

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
Standard - Average density - 3 or 4 bedroom house (220 m ²) on a 350m ² - 600m ² site.	✓	✓	✓
Comprehensive - Three or more dwellings on a site - Building coverage – 40% - Minimum site size = 280m ² in Richmond and Motueka and 350m ² elsewhere	✓	X Except for Richmond East below Hill Street and Mapua Development Area where allowed	X
Compact - 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
Intensive - One or more dwellings on a site - Minimum lot size 200m ²	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
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
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
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
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
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 (except at Mapua and Motueka 30 square metres) 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 & 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]

17.1.3.4B Restricted Discretionary Activities (Building Construction or Alteration – Specified Locations: Development Areas – Standard Density and Compact Development)	C66 10/17 Op 12/18
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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]

