

RULES FOR INTENSIVE SUBDIVISION OR BUILDING CONSTRUCTION

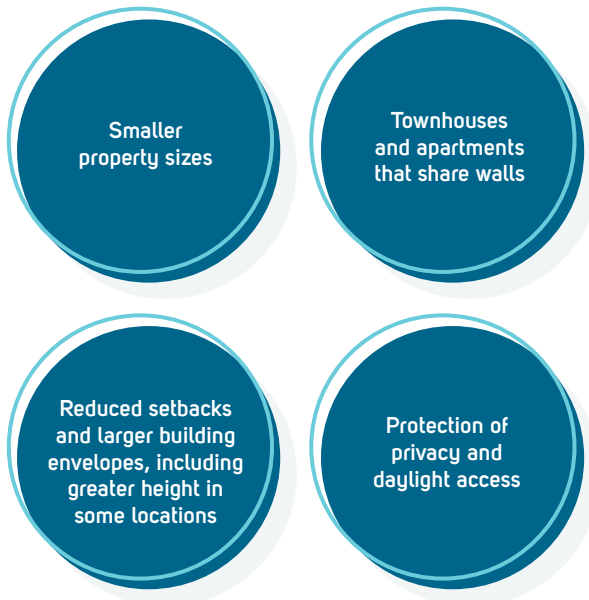
RICHMOND INTENSIVE DEVELOPMENT AREA (RIDA)

Tasman Resource Management Plan (TRMP) Summary Guide No. 4A



This Guide provides a summary of Tasman Resource Management Plan (TRMP) rules for subdivision and building construction in the Richmond Intensive Development Area (or “the RIDA”). It also provides information about the stormwater discharge rules and how to comply with them.

The RIDA is an area of central Richmond where housing intensification is encouraged (see map on next page). From 2018 a new set of rules allows for both subdivision and new building styles to achieve greater housing density in Richmond. The new rules encourage:



The new rules also reduce cost, uncertainty and risk for people interested in pursuing more intensive building projects. This is achieved by:

- No need to involve the neighbours, providing the basic rules are met.
- Subdivision applications are “controlled activities” meaning that they must be granted if a complying building envelope is shown and key standards are met.
- Land use applications (to build) are “restricted discretionary activities”.
- Subdivision and land use consent applications don’t have to be submitted together.
- Stormwater discharges as a “permitted activity” provided that detention is provided and secondary flow paths are protected.

The rules have been written to be flexible. In most cases an applicant should be able to meet the rules and be able to enjoy the benefits of reduced costs and greater certainty.

Please be aware that a proposed development will also be subject to additional rules (such as access formation) not covered in this guide. In addition to the TRMP rules, building consent will also be required.

A LITTLE ABOUT INTENSIFICATION

Intensification has significant benefits including building a strong community, making public transport options viable, and limiting the spread of housing onto productive land. Intensification is not just regular housing, smooshed closer together. Good design is important, and reserves and green space are important. Tasman District Council supports well-designed intensification.





1. SUBDIVISION IN THE RIDA

The term “subdivision” includes creating new allotments as well as relocating or adjusting property boundaries.

Subdivision in the RIDA must be allowed by the Council if it meets the following criteria:¹

- a. Each allotment created by subdivision has a minimum net area² of 200 square metres.
- b. No new allotment or new road has direct access onto Salisbury Road, Wensley Road, Oxford Street, Gladstone Road or Queen Street.
- c. Any indicative reserve areas are vested with the Council.
- d. If any new roads are to be constructed they must:
 - » Comply with Council conditions and standards (refer to the Nelson Tasman Land Development Manual and Schedule 16.3B in the TRMP).
 - » Be through-connected or else be a cul-de-sac of 80 metres or less.
 - » Enable any adjoining property to have access over the boundary onto the road so that no adjoining property is left without a complying road access.
 - » See b. above.
- e. Relevant services are provided.
- f. Where a new allotment contains an existing building, the boundaries of the allotment are drawn so that the building complies with the building envelope rule.

