

**PC76: Wakefield Growth Plan Change
32AA Evaluation Report**

**Report prepared to fulfil the requirements of Section 32AA of the Resource
Management Act 1991**

May 2024

| Author | Reviewer | Revision | Date |
|---------------|-----------------|-----------------|-------------|
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1. Introduction

1.1 Purpose of the Report

Section 32AA requires a further evaluation for any changes that have been made to the proposal since the original s32 Evaluation Report was completed.

(1) A further evaluation required under this Act—

- a. is required only for any changes that have been made to, or are proposed for, the proposal since the evaluation report for the proposal was completed (the changes); and*
- b. must be undertaken in accordance with section 32(1) to (4); and*
- c. must, despite paragraph (b) and section 32(1)(c), be undertaken at a level of detail that corresponds to the scale and significance of the changes; and*
- d. must—*
 - i. be published in an evaluation report that is made available for public inspection at the same time as the approved proposal (in the case of a national policy statement or a New Zealand coastal policy statement or a national planning standard), or the decision on the proposal, is notified; or*
 - ii. be referred to in the decision-making record in sufficient detail to demonstrate that the further evaluation was undertaken in accordance with this section.*

(2) To avoid doubt, an evaluation report does not have to be prepared if a further evaluation is undertaken in accordance with subsection (1)(d)(ii).

(3) In this section, proposal means a proposed statement, national planning standard, plan, or change for which a further evaluation must be undertaken under this Act.

This Section 32AA evaluation is made available at the hearing to assist with the decision-making process and will be further amended if the final decision by the Council changes the outcome to an extent that requires this.

The Section 32AA evaluation is to be undertaken at a scale and degree that is commensurate with the anticipated effects of the amendments. The amendments to the Plan Change 76 (PC76) provisions made since the s32 Evaluation are refinements to the provisions in response to points raised by submitter 4206 – Waka Kotahi; submitter 4211 – Wakefield Village Development Ltd; submitter 3658 – Jean Gorman; submitter 4207 – Neil Kitchen; submitter 4209 – Homes for Wakefield and submitter 4154 – Peter Carmody. The changes do not challenge the structure or intent of the TRMP. The scale and degree of the assessment below reflects the ‘refinement’ amendments against the Section 32AA considerations.

Note that several ‘minor’ amendments are also recommended in the s42A Report which are not discussed within this s32AA Evaluation Report. This is due to the scale and degree of the

recommended changes and the scale of the anticipated effects which are considered minor and does not change the original s32 evaluation. Note all recommended text changes are included in Appendix 1 of this report and detail of all recommended changes are included in the s42A Report.

This report has been prepared to meet the requirements of Section 32AA of the RMA – to carry out further evaluation of any changes that are to be made to the provisions since they were previously evaluated. In particular, this evaluation is carried out in accordance with Section 32AA (d) (ii) as part of the decision-making record. This Section 32AA evaluation builds on the notified s32 Evaluation Report content and structure which was notified under Schedule 1 of the RMA on 16 September 2022.

1.2 Background

Proposed PC76 seeks to provide additional land for residential housing, encourage intensification and ensure a variety of densities within an area of land in Wakefield referred to as the proposed Wakefield Development Area. The proposed Wakefield Development Area was identified in the 2019 and 2022 Nelson Tasman Future Development Strategies as an urban growth area.

The proposed Wakefield Development Area is located on land adjoining Edward Street and Pitfure Road to the east of Wakefield Township. Adjoining the development area to the west is established and partially developed residential land.

Eight submissions and three further submissions were received on the notified plan change. Key issues (relevant to this report) include traffic impacts on Pitfure Road specifically the intersection with State Highway 6, flooding and the mandatory imposition of lot sizes.

The objective of PC76 is to provide for housing and encourage intensification within an identified site in Wakefield (the proposed Wakefield Development Area). This is responding to issues around the need to provide for population growth, the need to manage housing affordability and the need to provide a variety of housing typologies to cater for different demographics and ensure efficient land use ¹.

The s32 Evaluation Report (Section 5) sets out three options that were evaluated to achieve the objectives of the plan change. These options include;

1. Plan Change proposal – To provide for housing and encourage intensification and a variety of densities within the proposed Wakefield Development Area.
2. Standard density residential – Rezoning for standard density residential growth without any provisions to provide an increase in density or an increased variety of lot sizes.
3. Status Quo – no change in zoning.

The following sections are divided into topics based on the submissions outlined in the S42A Report and include a description of the recommended change and an evaluation under the RMA. A Tasman Resource Management Plan (TRMP) Schedule of Recommended Amendments is attached in Appendix 1.

¹ Proposed Plan Change 76 – Wakefield Residential Growth s32 Evaluation Report. 19 September 2022

2.0 S32AA Evaluation

2.1 Plan Change Topic 76.0 and 76.6 – Natural Hazards and Reserves

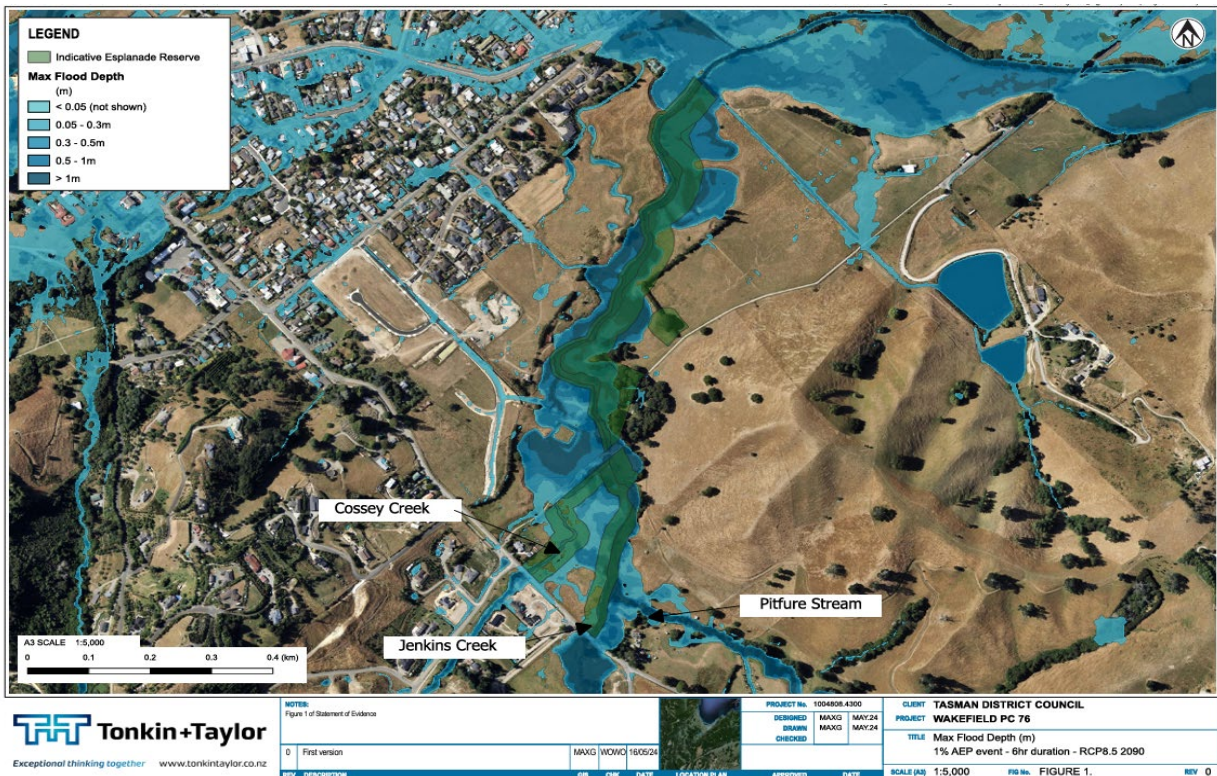
2.1.1 Description of Changes

Submission Point 76.0-5 seeks for development to be limited to the road frontage with Edward Street due to flooding. More information on flooding impacts is provided through Further Submission FC76.3653.1. Submission Point 76.6-23 questions the flood modelling data.

Additional modelling was undertaken to further understand the effects of flooding from Jenkins Creek, Pitfure and Gossey Streams. This involved extending the 2020 model (which was used for the notified s32 Evaluation Report) to include the entire upper catchments of the Pitfure Stream, Jenkins Creek and Gossey Stream. The extended model has enabled the flood risks within the Wakefield Development Area to be better represented, and in particular the area between Edward Street, Gossey Stream and Jenkins Creek, which were previously upstream of the model extent.

The updated flood modelling indicates that the area between Edward Street, Jenkins Creek and Gossey Creek could be inundated in a future 1% AEP flood event with flood depths varying between 0.05m and 1m as shown in Figure 1².

Figure 1– 1% AEP flood Event



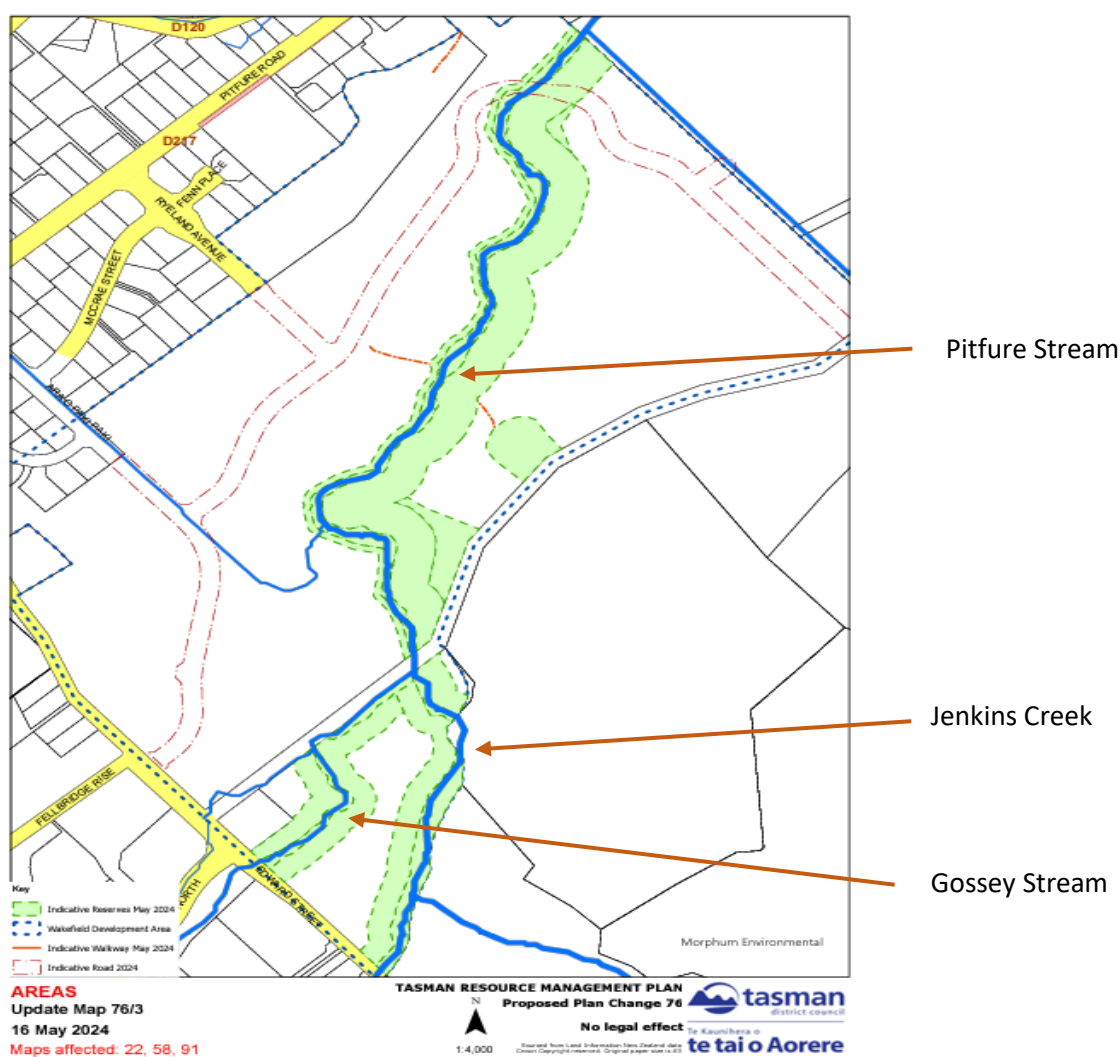
² Appendix 4 - Evidence Wouter Woortman Senior Planning Advisor Tonkin and Taylor, May 2024.

