782.15 ask that the reference to “Motueka West Compact Density Residential Area” be changed to “Motueka West” in rule 16.3.3.2 (Restricted Discretionary Subdivision Residential Zone) and 16.3.3.3 (Discretionary Subdivision Residential Zone). The rules the submitter has asked to be changed are the Compact Density Residential Area provisions which the submitter is seeking to allow for over the whole of Motueka West. The policy 6.9.3.2A, which the submitter supported in its submission S1782.7, is to have opportunities for a high density of development on sites within walking distance of the Motueka town centre”. The alterations the submitter has suggested will not align well with this policy as some parts of the new Residential zones are not within walking distance of the Motueka town centre.

6.0 ALLOCATION OF MORE RESIDENTIAL LAND FOR SECTIONS

- 6.1 Submitter 3775.2 is concerned that the amount of land allocated to residential zoning is insufficient to house the number of workers who will be attracted to the new industrial subdivisions in the Motueka West area. It is agreed with the submitter that it is important for workers and families to have easy access to the schools, preschools and the town centre without having to cross the busy main highway (High Street) and Plan Change 43 should facilitate this pattern of development.
- 6.2 The amount of land allocated as Deferred Residential zoning between Pah Street and King Edward Street is 40.7 ha and between King Edward Street and Courtney Street is 13.5 ha.
- 6.3 The area where submitters 3775 live is recommended to be retained in Residential zoning rather than changed (as proposed in Plan Change 43) to Deferred Light Industrial zoning.
- 6.4 Part of the rationale for the industrial zoning location in the block between Whakarewa Street and King Edward Street is to provide industrial opportunities in an area where the activities can also function as a buffer to the aerodrome activities without causing negative effects on the operation of the aerodrome.

■ **RECOMMENDATIONS AND REASONS**

**Recommendation 595.1**

**C43.1782.7                      Wakatu Incorporation    Allow**

**Plan Amendments**

Topic : 6.9.3.2A  
Retain policy 6.9.3.2A.

**Reasons**

- 1. Policy 6.9.3.2A provides guidance on the appropriate location for higher density residential development in Motueka.
- 2. Residential development on smaller sections will benefit from a close proximity to the amenities of the Motueka town centre. Some vehicle trips will be able to be substituted with walking trips if the location is sufficiently close to the town centre.

**Recommendation 595.2**

**C43.1782.8                      Wakatu Incorporation    Allow In Part**

**Plan Amendments**

Topic : 16.3.3.3  
Insert in matter (14) after the words “pedestrian environments”:  
“with easy access to the town centre”.

Topic : 16.3.20  
Insert a new sentence to the first paragraph (after the third sentence) on Motueka West Development Area as follows:  
“Favourable consideration will be given to higher density residential proposals located within walking distance (400 metres) of the town centre”.

Topic : ZM 116  
Provide more Compact Density Residential Area in the area south of Whakarewa Street – in the ex Tourist Services Zone

**Other Action**

Change the TRMP to include the ex Tourist Services Zone as Compact Density Residential Area.

**Reasons**

- 1. Of all the areas suggested by the submitter as suitable for higher density residential development only the area south of

Whakarewa Street meets the criterion required by Policy 6.9.3.2A.

2. The Policy 6.9.3.2A, which the submitter seeks to retain, only supports higher density residential development where the land is within walking distance of the Motueka town centre.

### **Recommendation 595.3**

**C43.1782.9          Wakatu Incorporation          Disallow**

#### **Plan Amendments**

*Topic : 17.1*

No Plan amendments to write separate rules for Motueka West to reduce rule complexity.

#### **Reasons**

It is not appropriate to provide separate rules and standards for Motueka West Residential Zone in the Tasman Resource Management Plan as there are insufficient locational and functional differences to justify separate rules.

### **Recommendation 595.4**

**C43.1782.12          Wakatu Incorporation          Disallow**

**C43.1782.13          Wakatu Incorporation          Allow In Part**

#### **Plan Amendments**

*Topic : 16.3.3.1*

1. No Plan amendments to condition 16.3.3.1(o)(i)(a) to reduce the minimum net area of 350 sq metres for Residential Zone allotments at Motueka West.
2. In condition 16.3.3.1(o)(i)(b), amend the minimum average net area for all Residential Zone allotments in Motueka West to 500 sq metres.

#### **Reasons**

1. There is no sound resource management reason to reduce the minimum residential lot size in Motueka West to 320 square metres so it is lower than the 350 square metres that applies in the remainder of the Motueka and Richmond Residential Zones.
2. The Compact Density Residential Area provides appropriately for smaller lots to 270 square metres minimum area. A new policy has been added to provide guidance as to the appropriate location for such development in Motueka.
3. The average minimum area of all lots in a residential subdivision has been altered so it is the same as the residential rules that apply elsewhere in Motueka.

### **Recommendation 595.5**

**C43.1782.14          Wakatu Incorporation          Disallow**

#### **Plan Amendments**

*Topic : 16.3.3.2*

No Plan amendments to replace "Motueka West Compact Density Residential Area" with "Motueka West".

#### **Reasons**

1. To change the restricted discretionary rule as suggested by the submitter would imply that the entire Motueka West Residential Zone is suitable for compact density residential development.
2. The policy for compact density residential development in Motueka is to have it located within walking distance of the town centre so, for this reason, some parts of Motueka West are less suitable for very small lots.

### **Recommendation 595.6**

**C43.1782.15          Wakatu Incorporation          Disallow**

#### **Plan Amendments**

*Topic : 16.3.3.3*

No Plan amendments to replace "Motueka West Compact Density Residential Area" with "Motueka West"

#### **Reasons**

1. To change the discretionary rule as suggested by the submitter would imply that the entire Motueka West Residential Zone is suitable for subdivision to a minimum lot area of 270sq metres.

2. The policy for compact density residential development in Motueka is to have it located within walking distance of the town centre so, for this reason, some parts of Motueka West are less suitable for very small lots.

**Recommendation 595.7**

C43.3775.2

Frater, Terry J & Shirley M

Allow In Part

Disallow

FC43.1782.12

**Plan Amendments**

Topic : ZM 118

Retain Residential Zone on 128 – 142 King Edward Street

**Reasons**

1. The Council has provided 40.7 ha of land for future Residential zoning between Pah Street and King Edward Street. In addition there is another 13.5 ha of land for future residential zoning between King Edward Street and Courtney Street and 1.9 ha in the Comprehensive Density Residential Area.
2. Parts of the land in the block Whakarewa Street to King Edward Street are located close to the aerodrome runway and could be regarded as unsuitable for noise sensitive residential activities.