- g. The land does not include any heritage site or protected tree identified in the TRMP.
- h. Any cultural heritage sites are appropriately considered.
- i. Stormwater is discharged in a way that is consistent with the relevant rule (see page 9 onwards for more information).

Each application must be accompanied by a complying building envelope plan showing a building location area and compliance with the conditions contained in rule 17.1.3.4C which relate to building and site coverage, building setbacks from boundaries, building envelope, outdoor living space etc.

If a proposed subdivision is able to meet the above criteria and is confirmed as a “controlled activity” then it will be processed “non-notified” by the Council, so no approvals are needed from neighbours.

If the stormwater requirements (point “i” above) cannot be met (but all other conditions above can be met) then Rule 16.3.3.2B will apply. This rule will make the application a restricted discretionary activity, meaning that consent can be approved or declined, but there are only a set number of matters that can be considered. An application under this rule would not be publicly notified but could be limited notified if there are neighbours who are adversely affected.

Overall, there is a clear policy intention to support intensification in the RIDA. This intent will be taken into account by Council in its decision-making.

1. This list of criteria is simplified and is derived from TRMP rule 16.3.3.1A. There are a number of other requirements that may relate to specific sites or circumstances, which aren't in this Guide. Please seek advice from the Council or a planning professional to confirm compliance.

2. Net area is the total area of the site, excluding any area of the site that is subject to a right-of-way that is in favour of another site, and excluding the leg-in strip for any rear site.



2. BUILDING IN THE RIDA – INTENSIVE DEVELOPMENT

The RIDA rules provide the flexibility to support intensive development. Dwellings may be connected by common walls, and restrictions on the size and location of buildings are relaxed. There are also limits on public notification so complying developments won't need public or neighbours' involvement.

Construction or alteration of one or more dwellings on a site in the RIDA can be a restricted discretionary activity provided it meets the following requirements³:

- a. Buildings do not exceed 7.5 metres above existing ground level.
- b. The maximum site coverage⁴ is 70 percent.
- c. The maximum building coverage⁵ on a site is 50 percent.
- d. Any fence, wall or screen erected in the front yard is no more than 0.8 metres in height.
- e. For ground floor units, at least 20 square metres of private outdoor space is available.
- f. For first floor units, at least 7 square metres of balcony, which is at least 4 metres from an internal boundary, is provided.
- g. Outdoor living spaces are accessible, well designed, and not on the southern or eastern side of the dwelling.

- h. The maximum length of any exterior first-storey wall is 12 metres before a 3 metre wide and 3 metre deep recess in the wall is required. The recess must also have non-continuous eaves.
- i. There is at least a 3 metre separation between any residential buildings, whether on the subject site or on a neighbouring site, except that no separation is required when there is a common wall.
- j. The following boundary setbacks are met:
 - » For any front (road) boundary, all buildings are set back at least 2 metres, but no more than 5 metres. Except that all garages and carports, if they face the road, are set back at least 5.5 metres.
 - » There is at least a 4-metre setback from one side or rear boundary. (This gap can be formed as an access way.)
 - » Where there is no vehicular access to the rear of the site, a side boundary setback of at least 1.5 metres must be provided to enable access.

This means that, as long as these requirements are met, there is flexibility to reduce boundary setbacks to zero in some circumstances.

However, for any side or rear boundaries where the neighbouring property has not been intensively developed and remains as a standard residential property, the standard setback applies. Typically this means a 1.5 metre setback on one boundary and 3 metres on the other boundaries. See TRMP Guide No. 4 or Rule 17.1.3.1 conditions (r) to (v).



3. This list of criteria is simplified and is derived from TRMP rule 17.1.3.4C. There are a number of other requirements that may relate to specific sites or circumstances, which aren't in this Guide. Please seek advice from the Council or a planning professional to confirm compliance.

4. Site coverage means the proportion of a site that is covered by buildings, decks and paving, including concrete, asphalt, brick, stone and precast concrete slabs.