Evidence by Wouter Woortman attached in Appendix 4 states that the updated model indicates a similar flood extent to the 2020 model even though the updated modelled flows for the Pitfure, Jenkins and Gossey Catchments are significantly higher than the flows previously modelled. This has resulted in no change to the flood extent but a change to the flood depth and flood risk which is highlighted in Figure 1.

Proposed PC76 includes indicative reserves along Jenkins Creeks and Pitfure Stream. Gossey Creek is greater than 3 metres at its annual fullest flow and it is therefore recognised that including an indicative reserve along its length is appropriate and supported through provisions in the TRMP.

Amendments are proposed to Area Map 76/1 to include a 20 metre indicative reserve from the top of the bank along both sides of Gossey Stream where it extends within the Wakefield Development Area, and an amendment to the indicative reserve for Pitfure Stream which reduces the reserve on the left bank to 6 metres and extends the reserve on the right bank to 34 metres. Note, Area Map 76/1 already includes a 20 metre indicative reserve adjoining Jenkins Creek. Figure 2 illustrates the recommended changes.

Figure 2 – Amended Area Map 76/1



The esplanade reserves are set aside for public access and recreation but can also be used for the mitigation of flood risks. The reserve area is *indicative only* and a greater width may be required for flood mitigation and stormwater purposes. Any additional reserve land may not necessarily be held as esplanade reserve. All open channels need to be designed in accordance with the Nelson Tasman Land Development Manual (NTLDM) which includes specifications around future flood flows, maintenance access, ecological enhancement etc. Specifications around the design of future developments are also included in the NTLDM including the process of setting ground and floor levels.

PC76 proposes to change the zoning of the land between Edward Street, Gossey Stream and Jenkins Creek from Rural 2 to deferred Residential. The land is deferred for servicing including stormwater. The land cannot be developed until the deferment is lifted which includes consideration of appropriate stormwater servicing.

The TRMP also includes provisions around managing subdivision and development within the Wakefield Development Area to avoid significant flood hazard risks on and beyond the site (operative policy 6.17.3.2 and proposed specific policy 6.17.3.2A) as well as operative subdivision provisions (16.3) which require the management of flood hazard risk.

Evidence by Principal Water Resource Consultant, Wouter Woortman (Appendix 4) highlights the risk of developing in the flood plain and a preference for restricting development to the upper terraces which are well defined by the contours of the river terrace as shown in Figure 3. Section 6.17.30 (Principal Reasons and Explanation) of the TRMP supports this approach.

Figure 3 – Location of watercourses (extract from Appendix 4)



The recommended amendments include the following changes to Area Map 76/1;

- An indicative reserve of 20 metres either side of Gossey Creek, where the creek runs within the Development Area.
- A reduction in the indicative reserve on the true left bank of Pitfure Stream to 6 metres and an extension to the true right to 34 metres.

Additional amendments to Area Map 76/1 are also included which are detailed in the s42A Report and include minor adjustments to the location of reserves around the oak tree and existing stand of Totara Trees, and adjustments to the road layout and indicative walkways/recreational linkages. The recommended amendments to Area Map 76/1 are included in Appendix 2.

An additional proposed amendment to the TRMP also includes rule text specifying that 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 true right bank of the Pitfure Stream. This is because the additional width on the true right is required in lieu of the reduction in the width of the Local Purpose (Esplanade) Reserve on the true left bank. The reason for this is to ensure that Council is not providing additional reserve financial contribution credits for land that could be vested without a credit on the true left bank – Refer to the s42A Report for more information.

An amendment to provision 19.2.2.7 (f) is also proposed incorporating a requirement for information on how flood hazard risk from Gossey Stream, and Jenkins Creek (as well as Pitfure Stream) is managed. Noting, reference to Pitfure Stream was already included within the notified provisions.

2.1.2 Options and Appropriateness in Achieving the Purpose of the Act and the Objective of the Plan Change

The recommended amendment supports Option 1 which is the Plan Change Proposal. This option achieves the objectives of the Plan Change which were found by the s32 evaluation to achieve the purpose of the Act. The proposed amendment does not change this finding in a detrimental way but does recognise the hazard risk and increase the ability to manage natural hazard risks which is consistent with the purpose of the Act.

The proposed amendment achieves the plan change objective by supporting residential development and providing the provision of public access and recreational areas in the form of indicative esplanade reserves which can also be used for the mitigation of flood risk and stormwater controls. Noting that a greater width of land (than shown indicatively on amended Area Map 76/1) may be required for flood mitigation and stormwater purposes.

Importantly the combined provisions of the RMA, TRMP and NTLDM will ensure that flood risks, both on-site and off-site, are addressed through the resource consent and subdivision design process. The recommended amendment is consistent with the notified approach and is therefore considered to be an appropriate way to achieve the objective of the plan change.

2.1.3 Effectiveness and Efficiency

The recommended amendments retain the approach of the Plan Change. The amendment seeks to address concerns around the flooding risks to housing that may be able to be developed as a result of this Plan Change.

The amendment recognises the flood risk associated with the waterways within the Wakefield Development Area and seeks to incorporate an indicative reserve along Gossey Stream and amend the indicative reserve adjoining Pitfure Stream to align more closely with the topography of the site and the flood risk and provide better connectivity for multiple recreational uses. Noting that a greater width of land may be required for flood mitigation and stormwater purposes.

The effectiveness and efficiency of the plan change approach is improved by the recommended changes to Area Map 76/1. In particular this is due to:

- An extension of the flood model boundary of the existing 2020 model (the model used for the notified s32 Evaluation Report) to include the entire upper catchments of the Pitfure Stream, Jenkins Creek and Gossey Stream so that risk within the Wakefield Development Area is better represented particularly the area between Edward Street, Gossey Stream and Jenkins Creek which was previously upstream of the model extent.
- The updated flood modelling indicates that the area between Edward Street, Jenkins Creek and Gossey Stream could get inundated in a future 1% AEP flood event with flood depths varying between 0.05 m and 1 m as shown in Figure 1. The updated model indicates that the flood extent throughout the Wakefield Development Area is similar to the results from the

2020 model even though modelled flows from the upper Pitfure, Jenkins and Gossey Catchments are significantly higher than previously modelled. The flood extent does not change as a result of higher flows due to how the river is confined within the higher terraces. However, higher flows do result in higher flood depths and flood risk throughout the flood plain – refer to Appendix 4.

- Recognition of Gossey Stream as a stream greater than 3 metres at its annual fullest flow and therefore recognition that including an indicative esplanade reserve along its length is appropriate.

It should be noted that there are no changes to the notified schedule in terms of resource consent requirements to manage flood hazard risk and the requirement to design development in accordance with the NTLDM which includes specifications (amongst other things) around future flood flows.

2.1.4 Costs and Benefits associated with implementing the provisions

The recommended amendment achieves the benefits set out in the s32 Evaluation Report.

The requirement for Gossey Stream to include an esplanade reserve is not unexpected as the stream is greater than 3 metres at its annual fullest flow and the TRMP would require the provision of an esplanade reserve under provision 16.4.2. The amendments to the location of the indicative reserve adjoining Pitfure Stream are also not unexpected as it aligns more directly with the land contours and the flood hazard providing, in total a 40 metre esplanade reserve.

In summary the relevant benefits and costs are:

Benefits

- The provision of reserve areas for enabling public access and recreation and recognising and managing the flood risk. Noting that additional land area may be required at the resource consent stage for the management of flood risk and stormwater.
- This approach ensures a well-integrated reserve network through the Wakefield Development Area connecting the site from north to south with reserve provisions whilst recognising the flooding risk.

Costs

- Additional land may be required to be set aside to allow for the flood risk reducing the landowner's ability to develop the site as per their concept plans. Note that this is not an additional cost associated with the amendments as it would be a requirement under the TRMP and the NTLDM at the time of subdivision.

2.1.5 Risk of Acting or Not Acting Based on Adequacy of Information

The information obtained from the submissions, including further discussions with the Council's Reserve Management, Stormwater and Natural Hazards staff and the additional modelling undertaken has improved the available information and supported the position to include;

- An esplanade reserve adjoining Gossey Stream, 20 metres each side from the top of the bank, where the stream runs within the Wakefield Development Area.

- A reduction in the indicative reserve notation on the true left bank of the Pitfure Stream from Higgins Road to the northern boundary of the plan change area to 6 metres to enable the efficient use of the residential land while providing a corridor for maintenance vehicle, public access, planting and erosion control and recognising the flood risk.
- An increase in the indicative reserve notation on the right bank of the Pitfure Stream from Higgins Road to the northern boundary of the Plan Change area to make a total width of 34 metres. The reason for this is to reflect the reserve reductions on the left bank and provide favourable connectivity for public access and recreation and recognise the flood hazard.

Overall, the level of risk of acting based on the information obtained is low and suitable for the recommended approach. Appendix 2 includes the recommended amendments to Area Map 76/1.

2.1.6 Opportunities for economic growth and employment

The recommended amendments do not have an impact on economic growth and employment beyond that specified in the s32 Evaluation Report.

2.2 Plan Change Topic 76.6 – Urban Environment Effects

2.2.1 Description of Change

Several submitters including Waka Kotahi, Neil Kitchen, Peter Carmody and Homes for Wakefield (Submission Points 76.6-1, 76.6-2, 76.6-4, 76.6-17, 76.6-18, 76.6-19, 76.6-21 and 76.17-1) expressed safety and congestion concerns associated with the traffic generation from the proposed Wakefield Development Area and its impact on Pitfure Road and the SH6 intersection and associated roads.

The Councils Senior Infrastructure Planning Advisor – Bill Rice considers it appropriate to include a requirement for an Integrated Transport Assessment to determine the impact of the proposed Wakefield Development Area on Pitfure Road and the SH6 intersection and associated roads - Refer to Appendix 5.

Deferment of the residential zoning is also recommended until the appropriate upgrades have been completed as per the recommendations of the Integrated Transport Assessment.

