

Addendum to S42A Appendix 1 – Updated Schedule of Amendments

NOTE:

- Red underlined text denotes proposed new text inserted or amended as notified.
- Blue text denotes text deleted as notified.
- Red underlined and highlighted text, denotes recommended text inserted or amended, in accordance with recommendations in the Section 42a Report.
- Blue strikethrough and highlighted text, denotes text recommended to be deleted, in accordance with recommendations in the Section 42a Report.
- This Schedule of Amendments excludes the proposed amendments made through proposed Plan Change 80 – Motueka West.
- Red underlined and highlighted text, denotes text amendments recommended to be inserted further to the recommendations in the Section 42a Report.
- Blue strikethrough and highlighted text, denotes text amendments recommended to be deleted further to the recommendations in the Section 42a Report.

1) ADD - 16.3.3.1

16.3.3.1 (n) (i) (a) to include and 16.3.3.1B **(b)** applies

16.3.3.1

(n)

(i)

Allotments

- (a) The minimum net area of every allotment is at least 350 square metres, except in the Mapua Development Area where each allotment is at least 450 square metres and in the Brightwater and Wakefield Development Areas where Rule 16.3.3.1B(a) **and 16.3.3.1B (b)** applies.

2) REMOVE – 16.3.3.1

Under 16.3.3.1 (n) (iii) (a) remove reference to Gossey Stream and Jenkins Creek.

(iii) Reserves

Subject to but not limited by rule 16.4.2.1:

- (a) land that is subject to a notation on the planning maps as indicative reserve is set aside as reserve and vested in the Council upon subdivision in general alignment with the indicative reserve areas shown on the maps and dimensions where specified, as follows:
- 70 metre wide reserve along Borck Creek from the Light Industrial Zone to the Mixed Business Zone
 - 15 metre wide reserve along Poutama Drain
 - 15 metre wide reserve along Eastern Hills Drain adjoining State Highway 6 to Borck Creek
 - 40 metre wide reserve (minimum) along the Pitfure Stream, Gossey Stream and Jenkins Creek within the Wakefield Development Area.

3) REINSTATE AND AMEND – 16.3.3.1B

16.3.3.1B - Reinstate (a) which has been deleted and include reference to Brightwater Development Area within (a). Change numbering to reflect inclusion of (a).

Reinstate Figure 16.3AB removed in error

16.3.3.1B

Allotment Area

(a) In the Brightwater Development Area every allotment created by the subdivision has a net area as stated in Figure 16.3AB, except where Compact Density Provisions are used in which case there are no minimum allotment area requirements for the Compact Density Development.

(b) In the Wakefield Development Area, at least 15% of the allotments have an average netsite area of 360m² or less, with a minimum of 200m² and a maximum of 450m² (reserve lots are excluded from these calculations). The minimum net area for the remaining allotments is 200m². However, these provisions do not apply where Compact Density Provisions are used in which case there are no minimum allotment area requirements for the Compact Density Development.

4) AMEND – 16.3.3.1B

Correct numbering (c) (d) (e) of 16.3.3.1B and add to (e) (viii) 16.3.3.1 (n) (iii) (a).

16.3.3.1

Allotment Access and Road Network

(b) (c) The subdivision meets ~~the controlled~~ conditions:

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

(c) (d) In the Wakefield Development Area, no fewer than 85 percent of all allotments have direct frontage to a public road or public reserve that is at least 10 metres wide. For the avoidance of doubt, this means that no more than 15 percent of allotments may be rear allotments without any road or reserve frontage.

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

(c) The subdivision meets the conditions of:

- (i) 16.3.3.1(i) *Services*
- (ii) 16.3.3.1(l) *Existing Buildings*
- (iii) 16.3.3.1(m) *Heritage Site or Item Present*
- (iv) 16.3.3.1(ma)-(mb) *Cultural Heritage Site*
- (v) 16.3.3.1(mc) *Stormwater*
- (vi) 16.3.3.1(me)(ii) *Cross Boundary Effects (this applies to the Brightwater Development Area only and not the Wakefield Development Area).*
- (vii) 16.3.3.1(mf) *Transport*
- (viii) ~~16.3.3.1(n)(iii)(c)~~, 16.3.3.1(n)(iii)(b), 16.3.3.1 (n)(iii) (c) *Reserves*
- (ix) 16.3.3.2A (f) *Comprehensive Development*

5) ADD – 16.3.3.2C

Include reserves condition to 16.3.3.2C (a)

16.3.3.2C Restricted Discretionary Subdivision (Residential Zone — Specific Location: Brightwater and Wakefield Development Areas)