5. Building coverage means the proportion of a site which is covered by buildings or parts of buildings. Building coverage excludes eaves, uncovered terraces, pergolas, walls and other similar structures.

k. The following building envelope requirements are met:

- » There is no front boundary envelope requirement.
- » For the most southern orientated side or rear boundary, the building does not protrude through a line that starts at a point 3 metres vertical above the boundary and then at an angle of 45 degrees inwards from that point along the entire boundary.
- » For the remaining side and rear boundaries, the building does not protrude through a line that starts at a point 6 metres vertical above the boundary 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. For the balance 50 percent of the total boundary length, the starting point for the line is 3 metres vertical above the boundary.

However, for any side or rear boundaries where the neighbouring property has not been intensively developed and that neighbouring property remains as a standard density residential property, the standard building envelope applies. See TRMP No.4 guide or Rule 17.1.3.1 (m) to (o).

l. One parking space is provided for each residential unit, plus one additional visitor space for every three units.

Consistency with the Council's Urban Design Guide (Appendix 2 of the TRMP) is strongly encouraged and should be considered as part of any building design work.

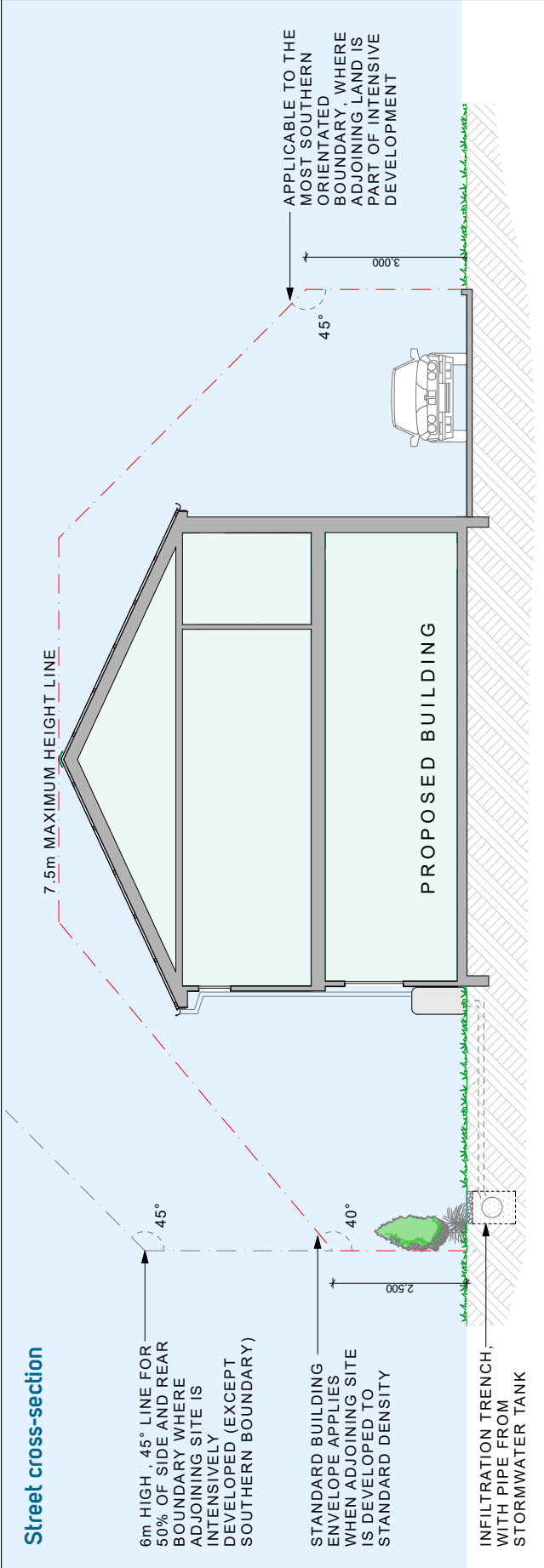
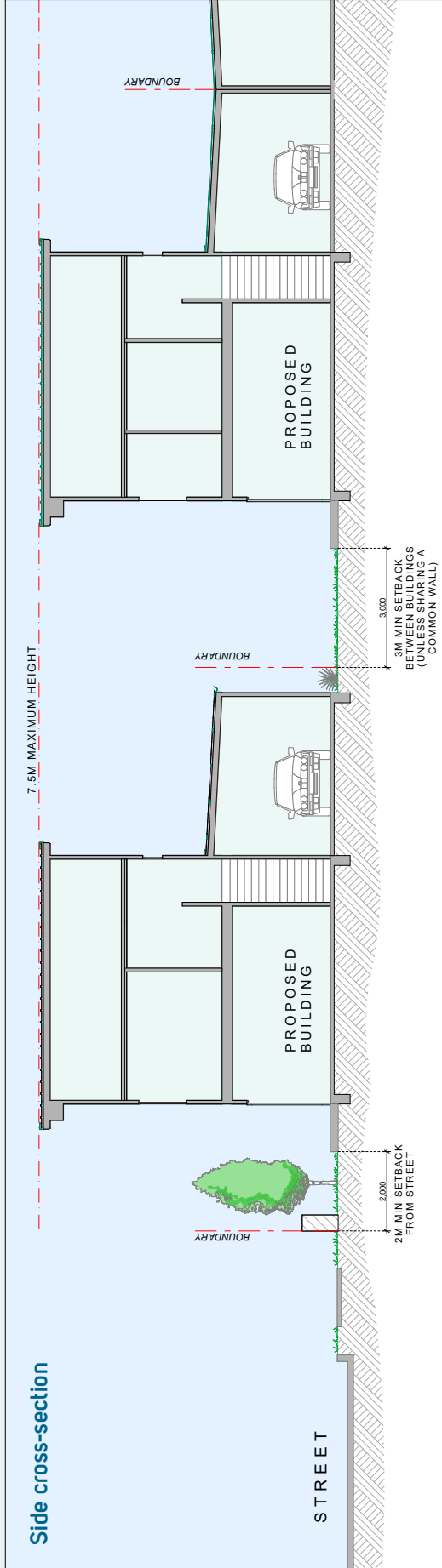
If the buildings meet the above conditions, and the application is confirmed as a "restricted discretionary activity" then it will be processed by the Council on a non-notified basis. This means there is no need for either neighbours or the public to be involved in the process.