An Integrated Transport Assessment is defined in Chapter 2 of the TRMP as the following;

***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.*

Amendments include;

- Identification as an issue (6.17.1.10) the potential traffic and safety effects of the proposed Wakefield Development Area on the transport network specifically the intersection of SH6 and Pitfure Road and its surrounds.
- Policy direction (6.17.3.7D) for the management and mitigation of traffic and safety effects on the transport network particularly the Pitfure Road and SH6 intersection.
- A subdivision requirement (19.2.2.7 (f) and 16.3.3.1(18)(g)(gb)) to provide an Integrated Transport Assessment.
- Inclusion in Deferred Schedule (17.14A) for a requirement for the land to be deferred until roading upgrades to the intersection of Pitfure Road and SH6 and its surrounds as informed by an Integrated Transport Assessment.

The recommended amendments are outlined in Appendix 1.

The site is partially already zoned residential, this portion of the site will not be subjected to the deferment requirements but will be subject to the requirement to provide an Integrated Transport Assessment to understand, assess and mitigate the potential traffic and safety effects (including on Pitfure Road and SH6 intersection) as part of a resource consent application. The inclusion of both a deferment requirement and the Integrated Transport Assessment seeks to ensure that traffic and safety effects are mitigated (or agreed) prior to the development of the Wakefield Development Area.

2.2.2 Options and Appropriateness in Achieving the Purpose of the Act and the Objective of the Plan Change

The amendment supports Option 1 – the Plan Change. This option achieves the objectives of the Plan Change which were found by the s32 evaluation to achieve the purpose of the Act. There is no change to this assessment through this amendment. The proposed amendment helps to achieve the objective of the Plan Change to provide for housing and encourage intensification and a variety of densities within the proposed Wakefield Development Area by improving the management of traffic.

The s32 Evaluation Report acknowledged that the Pitfure Road/ Whitby Road (SH6) intersection would need to be upgraded to provide for the increased traffic from the Wakefield Development Area. No provisions were included within the notified schedule to address transport safety concerns and determine what upgrades might be required.

Based on the information provided in the Plan Change submissions and advice from the Councils Senior Infrastructure Planning Advisor – Bill Rice, it is considered appropriate to include measures to address transport safety concerns. The recommended amendment includes the requirement of an Integrated Transport Assessment to inform roading upgrade requirements for the intersection of Pitfure Road and SH6 and its surrounds. This is in the form of a resource consent requirement and deferring the status of the residential land until such time as the Integrated Transport Assessment has been undertaken and relevant upgrades undertaken (or agreed).

The recommended amendment to the approach is considered to be the most appropriate way to achieve the objective of the plan change and ensure that traffic and safety effects are addressed prior to development of the Wakefield Development Area.

2.2.3 Effectiveness and Efficiency

The recommended amendments retain the approach of the Plan Change. The change however seeks to further address concerns around traffic and safety related effects on the transport network from the proposed Wakefield Development Area.

The proposed amendments require, at the resource consents stage, an Integrated Transport Assessment which will assess and mitigate the potential traffic and safety effects (including on the Pitfure Road and SH6 intersection) from the Wakefield Development Area. The requirement for this is proposed to be in TRMP section 19.2.2.7(f) (iii).

The effectiveness and efficiency of the plan change approach is improved by the recommended changes to the provisions. In particular this is due to:

- Identification as an issue the potential traffic and safety effects of the proposed Wakefield Development Area on the transport network specifically the intersection of SH6 and Pitfure Road and its surrounds.
- Policy direction for the management and mitigation of traffic and safety effects on the transport network particularly the Pitfure Road and SH6 intersection.
- A requirement for additional information to be provided for all subdivisions in the form of an Integrated Transport Assessment.

- Deferment of the residential zoning until roading upgrades to the intersection of Pitfure Road and SH6 and its surrounds as informed by an Integrated Transport Assessment have been undertaken and/or agreed.

2.2.4 Costs and Benefits associated with implementing the provisions

The recommended amendments achieve the benefits set out in the s32 Evaluation Report. The amendments will result in an additional monetary cost to the developer as they will need to seek a suitably qualified professional to undertake an Integrated Transport Assessment and there may be costs associated with any proposed traffic mitigation measures. Costs associated with understanding and resolving any transport effects related to the eventual subdivision and development of the site would have applied at the time of consenting regardless of this plan change.

In summary the relevant benefits and costs are:

Benefits

- The proposed provisions remain enabling for subdivision.
- This approach ensures a well-integrated development that minimises adverse effects on the safety and effectiveness of the transport network.
- The requirement of an Integrated Transport Assessment has the following benefits:
 - Addresses potential traffic and safety issues highlighted by Waka Kotahi and local residents.
 - Ensures that potential adverse effects to the transport network are addressed and where required mitigated prior to development commencing.
 - Ensures the proposed Wakefield Development Area does not have adverse traffic and safety related effects on SH6 which is critical/ lifeline infrastructure. It ensures the protection of this critical infrastructure.
- The deferment of the rezoning of the land until roading upgrades to the intersection of Pitfure Road and SH6 and its surrounds will ensure that any upgrades (as recommended via the Integrated Transport Assessment) are undertaken or agreed prior to development of the land and an increase in traffic volume occurring.

Costs

- Additional monetary cost to the developer as they will need to seek a suitably qualified professional to undertake an Integrated Transport Assessment and they may be responsible for the financing of any roading upgrades. This cost may apply earlier in the development process than might have otherwise been the case.

The benefits are considered to outweigh the identified costs due to the improved knowledge and response to transport related issues. The cost is further mitigated by the fact that equivalent transport related assessments would have already been sought through the subdivision process to understand transport related effects.

2.2.5 Risk of Acting or Not Acting Based on Adequacy of Information

The information obtained from the submissions around safety concerns and Waka Kotahi's request for an Integrated Transport Assessment and the deferment of land, including further discussions with

the Council's Senior Infrastructure Advisor has improved the available information and supported the position to include an Integrated Transport Assessment as an information requirement for subdivision approval and the requirement to defer the residential zoning until upgrades signalled by the Integrated Transport Assessment have been undertaken or agreed to the intersection of Pitfure Road and SH6 and its surrounds. Overall, the level of risk of acting based on the information obtained is low and suitable for the recommended approach.

2.2.6 Opportunities for economic growth and employment

The recommended amendment does not have an impact on economic growth and employment beyond that specified in the s32 Evaluation Report.

2.3 Plan Change Topic 76.16 – Subdivision

2.3.1 Description of Change

Several submission points (Submission Points 76.16-3, 76.16-6, 76.16-8, 76.16-9, 76.16-10, 76.16-11) were received from the landowner, Wakefield Village Development Limited (4211) in opposition to provisions which sought to achieve a mixture of densities by prescribing mandatory lot sizes.

PC76 seeks to provide for increased and varied housing densities and types within the Wakefield Development Area. This is to enable smaller lot sizes in Wakefield and encourage and promote medium density development. The Plan Change also seeks to ensure the efficient use of land.

The proposed PC76 text includes prescribed mandatory lot sizes to achieve the objective of the Plan Change and meet the requirements of the National Policy Statement on Urban Development (NPS UD). Appendix 3 provides evidence that supports the PC76 provisions mandating a requirement for smaller lots and seeking increased housing densities. The 2024 Tasman Housing and Business Assessment indicates that demand exists for over 800 dwellings in Wakefield over the next 30 years. There is evidence from multiple sources including the Nelson Tasman Future Development Strategy 2022 Submissions, the Housing We'd Choose Survey 2021 and Homes for Wakefield Survey 2020 that smaller housing typologies and providing for affordable housing needs are required in Wakefield and in the wider Tasman District as a whole (refer to Appendix 3).

The submitter (4211) states *'The mandatory imposition of lot sizes is opposed. A variety will occur naturally. It is considered more appropriate to simply provide an enabling planning framework and encourage diversity rather than set strict requirements'*.

Multiple discussions have been had with representatives from Wakefield Village Development Ltd to reach a position that is considered to be 'enabling' and feasible for development whilst meeting the objective of the plan change and the council's obligations under the NPS -UD.

Changes are now proposed which reduce the mandatory requirements for smaller lots from the percentages notified. The notified provisions included the following mandatory requirements.

- *A minimum of 20% of the lots created must have a net area between 270m² and 350m²;*
- *A minimum of 20% of the lots created must have a net area between 350m² and 450m²; and,*
- *A minimum of 50% of the lots created must be standard residential density (i.e., a minimum net area of 450m²).*

The recommended amendments include rewording the controlled subdivision requirements of Rule 16.3.3.1B to include the following allotment area requirements;

- (a) *In the Wakefield Development Area, at least 15% of the allotments have an average net site 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.*

The allotment access and road network provisions are also amended under 16.3.3.1(e) to ensure that 85% of all allotments have direct frontage to a public road or reserve – this change is to encourage good urban design outcomes and ensure a high percentage of all lots have direct access to open space.

The changes also include a permitted activity status for a second dwelling on a site of 600m² or greater (Rule 17.1.3.1A) provided criteria such as building and site coverage, outdoor living space and setbacks are met. Additional changes include 17.1.3.1(zca) - restricted fencing heights to a maximum of 1.2 metres where they front a walkway or area of public open space and rules which control side boundary fence heights. These rules are included to ensure that good urban design outcomes are achieved when increased density is enabled in the area.

The amendments also include a policy addition to Chapter 6 – Urban Environment Effects, 6.17.3.7C which seeks to ensure that smaller lots and more compact housing typologies in the Wakefield Development Area are included in appropriate stages throughout the development of the area. This policy seeks to reduce the risk of smaller lots being left to the final stage and potentially not being developed.

A change is also proposed to the wording in the notified schedule that refers to '*high density*'. Changes are proposed in several locations throughout the schedule replacing the '*high density*' wording with '*housing densities and types*'. Refer to Appendix 1 for the proposed TRMP Schedule Amendments. No changes are proposed to the inclusion of the compact density provisions.

2.3.2 Options and Appropriateness in Achieving the Purpose of the Act and the Objective of the Plan Change

The recommended amendments support Option 1 which is the Plan Change Proposal. The amendments meet the objective of the plan change – To provide for housing and encourage intensification and a variety of densities within the proposed Wakefield Development Area. The changes to how the plan change achieves a variety of densities and types of housing is within the scope of the proposed plan change. In terms of achieving the purpose of the RMA the proposed changes are consistent with the evaluation in the s32 Evaluation Report.

The amendments meet the intent of the objective by;

- Requiring a variety of lot sizes to be achieved. The amendments require at least 15% of lots to have an average net site area of 360m² or less, with a minimum of 200m² and a maximum of 450m². This is to encourage a variety of housing typologies to cater for different demographics and housing needs.
- Enabling as a permitted activity a second dwelling on sites 600m² or greater. This also encourages intensification, a variety of housing densities, and flexibility in the use of a property, to cater to the issue of affordability and different demographics and housing needs.
- Ensure that measures around building and site coverage, outdoor living space, setbacks, and fencing achieve good urban design outcomes across the development area.
- Include amended reserve indicative items to enable public access and recreation and recognise the flood management risk.
- Ensuring through policy controls that the requirement for smaller lots is staged throughout the development to encourage a mixture of housing densities throughout the Wakefield Development Area.

The amendment will not change the objectives, policies, rules of the TRMP, or the methods used within the TRMP to assist Council to carry out its statutory functions.