- (a) Subdivision in the Brightwater Development Area and Subdivision for intensive development in the Wakefield Development Area, that does not comply with the controlled conditions of rule 16.3.3.1B is a restricted discretionary activity, if it complies with the following conditions:
- i) 16.3.3.1B(a)-(b) *Minimum Allotment Size*
 - ii) 16.3.3.1(n)(ii)(a), **(n)(ii)(b)**, (n)(ii)(c), (n)(ii)(g) **and (n)(ii)(n)** *Allotment Access and Road Network*
 - iii) 16.3.3.1 (me)(ii) *Cross Boundary Effects.***
 - iv) 16.3.3.2A(a) *Stormwater*
 - v) 16.3.3.2A (f) *Comprehensive Development*
 - vi) 16.3.3.1 (n) (iii) (a), 16.3.3.1(n)(iii)(b), 16.3.3.1 (n)(iii) (c) *Reserves***
- (b) Matters of control
- Matters (1) to (37) of Rule 16.3.3.3 (*Restricted Discretionary Subdivision (Residential Zone – Compact Density Specific Locations)*)

6) ADD - 16.3.3.3

Add additional words to 16.3.3.3 (a) (iv) (a) and 16.3.3.3 (a) (iv) (c) as below;

16.3.3.3

(a)

(iv) Reserves

Subject to but not limited by rule 16.4.2.1:

- (a) Land that is subject to a notation on the planning maps as indicative reserve is set aside as reserve and vested in the Council upon subdivision in general alignment with the indicative reserve areas shown on the maps and dimensions where specified, as follows:
- 70 metre wide reserve along Borck Creek from Light Industrial Zone to the Mixed Business Zone;
 - 15 metre wide reserve along Poutama Drain;
 - 15 metre wide reserve along Eastern Hills Drain adjoining State Highway 6 to Borck Creek;
 - **40 metre wide reserve (minimum) along Pitfire Stream within the Wakefield Development Area**
- (b) Indicative reserve areas are to be vested in the Council as Local Purpose Reserve (walkway/recreation) and Local Purpose Reserve (drainage) and the part of the area vested as Local Purpose Reserve (walkway/recreation) will form part of the financial contribution for reserves and community services in accordance with rule 16.5.2.4.

~~c) within the Wakefield Development Area no credit against the reserve financial contributions will be provided for the additional (up to 14 metres) Local Purpose (Esplanade) Reserve width (above 20 metres) on the right bank of the Pitfire Stream, required in lieu of the reduction in the width of the Local Purpose (Esplanade) reserve on the left bank"~~

7) ADD – 16.3.3.4

Under 16.3.3.4 (b)(i) add wording *Wakefield* Development Area and add (b) to 16.3.3.4 (b) (i) where it references 16.3.3.1B (a)

Richmond South, Richmond West, <u>Wakefield</u>, Motueka West, Mapua, Brightwater, and Mapua Special Development Areas	C10 10/07 Op 3/14
(b) Subdivision in the Richmond South, Richmond West, Brightwater, <u>Wakefield</u> , Motueka West and Mapua development areas and Mapua Special Development Area that does not comply with rule 16.3.3.2A, <u>16.3.3.2C</u> rule 16.3.3.3, <u>rule 16.3.3.1B</u> , or <u>16.3.3.2C</u> is a discretionary activity, if it complies with the following conditions:	C22 2/11 Op 1/15 C43 4/13 Op 1/15 C66 10/17 Op 12/18 C75 9/22 Op 10/23 C76 9/22
EITHER	C10 10/07 Op 3/14
(i) The subdivision has a minimum net area of 350 square metres for each allotment, except that the Mapua Development Area has a minimum net area of 450 square metres and the Mapua Special Development Area has a minimum net area of 200 square metres and Motueka Compact Density Residential Area has a minimum net area of 270 square metres, and the Brightwater <u>and Wakefield</u> Development Area has site areas complying with 16.3.3.1B(a) <u>and 16.3.3.1B (b)</u>	C22 2/11 Op 1/15 C43 4/13 Op 1/15 C75 9/22 Op 10/23 C76 9/22
OR	

8) AMEND – 17.1.3.1

17.1.3.1 (u) – Numbering has changed. Re-number as below and amend wording of (v) to ensure that setbacks are retained for development adjoining rural zone boundaries.

17.1.3.1 (u)	
(iii) on area of land zoned Residential located on the north side of Mapua Drive and west of Seaton Valley Road, the setback is at least 5 metres from the Rural 1 Deferred Residential Zone (2031) boundary.	
(iii) <u>(iv)</u> adjacent to the Light Industrial Zone at Bird Lane, Wakefield, the setback is at least 30 metres.	
(iv) <u>(v)</u> Where the Wakefield Development Area <u>adjoins residential zoned land at 320 Higgins Road</u> the setback is at least 5 metres.	

9) REMOVE – 17.1.3.1A

17.1.3.1A (o) includes reference to (za) which references Richmond Intensive Development Area - remove

17.1.3.1A

Stormwater

(o) All buildings comply with Permitted Activity standard 17.1.3.1(z) ~~(za)~~