If the building(s) cannot meet the above conditions then the application will be a "discretionary activity". Limited or public notification may be possible, depending on the effects of the proposal.

Overall, there is a clear policy intention to support intensification in the RIDA. This intent will be taken into account by Council in its decision-making.

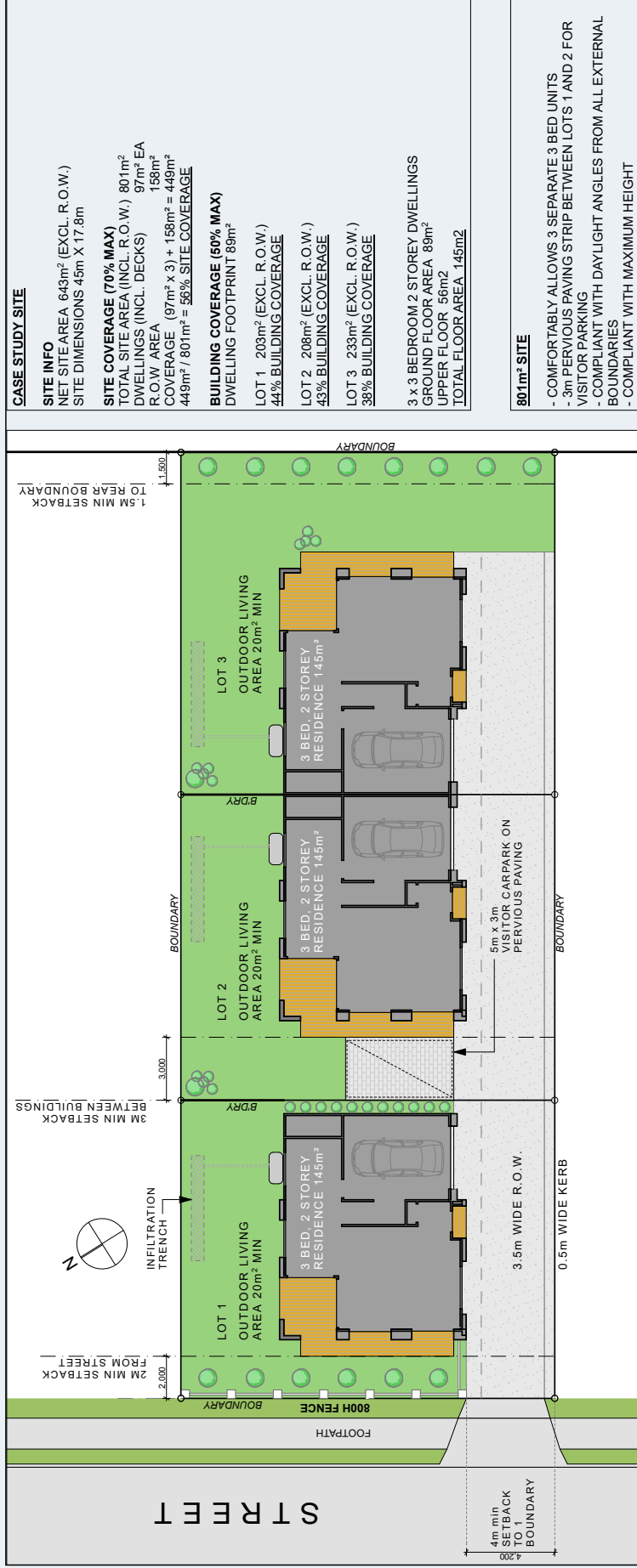


BUILDING BULK AND LOCATION LIMITS



EXAMPLE OF DEVELOPMENT THAT COMPLIES WITH RULES

Plan view



3. STORMWATER IN THE RIDA

STORMWATER RUNOFF

Intensification normally results in more buildings and more hard surfaces. This produces larger volumes of stormwater runoff which cannot currently be accommodated by Richmond’s stormwater pipes. To address this, the following set of requirements apply to new intensive developments:

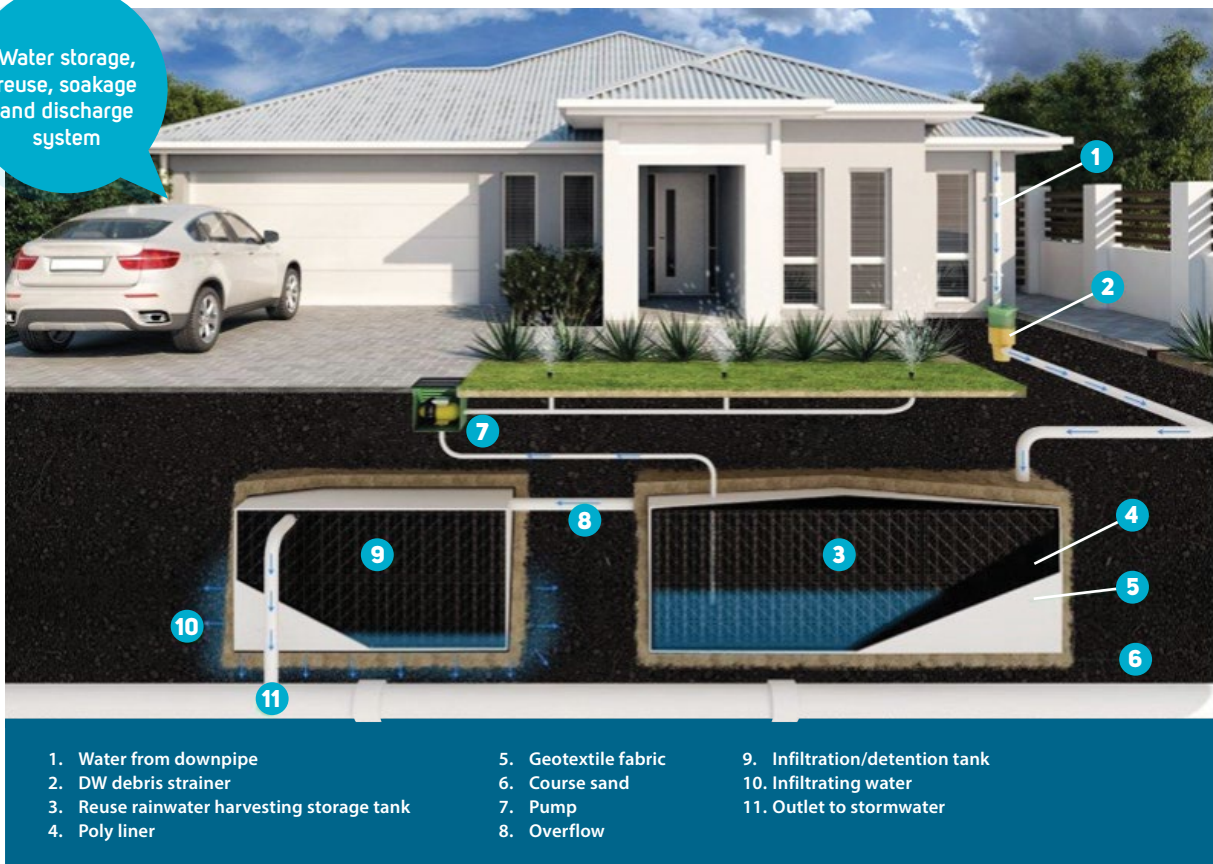
- a. For every “additional” square metre of impervious surface added⁶, you’ll need to provide for stormwater detention volume of 50 litres.
- b. If a development will result in additional impervious surface of 10 square metres or more, an infiltration device that has a total void volume of at least 1 cubic metre must be installed to allow some water to soak into the ground.
- c. If a development will result in more than 500 square metres of additional impervious surface then an additional void volume of 1 cubic metre must be installed, plus a further void volume of 1 cubic metre must be installed for each additional 500 square metres of impervious surface formed on the site.

After providing for the stormwater detention and the void spaces where stormwater can soak back to land, the stormwater system can then connect to the stormwater reticulation system.

See examples and ideas below and on the following pages.



Water storage, reuse, soakage and discharge system



6. The “additional” impervious surface means the area of hard surface beyond that which existed before the development. Pervious paving, if used, does not count as impervious surface.

STORMWATER FLOOD FLOW PATHS

If you are planning a development in the RIDA you will also need to check if there is a “specified stormwater flood flow path” that runs through the site. The specified flow paths are shown on Map 179 of the TRMP. This map can be found on the website or by requesting it from the Council (ask for the Duty Planner to provide it).