2.3.3 Effectiveness and Efficiency

Policy 6.2.3.2B includes amended wording which removes the use of the words *'higher density housing'* but continues to seek efficient use of land by requiring subdivisions and developments which enable *'increased and varied housing densities and types'* including two dwellings on certain lots.

Rule 16.3.3.1B requires 15% of lots to have an average net area of 360m² - between the size of 200m² and 450m² and Rule 17.1.3.1A enables as a permitted activity the development of two dwellings on lots greater than 600m².

The compact density provision to the Wakefield Development Area and the non-notification provision are retained to enable and encourage medium density development.

The amendments to the TRMP provisions are effective in achieving the objectives of the plan change for the following reasons;

- The provisions include an effective policy pathway to achieve the Plan Changes Objective.
- The amendments retain the requirement to provide for a variety of densities including small lots through mandatory requiring at least 15% of lots to have an average net site area of 360m² or less, with a minimum of 200m² and a maximum of 450m².
- The amendments encourage intensification and a variety of housing types through enabling a second dwelling to be developed, as of right, on lots greater than 600m² provided certain criteria are met.
- The amendments include Policy 6.17.3.7C which ensures that smaller lots and compact housing typologies are included in appropriate stages throughout the development rather than being left to the final stage. This ensures smaller lots are spread throughout the development area and reduces the risk associated with a final stage not being developed and therefore the development of smaller lots not being achieved.
- The amendments around building and site coverage, outdoor living space, setbacks, and fencing heights achieve good urban design outcomes across the development area through providing controls that protect amenity when housing densities are increased.
- The use of the urban design guide remains as a method at the time of subdivision design.
- The amendments equate to an average density of approximately 13.6 dwellings per hectare³ (noting that there are many variables to this equation). Although this is a reduction from the notified provisions which estimated approximately 15 dwellings per hectare it is an increase on the standard residential density estimates of 13 dwellings per hectare. Noting also that the average density calculation does not include the second dwelling option on lots greater than 600m².

The amended provisions are efficient at achieving the objectives of the plan change for the following reasons;

- The amendments follow the pathway of the existing TRMP provisions.
- The amendments directly require that a percentage of smaller lots be provided through the subdivision consenting process.

³ Email Reuben Peterson Principal Planner WSP, dated 10 May 2024

- The amendments enable a second dwelling on sites 600m² or greater creating an opportunity for a mixture of housing types including intergenerational living opportunities for families.

2.3.4 Costs and Benefits associated with implementing the provisions

An assessment of the costs and benefits of the amendments is outlined below;

Benefits

- The amendments will benefit the existing community and future generations by providing a variety of lot sizes, thereby encouraging different housing typologies, to cater for different demographics, household sizes and providing for affordable housing needs.
- The amendment to enable a second dwelling as a permitted activity on sites 600m² or greater will provide for a greater variety of housing typologies including intergenerational living opportunities and positively contribute to the issue of housing affordability. It will also contribute to efficient land use enabling an increased housing yield.
- The environmental benefits from the creation of reserves for recreational, biodiversity and flood management will be retained with the amendments.
- The social and cultural benefits as identified in the s32 Evaluation Report will be retained with the increase in development intensity and variability in section sizes providing benefits of affordability and housing choice providing for a wider segment of society being accommodated. It also provides the opportunity of enabling people to 'age in place' by providing downsizing housing options for people as they age.

Costs

- There will be a monetary cost to the developer in designing their development to achieve the new minimum allotment size criteria. This cost is considered to be limited as developments require design and consenting regardless of the section sizes.
- The amendments create no additional effects on the ecological values of the waterways or the highly productive nature of the land.
- There are no identified costs or negative effects relating to social or cultural matters.

2.3.5 Risk of Acting or Not Acting Based on Adequacy of Information

It is considered that there is certain and sufficient information on which to base the proposed policies and methods as:

- Evidence provided in Appendix 3 highlights documentation that demonstrates that demand exists for a significant number of dwellings (over 800 dwellings) in Wakefield over the next 30 years and the demand for smaller housing typologies and affordable housing.
- Consultation with Wakefield Village Development Ltd indicates that the proposed lot density requirements can be feasibly achieved within the Wakefield Development Area.
- Anecdotal evidence from Wakefield Village Development Ltd suggests that there is sufficient demand for second dwellings to provide affordable intergenerational living opportunities.

- Advice from Council specialists have confirmed that flood hazard, ecological, recreational/reserve, transport matters can all be addressed through development in this location. The details of how this will be addressed (including flood hazard risk) will be finalized through the consenting stage, including to remove the deferred zone status.
- Not acting has a risk of insufficient housing capacity and continued standard density development and Council not meeting its obligations under the NPS-UD to provide at least sufficient development capacity.

Overall, the level of risk of acting based on the information obtained is low and suitable for the recommended approach.

2.3.6 Opportunities for economic growth and employment

The recommended amendment does not have an impact on economic growth and employment beyond that specified in the s32 Evaluation Report.

Appendix 1: Updated Schedule of Amendments



Tasman Resource Management Plan

PROPOSED PLAN CHANGE NO. 76

WITHOUT LEGAL EFFECT

Growth

Wakefield

Updated Schedule of Amendments for Wakefield Hearing

The Tasman Resource Management Plan is amended in accordance with the attached annotated portions of the Plan

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.

Original Scheduled of Amendments Notified on: 19 September 2022

CHAPTER 2: MEANINGS OF WORDS

2.1 INTRODUCTION

[unchanged or irrelevant text omitted]

2.2 DEFINED WORDS

[unchanged or irrelevant text omitted]

C

[unchanged or irrelevant text omitted]

Compact density development – means residential development in the Richmond South, Richmond West, Brightwater, Wakefield, and Mapua Special development areas and the Motueka West Compact Density Residential Area that is two or more dwellings on any site, and where the buildings and open space, parking, storage, and amenity values, including privacy and outlook, have been planned and designed comprehensively.

C5 3/06 Op 10/10
C10 10/07 Op 3/14
C22 2/11 Op 1/15
C66 10/17 Op 12/18
C75, 9/22
Op 10/23
C76, 9/22

[unchanged or irrelevant text omitted]

P

Papakainga development – means the use and occupancy of multiple-owned allotments by the Māori landowners and involving the development of the land for residential units and other buildings and uses necessary to enable the owners to live on their land.

Papakainga Zone – means that area of land displayed on the planning maps of this Plan and identified as Papakainga Zone and subject to all applicable rules.

Parking space – means a space on a site available at any time for accommodating one stationary motor vehicle that has vehicular access to a road or service lane and is not located on any access or outdoor living space, and includes a parking space in a garage or other building.

Particulates – include smoke, deposited particulates, suspended particulates, respirable particulates and visibility-reducing particulates. Particles range in size from 100 microns down to aggregations of molecules.

Performance monitoring indicator – means information obtained by monitoring to help indicate the effectiveness of the Plan's objectives, policies and methods.

Permitted activity – means *an activity for which a resource consent is not required for the activity if it complies with the requirements, conditions, and permissions, if any, specified in the Act, regulations, plan, or proposed plan.*

Pervious surface – means any natural or modified land surface that allows for the infiltration of water into the ground.

C7 7/07
Op 10/10

Pitfure Stream, Gossey Stream and Jenkins Creek open space corridor – means the area of open land through the Wakefield Development Area where the Pitfure Stream, Gossey Stream, and Jenkins Creek runs and which is developed as public open space.

Pesticide – means any substance that is used to eradicate, modify, or control flora or fauna that:

- (a) is a hazardous substance under the Hazardous Substances and New Organisms Act 1996 having any of the following intrinsic properties:
 - (i) toxicity (including chronic toxicity);
 - (ii) ecotoxicity (with or without bioaccumulation); or
 - (b) on contact with air or water generates a substance which has any of these properties;
- and includes herbicides and fungicides but excludes any fertiliser or animal remedy.

Plan – means the Tasman Resource Management Plan, and includes the text, all of the planning maps, and any amendments to the Plan.

[unchanged or irrelevant text omitted]

U - V

[unchanged or irrelevant text omitted]

Urban Design Guide (Part II, Appendix 2) – means the subdivision and development design guide' in urban areas such as the Richmond South, Richmond West, Brightwater, Wakefield, and Mapua development areas that forms Appendix 2 of Part II of the Plan and that, for the avoidance of doubt, forms part of the Plan.

C5 3/06 Op 10/10
C10 10/07 Op 3/14
C22 2/11 Op 1/15
C75 9/22
Op 10/23
C76 9/22

[unchanged or irrelevant text omitted]

W - Z

[unchanged or irrelevant text omitted]

Wairua - means the spiritual value or essence, soul, quintessence - spirit of a person or thing which exists beyond death.

C17 2/10
Op 4/13

Wakefield Development Area - means the area between Pitfure Road, Edward Street, and Higgins Road, as shown on the planning maps.

C76 9/22

Wangapeka subzone – means the surface waters and groundwaters in alluvial gravels within the area shown on the planning maps as Wangapeka Subzone and subject to all applicable rules.

[unchanged or irrelevant text omitted]

CHAPTER 5: SITE AMENITY EFFECTS

5.0 INTRODUCTION

[unchanged or irrelevant text omitted]

5.3.30 Principal Reasons and Explanation

The ~~community preference for low density~~ ongoing expansion of urban areas can conflicts with the need to limit urban encroachment onto two of the District's land resources: the limited amount of land of high productive value; and the coastline, where natural character is prominent. Enabling medium

C75 9/22
Op 10/23
C76 9/22

The ~~community preference for low density~~ **ongoing expansion of** urban areas **can** conflicts with the need to limit urban encroachment onto two of the District’s land resources: the limited amount of land of high productive value; and the coastline, where natural character is prominent. **Enabling medium density development increased and varied housing densities in specified Development Areas reflects the need to use land more efficiently where expansion does occur.**

C75 9/22
Op 10/23
C76 9/22

In locations such as St Arnaud, Marahau, Lake Rotoroa and Awaroa, natural and scenic values also warrant limits on the nature and scale of development (see Chapter 6.13). Elsewhere, heritage sites or other landmarks may warrant preservation.

As areas are developed within the controls applying to various locations, they take on the character allowed by those controls. These areas may need to be protected against new controls, or new activities, which would cause a departure from that character. For example, the removal of indigenous forest in areas where it is now rare in the coastal environment will adversely affect the character of the locality. Sprawling development along main highway routes leading into settlements may undermine the visual amenity of those settlements.

There is strong community preference to retain the residential character of residential areas. While some non-residential activities such as schools, churches and halls are complementary to that character, others are not compatible with the amenity of residential areas and should be excluded - by plan rules or by decisions on consent applications.

Design guidelines and Council works will be useful in addition to rules in maintaining the character of localities.

[unchanged or irrelevant text omitted]

CHAPTER 6: URBAN ENVIRONMENT EFFECTS

6.1 SUSTAINABLE URBAN DESIGN AND DEVELOPMENT

6.1.1 Issue

C5 3/06
Op 10/10

How to ensure that growth and development of towns and urban areas have socially and economically liveable and environmentally sustainable design features.

There is a growing realisation of the importance in encouraging future urban development to incorporate design features that make a more liveable and sustainable environment to accommodate the increasing numbers of people within the District. Design features, through good urban design, can have a positive effect on the efficiency of servicing and transport networks, and can address risks such as contamination and hazards, as well as amenity issues, whether the urban development involves urban expansion or intensification, **or a combination of both**. There are a number of principles for sustainable urban design that have been recognised by Council in more recent strategic urban development planning, particularly in Richmond. These principles have application over all urban areas in the District.