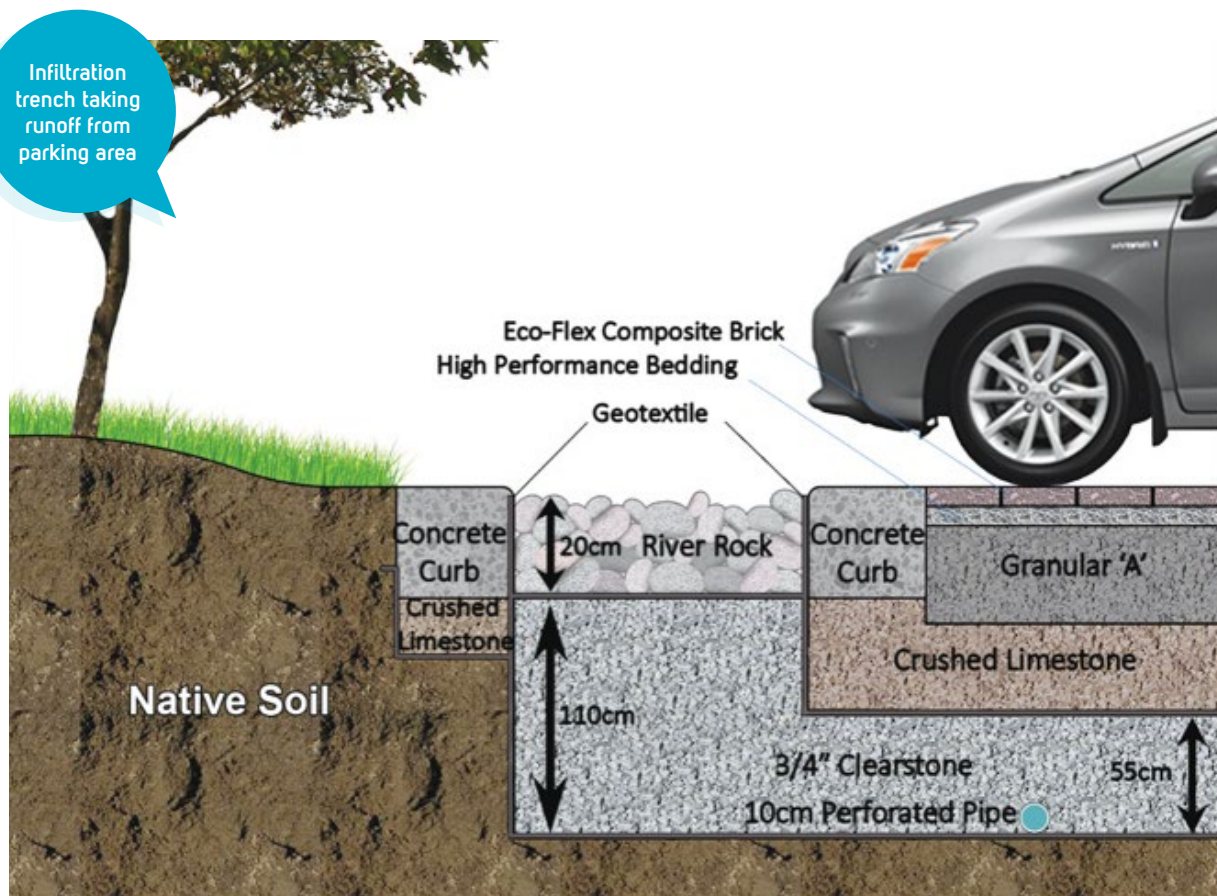
If there is a specified path through your site then:

- Your development must provide for the stormwater flood flow to cross the post-development site.
- You must retain the original (pre-development) upstream entry point and the original downstream exit point of the stormwater flood flow on your section.
- The flood flow path surface through the site must be constructed or treated to prevent erosion of the surface.
- The floor level of any habitable building must be 0.5 metre above the 1 percent Annual Exceedance Probability flood flow level along the flow path.

Infiltration practices

The purpose of onsite infiltration is to mimic the pre-development site hydrology by slowing and partially holding stormwater runoff. This allows some stormwater to soak into the ground. It also allows removal of some harmful pollutants.

There are lots of types and designs of infiltration devices. Rock-filled trenches can take water from hard surfaces and allow it to soak into the surrounding soils and the bottom and sides of the trench. They must be properly constructed, and use filter cloth to operate long-term and to avoid clogging of the rock media.



RAINWATER INFILTRATION SYSTEMS



4. DEVELOPMENT AND FINANCIAL CONTRIBUTIONS



A development contribution is required as per the Development Contribution Policy set out in the Council's Long Term Plan. The contribution is required to help fund District roads and infrastructure services other than reserves and community facilities.

The Council provides discounts of up to 50% on development contributions where stormwater detention is provided (see page 9). Council also provides up to 50% discount for the development of small homes. As developments in the RIDA are often comprehensively designed, Council may enter into agreements with developers or landowners to give

effect to a special assessment of what development contributions may be needed.

A financial contribution for reserves and community services is also required for subdivision and/or on all building development other than a first dwelling on a title. You will need to refer to Chapter 16.5 of the TRMP for full details of the financial contributions that are needed and whether any limitations or exceptions apply.

This guide is a summary of TRMP provisions only. Please do not fully rely on this guide to make decisions about your property as other conditions may apply. See the TRMP for full details or seek advice from Council staff at one of the offices listed below.



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