C5 3/06
Op 10/10
C75 9/22
Op 10/23
C76 9/22

[unchanged or irrelevant text omitted]

6.1.3 Policies

*Refer to Policy sets 8.1, 11.1, 11.2.
Refer to Rule sections 16.2, 16.3, 16.4, 17.14, 18.8.*

- 6.1.3.1** To encourage subdivision and development to incorporate sustainable urban design principles by:
- (a) encouraging a sense of place and identity;

C5 3/06
Op 10/10

| | | |
|-----------------|--|--|
| | (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 <u>or cycling</u> distance of or close to town centres and urban facilities, including public transport. | C22 2/11 Op 1/15 C66 10/17 Op 12/18 C75 9/22 op 10/23 C76 9/22 |
| | (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. | C66 10/17 Op 12/18 |
| | (l) enabling protection of heritage sites, items and values, cultural heritage and protected trees. | |
| 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, <u>Wakefield</u> , Mapua Special and Richmond Intensive development areas and the Motueka West Compact Density Residential Area by: | C66 10/17 Op 12/18 C75 9/22 Op 10/23 C76 9/22 |
| | (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. | |
| 6.1.3.1B | To ensure that higher density housing options in the Brightwater Development Area achieve a high standard of amenity through design in accordance with the Urban Design Guide (Part II, Appendix 2). | C75 9/22 Op 10/23 C76 9/22 |
| 6.1.3.1C | <u>To ensure that development higher density housing options in the Wakefield Development Area achieves a high standard of amenity through design in accordance with the Urban Design Guide (Part II, Appendix 2).</u> | |
| 6.1.3.2 | To integrate the management of stormwater run-off with the maintenance and enhancement of natural waterways, vegetation and wetlands, and co-locate provision of passive recreational opportunities, and pedestrian and cycle access. | C5 3/06 Op 10/10 |
| 6.1.3.3 | To ensure the establishment of riparian planting along urban waterways to maintain and enhance water quality and natural habitats, improve indigenous biodiversity of the catchment, and reduce stream bank erosion while providing access for channel maintenance. | C5 3/06 Op 10/10 |

[unchanged or irrelevant text omitted]

6.2.3 Policies

Refer to Policy sets 6.4, 7.1, 7.2, 7.4, 13.1.

Refer to Rule sections 16.3, 16.10, 17.1, 18.9, 18.10, 18.12, 18.13, 18.14.

- 6.2.3.1 To allow infill development of existing allotments in the serviced townships that have an urban zoning as a means of minimising encroachment on the most versatile land in the District.
- 6.2.3.2 To enable smaller residential lot sizes in the townships of Motueka, Richmond, Brightwater, Wakefield and part of Mapua. C22 2/11
Op 1/15
C75 9/22
Op 10/23
C76 9/22
- 6.2.3.2A 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. C66 10/17
Op 12/18
C75 9/22
Op 10/23
- 6.2.3.2B To ensure efficient land use in the Brightwater ~~and Wakefield~~ Development Areas Development Area by requiring subdivisions that result in a variety of lot sizes, including higher density housing options.
- 6.2.3.2C** To ensure efficient land use in the Wakefield Development Area by requiring subdivisions that result in a variety of lot sizes, including higher density housing options and developments which enable increased and varied housing densities and types, including two dwellings on certain lots.
- 6.2.3.3 To minimise the loss of land of high productive value in allowing for further urban development, while having regard to:
(a) the efficient use of resources, including land, infrastructure, and energy;
(b) the quality of the urban environment.
- 6.2.3.4 To avoid extending urban development onto natural flood plains with a moderate to high risk of flooding or areas that have a moderate to high risk of river or coastal erosion or inundation or land instability.

[unchanged or irrelevant text omitted]

6.2.20 Methods of Implementation

6.2.20.1 Regulatory

- (a) Subdivision rules permitting small residential allotments in urban zones, except on the urban-rural interface unless in the Brightwater and Wakefield Development Areas. C75 9/22
Op 10/23
C76 9/22
- (b) Subdivision rules enabling small residential lots in Motueka, Brightwater, Wakefield and Richmond. C75 9/22
Op 10/23
C76 9/22
- (ba) In the Brightwater ~~and Wakefield~~ Development Areas subdivision rules which ensure that a variety of lot sizes and higher density housing options are provided for, and that implement the Urban Design Guide (Part II, Appendix 2).
- (bb)** In the Wakefield Development Area subdivision rules which ensure that a variety of housing density and types are provided for, and that implement the Urban Design Guide (Part II, Appendix 2).
- (c) Zones that contain urban development away from land of high productive value.

- (d) Zones that contain urban development away from land with a moderate to high risk of natural hazard.
- (e) Subdivision and land use rules limiting development where inundation cannot be mitigated. C10 10/07
Op 3/14
- (f) Subdivision and land use rules requiring minimum ground levels above mean sea level for buildings and allotments.
- (g) Subdivision and zone rules and an urban design guide that manage medium density development. C66 10/17
Op 12/18
- (h) Standards of any Council Land Development Manual that ensure the design and construction of effective and efficient network asset infrastructure. C69 6/19
Op 6/20

[unchanged or irrelevant text omitted]

6.2.30 Principal Reasons and Explanation

[unchanged or irrelevant text omitted]

Medium density development is encouraged in development areas shown on the planning maps and identified in the rules in the forms of compact density and intensive residential development. The specified areas are Richmond South, Richmond West, Brightwater, [Wakefield](#), Mapua Special, Motueka West Compact Density and the Richmond Intensive development areas. Outside of the above areas, medium density development is provided for in the form of comprehensive development.

C66 10/17
Op 12/18
C75 9/22
Op 10/23
C76 9/22

Intensive residential development is promoted and encouraged within walking and cycling distance or close to town centres and urban facilities as it increases lifestyle and housing choices and uses urban land and services, including public transport, efficiently and effectively.

Subdivision and zone Plan rules, together with the Urban Design Guide, are designed to ensure that medium density development achieves a high standard of amenity.

[unchanged or irrelevant text omitted]

6.8 RICHMOND

6.8.1 Issues

[unchanged or irrelevant text omitted]

6.8.30 Principal Reasons and Explanation

[unchanged or irrelevant text omitted]

The Richmond Intensive Development Area provides for more intensive residential development through a combination of infill in and redevelopment of the existing Residential Zone close to the town centre. In acknowledging an aging population, incorporation of universal design principles in the initial design of dwellings in the Richmond Intensive Development Area is encouraged in the Urban Design Guide (Part II, Appendix 2).

C66 10/17
Op 12/18

Figures 6.8A and Figure 6.8B show how the range of housing choices are provided for in the Richmond residential area. [Figure 6.8A also shows the range of housing choices that are provided for in specified development areas elsewhere in the District.](#)

C75 9/22
Op 10/23
C76 9/22

Figure 6.8A: Residential Housing Choices

C66 10/17
Op 12/18
C75 9/22
Op 10/23
C76 9/22

| Type of Residential Development | District: Everywhere except 'development areas' and exceptions | Development areas: Richmond South, Richmond West, Richmond East, Brightwater, <u>Wakefield</u> , 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 Compact Area; 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]

6.17 WAKEFIELD

6.17.1 Issues

Wakefield, a well-established rural service centre, has experienced rapid growth in recent years. Current issues are:

C58 11/15
Op 7/17

- 6.17.1.1 Securing suitable land for future residential and business growth and providing for recreation and community facilities in response to demand projections, existing supply and Council's priorities across the district.
- 6.17.1.2 Addressing flood hazard risk on low-lying land adjacent to the Wai-iti River and the Pitfure and Eighty-Eight Valley streams, and possible dam break hazard in the north-eastern section of the Wakefield Development Area.
- 6.17.1.3 Promoting Wakefield as a destination on Tasman's Great Taste Trail.
- 6.17.1.4 Enhancing the character of the heart of Wakefield around the Village Green.
- 6.17.1.5 Supporting the retention and use of heritage buildings and trees that contribute to the character of the village.

C76 9/22

- 6.17.1.6 Facilitating housing choice and affordable housing options on land suitable for residential development.
- 6.17.1.6A Ensuring a variety of housing options, including **housing densities and types** **higher density housing options** that achieve a high standard of amenity and make efficient use of land where urban expansion occurs.
- 6.17.1.7 Improving connectivity between the residential area north west of State Highway 6 and the heart of Wakefield.
- 6.17.1.7A Ensuring the provision for emergency vehicle access to the Wakefield Development Area via Higgins Road.
- 6.17.1.8 Accounting for cross-boundary effects between residential and industrial activities in proximity to the Light Industrial Zone on Bird Lane.
- 6.17.1.9 Addressing potential remaining contamination in association with the former Brookside sawmill site on Bird Lane.
- 6.17.1.10** Potential adverse traffic and safety effects on the transport network including State Highway 6 and Pitfure Road from the Wakefield Development Area.

6.17.3 Policies

- 6.17.3.1 To ensure suitable land and infrastructure is available in Wakefield for residential and business use, and active and passive recreation needs. C58 11/15
Op 7/17
- 6.17.3.2 To avoid flood hazard risk when enabling urban development of land. C76 9/22
- 6.17.3.2A To manage subdivision and development of residential land in the Wakefield Development Area between Pitfure Road, Edward Street, and Higgins Road to avoid significant flood hazard risks on and beyond the site, and to manage dam break hazard risk in the north-eastern corner of the Development Area.
- 6.17.3.3 To support a range of ~~rural~~ residential options on land zoned ~~Rural~~ Residential within the Wakefield Development Area adjacent to the Great Taste Cycle Trail; to ensure access is designed to mitigate conflict with the cycle trail; and to require adequate stormwater mitigation to manage any overflow from uphill dams in an extreme rainfall or other event. C58 11/15
Op 7/17
C65 10/17
Op 4/18
C76 9/22
- 6.17.3.4 To support landscape and streetscape initiatives to enhance the heritage character of the heart of Wakefield; and apply good urban design principles to all development in the private and the public domain. C58 11/15
Op 7/17
- 6.17.3.5 To monitor the condition of protected trees and manage the schedule in the Plan accordingly.
- 6.17.3.6 To facilitate the maintenance and protection of historic heritage places listed in the Plan.
- 6.17.3.7 To encourage a diversity of lot sizes and a range of housing forms to facilitate well-designed, lower cost housing development close to the village centre, including within the Wakefield Development Area. C76 9/22
- 6.17.3.7A To require a variety of lot sizes and **higher density housing options** **densities and types** on land within the Wakefield Development Area between Pitfure Road, Edward Street, and Higgins Road, which achieves a high standard of residential amenity through design in accordance with the Urban Design Guide (Part II, Appendix 2).
- 6.17.3.7B To require a variety of lot sizes and **higher density housing options** **densities and types** on land within the Wakefield Development Area between Pitfure Road, Edward Street, and Higgins Road, through the use of a **mandatory** mix of lot sizes and encourage Compact Density Development through the use of a non-notification provision.

6.17.3.7C To ensure that smaller lots and more compact housing typologies in the Wakefield Development Area are included in appropriate stages throughout developments, and are not left to the final stage.

6.17.3.7D To ensure that potential traffic and safety effects including on the Pitfure Road and SH6 intersection from the Wakefield Development Area are effectively mitigated.

6.17.3.8 To liaise with NZ Transport Agency to upgrade existing crossings on State Highway 6 and create a new crossing close to the Village Green. C58 11/15
Op 7/17

6.17.3.9 To require larger residential lot sizes adjacent to the boundary of the Light Industrial Zone on Bird Lane, and require a greater setback of dwellings from the Light Industrial Zone boundary. C58 11/15
Op 7/17
C65 10/17
Op 4/18

[Policy 6.17.3.10 is deleted] C65 10/17 Op 4/18

6.17.3.11 To mitigate any adverse effects from stormwater on the state highway and associated infrastructure. C58 11/15
Op 7/17

6.17.3.12 To manage the effects of the expansion of Wakefield on land of high productive value by providing for future residential development that makes efficient use of land in the Wakefield Development Area. C76 9/22

6.17.20 Methods of Implementation

6.17.20.1 Regulatory C58 11/15
Op 7/17

(a) Rezoning land suitable for residential use following evaluation of development areas outlined in Council's growth model. C76 9/22

(b) Rules to manage cross-boundary effects on land adjoining the Light Industrial Zone on Bird Lane.

(c) Rules to manage flood hazard risk.

(d) Rules to enable a variety of lot sizes and enable higher density housing density and types options on land within the Wakefield Development Area between Pitfure Road, Edward Street, and Higgins Road, and policies that direct that smaller lots and more compact housing types should be staged throughout the development.

6.17.20.2 Advocacy

(a) Indicative roads and walkways in undeveloped residential areas to ensure safe and efficient routes are secured in advance.

(b) Encourage smaller lots and a range of housing forms in appropriate locations as part of larger subdivision proposals.

6.17.30 Principal Reasons and Explanation

The Wai-iti River, the Eighty-Eight Valley Stream and the Pitfure Stream are prone to flooding. For this reason, development is directed to the upper river terraces, or is required to be suitably designed to manage flood risk. Low-lying land still has value for recreational and rural purposes where the flood effects cannot be reasonably managed to enable residential use. C58 11/15
Op 7/17
C76 9/22

Council, in 2013, completed a flood hazard mapping project for the area. This information assists Council in assessing the suitability of land for future growth based on demand and capacity for efficient servicing.

There are two irrigation dams located to the north-east of the Wakefield Development Area. In 2017, Council had a Dambreak assessment undertaken to understand the potential flood effects. This information assists in mitigating dam break hazard risk within the Wakefield Development Area. The Wakefield Development Area is required to develop in a manner that manages flood flows from

Pitfure Stream, Jenkins Creek and Gossey Stream and dam break hazard risk from the two irrigation dams located to the north-east.

The residential area north of the bowling club has limited access. The planning maps indicate additional access points to Whitby Road that may be implemented when vacant land is taken up for residential subdivision. Safe access across Whitby Road (State Highway 6) can be improved by upgrading the existing pedestrian refuges.

C58 11/15
Op 7/17

C65 10/17
Op 4/18

Wakefield has a growing population of families with young children. There is also a demand for smaller, more affordable properties for older people. In the development of the Wakefield Development Area and of a specified location on Edward Street, close to the heart of Wakefield, it is desirable to create smaller lots and encourage innovative housing forms to cater for single people and couples without children, as well as older people who wish to downsize their house and garden or move back to Wakefield in their later years. In the Wakefield Development Area, a variety of housing options, including housing densities and types ~~higher density housing options~~ will ensure that the rural land is more efficiently utilised for residential purposes, while the variety of housing sizes will provide for a more varied neighbourhood.

C58 11/15
Op 7/17
C76 9/22

Non-notification (both public (s95A) and limited (s95B)) of Compact Density Development within the Wakefield Development Area applies. This responds to the objectives and policies in the Tasman Resource Management Plan which:

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

The non-notification provision is used for Compact Density Development in the Wakefield Development Area 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 in the Residential Zone.

There are opportunities for further residential development between the existing residential area and Bird Lane, provided larger lots and dwelling setbacks are in place to limit cross-boundary effects from the industrial activity. While the Bird Lane industrial site has been partially remediated, and is suitable for continuing industrial use, some of the land between the site and State Highway 6 was previously used for timber storage. Further testing is advised prior to any intensification of residential activity. The industrial area zoned Heavy Industrial Pigeon Valley Road is at risk of flooding. Closed zone status enables activities to continue on the land but prevents further subdivision of the land.

C58 11/15
Op 7/17

With all new residential development, advance planning for road and walking/cycling connections ensures optimum access to the heart of Wakefield and around the village. Indicative roads and walkways are shown on the planning maps (both zone maps and area maps). Demand for community facilities is managed through Council's Long Term Plan. This includes the three waters (wastewater, drinking water and stormwater), roads, footpaths, reserves and other community infrastructure, such as pools, halls, public toilets, cemeteries, and playgrounds.

Tasman's Great Taste Cycle Trail arrives in Wakefield along Higgins Road. Some flood-free flat land to the west of Higgins Road is suitable for a range of rural residential options, with adequate stormwater mitigation to manage any overflow from uphill dams in an extreme rainfall or other event. Future owners may take advantage of opportunities for home occupations and visitor accommodation in support of the cycle trail.

C65 10/17
Op 4/18

[unchanged or irrelevant text omitted]

CHAPTER 16: GENERAL RULES

[unchanged or irrelevant text omitted]

16.3 SUBDIVISION

[unchanged or irrelevant text omitted]

16.3.3 Residential Zone

16.3.3.1 Controlled Subdivision (Residential Zone — Standard Density Development)

C66 10/17
Op 12/18

Subdivision for standard density development in the Residential Zone is a controlled activity, if it complies with the following conditions:

Allotment Area

- (a) Except as provided for in condition (n), every allotment has a minimum net area as set out in Figure 16.3A.

Figure 16.3A: Minimum Allotment Areas in the Residential Zone

| DESCRIPTION OF LAND TO BE SUBDIVIDED | MINIMUM NET AREA (M ²) |
|--|--|
| Without reticulated wastewater servicing | 1,000 |
| Except Milnthorpe | 1,800 |
| With reticulated wastewater servicing | 450 |
| Except: | |
| (i) Motueka and Richmond complying with rule 16.3.3.1(c). | 350 |
| (ii) Allotments adjoining Rural 1 or Rural 2 zones except that on that part of land in Lot 1 DP20082 (Old Wharf Road) and as shown on the planning maps at Motueka as zoned Residential. | 1,000 |
| | 700 |
| (iia) Allotments at Rototai Road Residential Zone. | 600 |
| (iii) Allotments adjoining Industrial Zones. | 800 |
| (iiia) Allotments adjoining the Light Industrial Zone at Bird Lane, Wakefield | 1,000 |
| (iv) Allotments in St Arnaud Residential Zone not crossed by Alpine Fault (except as specified in (v)). | 1,000 |
| (v) Allotments in St Arnaud on Lake Road, Robert Street, Holland Street, Arnaud Street and Bridge Street, south of Black Valley Stream in St Arnaud. | 1,800 |
| (vi) Allotment to be used exclusively as a site for a network utility or public work. | 1, with no minimum diameter |
| (vii) Waimea Village | <i>Refer Schedule 17.1D</i> |
| (viii) Richmond South, Richmond West, Motueka West and Mapua development areas. | <i>Refer rule 16.3.3.1 (n)(i)(a) – (d)</i> |
| (ix) Richmond East Development Area south east of Hill Street. | 600 |
| (x) Richmond East Development Area south east of Hill Street: foothill precinct, as notated on the planning maps. | 900 |

C58 11/15
Op 7/17

C10 10/07
Op 3/14
C22 2/11 &
C20 8/10
Op 8/12
C20 8/10
Op 8/12

| DESCRIPTION OF LAND TO BE SUBDIVIDED | MINIMUM NET AREA (M ²) | |
|--|--|----------------------------------|
| (xi) Tahi St and Iwa St Residential Coastal Zone | One new allotment of at least 650m ² with a balance allotment of at least 650m ² may be created from a record of title existing as at 26 February 2011 | C22 2/11 Op 1/15 |
| (xii) Richmond Intensive Development Area | <i>Refer rule 16.3.3.1(n)(i)(a) – (d)</i> | C66 10/17 Op 12/18 |
| (xiii) Brightwater <u>and Wakefield</u> Development Area where the parent title has a net area of 2 hectares or less. | 450 | C75 9/22 Op 10/23 |
| (xiv) Brightwater Development Area where the parent title has a net area greater than 2 hectares, <u>and Wakefield Development Area.</u> | Refer to rule 16.3.3.1B <i>Residential Zone – Specific Location: Brightwater <u>and Wakefield Development Areas</u></i> | C75 9/22 Op 10/23 C76 9/22 |

[unchanged or irrelevant text omitted]

Services

- (i) Every allotment in the Richmond West, Brightwater, Motueka West, Wakefield, Richmond East, Richmond Intensive and Mapua development areas (excluding the Residential Coastal Zone) is provided with services as set out in Schedule 16.3C, except for allotments created for access, utility, segregation, road or road reserve purposes. The appropriate trenches, ducts, cables, pipes and other necessary works are provided to the internal boundary of each allotment.
- C10 10/07 Op 3/14
C20 8/10 Op 8/12
C22 4/13 Op 1/15
C43 4/13 Op 1/15
C66 10/17 Op 12/18
C75 9/22
Op 10/23
C76 9/22

[unchanged or irrelevant text omitted]

Heritage Site or Item Present

- (m) The land being subdivided does not include:
- (i) a heritage site or item referred to in Schedule 16.13A [Heritage Buildings and Structures]; or
- (ii) a protected tree referred to in Schedule 16.13B in the Richmond West, Brightwater, Motueka West, Wakefield, Richmond East, Richmond Intensive or Mapua development area.
- C10 10/07 Op 3/14
C16 9/09 Op 8/12
C20 8/10 Op 8/12
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

[unchanged or irrelevant text omitted]

- Richmond South, Richmond West, Brightwater, Motueka West, Wakefield, Mapua and Richmond Intensive Development Areas**
- (n) Subdivision for standard density development in the Richmond South, Richmond West, Motueka West, Wakefield, Mapua, Brightwater and Richmond Intensive development areas, as shown on the planning maps, complies with the following conditions:
- (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
- 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 9/22
Op 10/23
C76 9/22
- C5 3/06 Op 10/10
C10 10/07 Op 3/14
C22 2/11 Op 1/15
C43 4/13 Op 1/15
C75 9/22
Op 10/23

| | | |
|-------|---|---|
| | <u>and Wakefield</u> Development Areas where Rule 16.3.3.1B(a) applies. | C76 9/22 |
| (b) | The minimum average net area for all allotments is 550 square metres, except in the Motueka West area where the minimum average net area is 500 square metres and in the Richmond Intensive Development Area, and in the <u>Brightwater and Wakefield</u> Development Areas, where there is no average. | C10 10/07 Op 3/14 C43 4/13 Op 1/15 C66 10/17 Op 12/18 C75 9/22 Op 10/23 C76 9/22 |
| (c) | Every allotment is capable of containing a circle with a diameter of 16 metres or greater. | |
| (d) | Except for the Richmond Intensive Development Area, no fewer than 95 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 5 percent of allotments may be rear allotments without any road or reserve frontage. | C66 10/17 Op 12/18 |
| (ii) | 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 the Richmond West development areas on the planning maps: | C10 10/07 Op 3/14 |
| (i) | no road in the Richmond South Development Area is designed to connect directly with Hart/Bateup roads, Wensley/Paton roads, Hill Street or State Highway 6; | C66 10/17 Op 12/18 C75 9/22 Op 10/23 |
| (ii) | no road in the Richmond West Development Area is designed to connect to State Highway 6 or Lower Queen St; and | |
| (iii) | no road in the Richmond Intensive Development Area is designed to connect to Salisbury Road, Wensley Road, Oxford Street, Gladstone Road or Queen Street. | |
| (iv) | no road in the Brightwater Development Area is designed to connect to State Highway 6. | |
| | <i>[Items (e) and (f) are deleted]</i> | C69 6/19 Op 6/20 |
| (g) | The transport conditions in Schedule 16.3B are complied with. | |
| (h) | No allotment created after 28 July 2007 gains direct access from State Highway 6 in the Richmond South Development Area, except that existing lawful access crossings may continue to be used. | C10 10/07 Op 3/14 |
| (i) | No allotment in the Motueka West Development Area created after public notification of Motueka West plan change gains direct access on to Queen Victoria Street except that existing lawful crossings may continue to be used. | C43 4/13 Op 1/15 |
| (j) | 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. | |

| | | |
|-------|--|---|
| (k) | No allotment created after 6 October 2007 gains direct access from State Highway 6 or Lower Queen Street in the Richmond West Development Area, except that existing lawful access crossings may continue to be used. | C10 10/07 Op 3/14 |
| (l) | No allotment created after 28 August 2010 gains direct access from Champion Road or from Salisbury Road if the allotment is located within 215 metres or 100 metres respectively of the intersection of Champion and Salisbury roads as measured from the intersection of the extension of the road boundary tangent point, except that existing lawful crossings may continue to be used. | C20 8/10 Op 8/12 |
| (m) | No allotment in the Richmond Intensive Development Area created after 14 October 2017 gains direct access onto Salisbury Road, Wensley Road, Oxford Street, Gladstone Road or Queen Street. | C66 10/17 Op 12/18 |
| (n) | No allotment in the Brightwater Development Area gains direct access onto State Highway 6. Lawful existing accessways may continue to be used. | C75 9/22 Op 10/23 |
| (iii) | Reserves | C5 3/06 Op 10/10 |
| | 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. | C10 10/07 Op 3/14 C5 3/06 Op 10/10 C10 10/07 Op 3/14 |
| (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. | C5 3/06 Op 10/10 C10 10/07 Op 3/14 |
| (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 Pitfure Stream, required in lieu of the reduction in the width of the Local Purpose (Esplanade) reserve on the left bank. | |
| (iv) | Indicative Stormwater Retention Area | C5 3/06 Op 10/10 |
| (a) | Where applicable, a stormwater retention area is to be provided in the location of any indicative Stormwater Retention Area shown in the Richmond South and Motueka West development areas on the planning maps to enable stormwater to be retained in order to mitigate the downstream stormwater effects such as flooding. Where the stormwater retention area overlies an indicative reserve on the planning maps, all the land in that indicative reserve will vest with Council and reserve fund contributions will be adjusted in accordance with rule 16.5.2.4. | C43 4/13 Op 1/15 |

[unchanged or irrelevant text omitted]

Richmond South, Richmond West, Brightwater, Motueka West, Wakefield, Mapua and Richmond Intensive Development Areas

(18) For subdivision for standard density development in the Richmond South, Richmond West, Brightwater, Wakefield, Motueka West, Mapua and Richmond Intensive development areas, control over the following matters apply:

- (a) The extent to which the road network is interconnected within the subdivision and with adjoining networks, including the street network, walkways and cycleway connectedness.
- (b) Except for the Richmond Intensive Development Area, the layout of allotments in terms of providing for a range of allotment densities, street-facing frontages and with access to public spaces, walkways and reserves.
- (c) The extent to which the proposed subdivision provides for reserves and public open spaces for the use and enjoyment of communities.
- (d) The visibility of all public spaces, including roads, walkways and reserves, and the degree of passive surveillance from future dwellings.
- (e) The degree to which the proposed subdivision has used landscaping and vegetation plantings within public spaces, including road reserve, to provide for a high amenity environment.
- (f) The ability of each allotment to accommodate a dwelling, accessory buildings, on-site parking and access in accordance with rule 17.1.3.1.
- (g) The effective management of stormwater, including the use of low impact design solutions, where practicable.

(ga) In the Wakefield Development Area, any matter necessary to manage flood and dam break hazard risk.

- (h) The proposed management of any temporary or permanent effects arising from vegetation removal, earthworks and landscaping.
- (i) The management of risk of property damage or nuisance from potential natural hazards.
- (j) Except for the Richmond Intensive Development Area, the degree to which the potential for reverse sensitivity of existing rural activities arising from adverse cross-boundary effects on new residential development has been accounted for in the subdivision design.
- (k) The extent of retention and integration of existing trees and groups of trees into the subdivision design.
- (l) The degree of application of the design guidelines in the Urban Design Guide (Part II, Appendix 2) to the matters identified within the document, where relevant.
- (m) Ensuring adequate ongoing maintenance and replacement of amenity plantings.
- (n) The extent to which the number of individual allotment accesses onto Hart/Bateup and Wensley/Paton roads and Hill Street has been minimised.
- (o) In the Brightwater Development Area, where dwellings will be located within 100m of the state highway's white edge line, the type and extent of methods utilised to manage potential noise and vibration effects from the state highway.

(p) In the Wakefield Development Area, the recommendations of the Integrated Transportation Assessment.

Note: Further guidance about good urban design and low impact development can be found in the Urban Design Guide (Part II, Appendix 2).

C5 3/06
Op 10/10

C10 10/07
Op 3/14

C22 2/11
& C43
4/13

Op 1/15

C66 10/17
Op 12/18

C75 9/22

Op 10/23

C76 9/22

C75 9/22
Op 10/23

[unchanged or irrelevant text omitted]

16.3.3.1A Controlled Subdivision (Residential Zone – Specific Location: Richmond Intensive Development Area)

C66 9/17
Op 12/18

Subdivision for intensive development in the Richmond Intensive Development Area is a controlled activity, if it complies with the following conditions:

Allotment Area

- (a) The minimum net allotment area is 200 square metres.

[unchanged or irrelevant text omitted]

16.3.3.1B Controlled Subdivision (Residential Zone – Specific Location: Brightwater and Wakefield Development Areas)

C75 9/22
Op 10/23
C76 9/22

Subdivision in the Brightwater and Wakefield Development Areas is a controlled activity, if it complies with the following conditions:

Allotment Area

(a) 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.

(a) In the Wakefield Development Area, at least 15% of the allotments have an average net site 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.

Figure 16.3AB: Minimum Allotment Areas in the Brightwater Development Area:

| DESCRIPTION OF LAND TO BE SUBDIVIDED | NET AREA REQUIREMENTS (m ²) |
|---|---|
| (i) Where the land to be subdivided has a net area of 2 hectares or less | Refer to Rule 16.3.3.1 Figure 16.3A (xiii) Standard Density Subdivision |
| (ii) Where the land to be subdivided has a net area greater than 2 hectares | a) A minimum of 20% of the allotments created have a net area of between 270m ² and 350m ² . And b) A minimum of 20% of the allotments created have a net area of between 350m ² and 450m ² . |

| | |
|--|---|
| | <p>A maximum of 50% of the allotments created can utilise the allowances under (ii)(a) and (ii)(b) above. The minimum net area for the remaining allotments is 450m².</p> <p>NOTE: The net area requirements do not apply to Compact Density; however, Compact Density subdivision and land use rules (16.3.3.3 and 17.1.3.3) can contribute to achieving the requirements of this rule in both size categories (ii)(a) and (ii)(b).</p> |
|--|---|

Allotment Access and Road Network

C75 9/22
Op 10/23
C76 9/22

(b) The subdivision meets the controlled conditions: 16.3.3.1(n)(i)(e-d), (n)(ii)(g), of Rule 16.3.3.1 and (n)(ii)(n) *Allotment Access and Road Network*.

(c) 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

C75 9/22
Op 10/23

- (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)(b), 16.3.3.1 (n)(iii)(c) *Reserves*
 - (ix) 16.3.3.2A (f) *Comprehensive Development*

Matters of Control

C75 9/22
Op 10/23

- (i) Matters (1)-(18) and (22)-(24) listed in 16.3.3.1
- (ii) The ability to achieve a variety of housing density housing options.
- (iii) Financial Contributions.
- (iv) All Matters referred to in Section 220 of the Act
- (v) Bonds and covenants.

[unchanged or irrelevant text omitted]

16.3.3.2A Restricted Discretionary Subdivision (Residential Zone - Standard Density Development)

C66 10/17
Op 12/18
C75 9/22
(d 6/23)

Subdivision for standard density development in the Residential Zone that does not comply with the controlled conditions of rules 16.3.3.1 or 16.3.3.1B is a restricted discretionary activity, if it complies with the following conditions:

Stormwater

- (a) In the Residential Zone:
 - (i) EITHER:
Stormwater from every allotment 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.

C66 10/17
Op 12/18

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.

Note: A discharge consent may be required where new stormwater infrastructure is being created.

- (b) In the Richmond Intensive Development Area, where a site or part of a site is located within a specified stormwater flood flow path as shown on the Part II Special planning map:
 - (i) the development provides for the stormwater flood flow to cross the post-development site and retains the predevelopment upstream entry and downstream exit points of the stormwater flood flow to and from the site;
 - (ii) the flood flow path surface is constructed or treated to prevent erosion of the surface.

Richmond South, Richmond West, Brightwater, Wakefield, and Richmond Intensive Development Areas

C10 10/07
Op 3/14

- (c) Land to be subdivided for standard density development in the Richmond South, Richmond West, Brightwater, Wakefield and Richmond Intensive development areas that does not comply with the conditions of rule 16.3.3.1 is a restricted discretionary activity, if it complies with the following conditions:

C66 10/17
Op 12/18

C75 9/22
Op 10/23
C76 9/22

Minimum Allotment Size

- (i) The minimum net area for each allotment is 350 square metres, except in the Brightwater Development Area where the minimum net area for each allotment is 270 square metres, and in the Wakefield Development Area where the minimum net area for each allotment is 200 square metres.

~~• The minimum net area for each allotment is 450 square metres if the land to be subdivided comprises 2 hectares or less in net area.~~

~~• The minimum net area for each allotment is in accordance with Rule 16.3.3.2C Restricted Discretionary Subdivision (Residential Zone - Specific Location: Brightwater Development Area) if the land to be subdivided is greater than 2 hectares in net area.~~

Allotment Access, Road Network, Reserves and Indicative Stormwater Retention Area

- (ii) The subdivision meets conditions 16.3.3.1(n)(ii)(a), (n)(ii)(c) to (n)(ii)(n), (n)(iii) and (n)(iv).
- (ii) Except in the Richmond Intensive Development Area, the subdivision meets condition 16.3.3.1(n)(ii)(b).

Reverse Sensitivity

- (iv) The subdivision must comply with 16.3.3.1(me)(ii) and (iii) *Cross Boundary Effects. (This applies to the Brightwater Development Area and not the Wakefield Development Area).*

[unchanged or irrelevant text omitted]

Comprehensive Development

- (f) The subdivision is not part of a Comprehensive Development.

C66 10/17
Op 12/18

C75 9/22
Op 10/23

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:

- (1) Matters (1) to (37) of rule 16.3.3.3 *Restricted Discretionary Subdivision (Residential Zone – Compact Density Specific Locations).*

Non-Notification

In respect of non-compliance with condition (c)(iii) [cul-de-sac length], applications for resource consent for an activity under this rule will be decided without limited notification and without public notification.

[unchanged or irrelevant text omitted]

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

C75 9/22
Op 10/23

- (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*
- (b) **Matters of control**
Matters (1) to (37) of Rule 16.3.3.3 (*Restricted Discretionary Subdivision (Residential Zone – Compact Density Specific Locations)*)

[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 9/22
Op 10/23
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 Area, 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 9/22
Op 10/23
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

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

(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 the minimum allotment area is 270 square metres.

[unchanged or irrelevant text omitted]

Stormwater Management

(17) Whether an integrated approach to stormwater management is used, by creating areas of open space (including reserves along watercourses and some streets with swales), that can be used for effective stormwater management, including enhancing water quality without compromising an efficient urban structure. In the Mapua Special Development Area, the provisions of the Site Management Plan will need to be complied with.

C22 2/11
Op 1/15

(18) The extent to which natural and artificial watercourses, wetlands and riparian vegetation are retained and enhanced, while also making alignment modification that may be appropriate to enhance the urban structure.

(19) Any matter set out in Schedule 16.3A.

C7 7/07 Op 10/10

(19A) The extent to which mandatory and good practice matters of chapter 5 of the Nelson Tasman Land Development Manual 2019 have been achieved in the design and establishment of stormwater networks.

C69 6/19
Op 6/20

(19B) In the Wakefield Development Area, the management of flood and dam break hazard risks on and beyond the site.

C76 9/22

[unchanged or irrelevant text omitted]

Non-Notification

C5 3/06
Op 10/10

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.

C75 9/22
Op 10/23
C76 9/22

In the Brightwater and Wakefield Development Areas, 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).

16.3.3.4 Discretionary Subdivision (Residential Zone)

- (a) Except as provided for in conditions (b), (ba) and (c) of this rule, subdivision in the Residential Zone that does not comply with the restricted discretionary conditions of 16.3.3.2A for standard density development or the restricted discretionary conditions of rule 16.3.3.2 is a discretionary activity.
- (aa) Subdivision which is part of a comprehensive residential development and is the subject of concurrent resource consent applications for all other resource and building consents required for the development is a discretionary activity.

C66 10/17
Op 12/18

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

C10 10/07 Op 3/14
C22 2/11 Op 1/15
C43 4/13 Op 1/15

- (b) Subdivision in the Richmond South, Richmond West, Brightwater, Wakefield, Motueka West and Mapua development areas and Mapua Special Development Area that does not comply with rule 16.3.3.2A, 16.3.3.2C rule 16.3.3.3, rule 16.3.3.1B, or 16.3.3.2C is a discretionary activity, if it complies with the following conditions:

C66 10/17 Op 12/18
C75 9/22
Op 10/23
C76 9/22

EITHER

- (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 and Wakefield Development Areas has site areas complying with 16.3.3.1B(a).

C10 10/07
Op 3/14

C22 2/11
Op 1/15

C43 4/13
Op 1/15

C75 9/22
Op 10/23
C76 9/22

OR

- (ii) The subdivision is a compact density subdivision proposal and complies with rule 16.3.3.3(a)(iii)(a), (a)(iii)(c) to (a)(iii)(j), (a)(iv), and (a)(v).

C10 10/07
Op 3/14

C75 9/22
Op 10/23

Richmond Intensive Development Area

C66 10/17
Op 12/18

- (ba) Subdivision in the Richmond Intensive Development Area that does not comply with the restricted discretionary conditions of rule 16.3.3.2A for standard density development or the restricted discretionary conditions of rule 16.3.3.2B for intensive development is a discretionary activity, if it complies with the following conditions:
- (i) The subdivision proposal complies with conditions 16.3.3.1(n)(ii)(c) and 16.3.3.1(n)(iii)(b).

Tahi and Iwa Streets, Mapua

C22 2/11
Op 1/15

- (c) Subdivision is not in the Mapua Residential Coastal Zone at Tahi Street or Iwa Street, Mapua.

C66 10/17
Op 12/18

A resource consent is required. Consent may be refused, or conditions imposed. In considering applications and determining conditions, the Council will have regard to the criteria set out in Schedule 16.3A, as well as other provisions of the Plan and the Act. In considering applications and determining conditions, Council will have particular regard to the following matters:

C10 10/07 Op 3/14
C43 4/13 Op 1/15
C66 10/17 Op 12/18

- (1) The degree of compliance with the applicable conditions of rules 16.3.3.1, 16.3.3.1A, 16.3.3.1B, 16.3.3.2, 16.3.3.2A, 16.3.3.2B, 16.3.3.2C, and 16.3.3.3.
- (2) The reasons for non-compliance with the conditions of rules 16.3.3.1, 16.3.3.1A, 16.3.3.1B, 16.3.3.2, 16.3.3.2A, 16.3.3.2B, 16.3.3.2C, and 16.3.3.3 that have not been met.
- (3) The extent to which the matters in Schedules 16.3A and 16.3B have been met.
- (4) Consistency with the Urban Design Guide (Part II, Appendix 2).

C66 10/17 Op 12/18
C75 9/22 Op 10/23
C76 9/22

C10 10/07 Op 3/14
C22 2/11 Op 1/15

(5) In the Wakefield Development Area, the ability to achieve a variety of lot and house sizes.

Council may also consider any other relevant matter in the Plan or the Act.

Non-Notification

C58 11/15 Op 7/17

Applications for resource consent for an activity on two specified locations close to the centre of Wakefield, shown on Zone maps 91 and 58, will be decided without public notification and without limited notification.

16.3.3.7 Non-Complying Subdivision (Residential Zone)

Subdivision in the Richmond South, Richmond West, Richmond East, Richmond Intensive, Brightwater, Wakefield, Motueka West, Mapua and Mapua Special development areas and comprehensive subdivision that does not comply with rule 16.3.3.4 or rule 16.3.3.5 is a non-complying activity.

C10 10/07 Op 3/14
C20 8/10 Op 8/12
C22 2/11 Op 1/15
C43 4/13 Op 1/15
C51 1/15 Op 9/16
C66 10/17 Op 12/18
C75 9/22 Op 10/23
C76 9/22

A resource consent is required. Consent may be refused or conditions imposed.

C5 3/06 Op 10/10

[unchanged or irrelevant text omitted]

16.3.20 Principal Reasons for Rules

Subdivisions Affecting Heritage Items

[unchanged or irrelevant text omitted]

Brightwater Development Area

C75 9/22 Op 6/23

The Brightwater Development Area is intended to provide for additional residential land to meet the growth projections for the township and the wider region. It is located on land between State Highway 6, Pitfure Stream, and Lord Rutherford Road. For any urban expansion, particularly into the Rural Zones, there is a need to ensure this land is efficiently used. There is also a strong community view, and government policy direction, that residential land needs to be more intensively used, and a diversity of lot sizes and range of housing options achieved. To help achieve this objective, the Brightwater Development Area includes subdivision rules requiring a variety of lot sizes, including smaller lots, when larger blocks are subdivided.

These rules mean areas of urban expansion are expected to develop with higher density housing options and a greater variety of lot sizes than may occur through the standard minimum lot size approach. This provides for a more varied neighbourhood of differing types of housing and properties.

Non-notification (both public (s95A) and limited (s95B)) of Compact Density Development within the Brightwater Development Area applies. This responds to the objectives and policies in the TRMP which:

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

The non-notification provision is used for Compact Density Development in the Brightwater Development Area 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.

The Brightwater Development Area includes indicative roads and reserves to ensure appropriate connections are achieved; recreational, amenity and ecological functions are provided for; and stormwater is effectively managed. Flood flows from Pitfure Stream and Watertank Hill (the Katania Heights area) are able to be accommodated within the indicative reserve areas.

In relation to State Highway 6, reverse sensitivity is managed through a requirement to set development back from the state highway, and to provide an acoustic report for subdivision within 100m of the state highway's white edge line. Rules also restrict additional direct vehicle access to the state highway.

Wakefield Development Area

C76 9/22

The Wakefield Development Area is intended to provide for additional residential land supply to meet the growth projections for the township and the wider region. It is located on land between Pitfure Road, Edward Street, and Higgins Road. For any urban expansion, particularly into the Rural Zones, there is a need to ensure this land is efficiently used. There is also a strong community view, and government policy direction that residential land needs to be more intensively used, and a diversity of lot sizes and range of housing options achieved. To help achieve this objective, the Wakefield Development Area includes subdivision rules requiring a variety of lot sizes, including smaller lots, when larger blocks are subdivided. These rules mean areas of urban expansion are expected to develop with a variety of higher density housing options and a greater variety of lot sizes than may occur through the standard minimum lot size approach. This provides for a more varied neighbourhood of differing types of housing and properties.

Non-notification (both public (s95A) and limited (s95B)) of Compact Density Development within the Brightwater and the Wakefield Development Areas applies. This responds to the objectives and policies in the Tasman Resource Management Plan which:

- Seek efficient use of land and infrastructure,
- Encourage medium density housing development of a high standard in suitable locations,

- Seek a range of living opportunities and residential densities.

The non-notification provision is used for Compact Density Development in the Wakefield Development Area 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.

The Wakefield Development Area includes indicative roads and reserves to ensure appropriate connections are achieved; recreational, amenity and ecological functions are provided for; and

stormwater is effectively managed. The indicative road connection to Higgins Road ensures that the provision of emergency vehicle access via Higgins Road will be provided for. Flood flows from Pitfure Stream are able to be accommodated within the indicative reserve areas.

[unchanged or irrelevant text omitted]

Schedule 16.3B: Transport Conditions

Refer to rules 16.3.3.1, 16.3.3.1B, 16.3.3.2C 16.3.3.3, 16.3.3.4, 16.3.4.1, 16.3.5.1, 16.3.6.1, 16.3.7.1, 16.3.8.1.

[unchanged or irrelevant text omitted]

Schedule 16.3C: Services Required on Subdivision in Certain Zones

Refer to rules 16.3.3.1, 16.3.4.1 16.3.3.1B, 16.3.3.2C

This schedule applies to Central Business, Commercial, Mixed Business, Tourist Services, Heavy and Light Industrial and Rural Industrial zones, and the Residential Zone in the Richmond South, Richmond West, Richmond East, Richmond Intensive, Brightwater, Wakefield, Motueka West and Mapua development areas (excluding the Residential Coastal Zone), and the Rural Residential Serviced Zone in the Richmond East and Mapua development areas.

C10 10/07 Op 3/14
C20 8/10 Op 8/12
C22 2/11 Op 1/15
C43 4/13 Op 1/15
C66 10/17 Op 12/18
C75 9/22
Op 10/23

[unchanged or irrelevant text omitted]

CHAPTER 17: ZONE RULES

[unchanged or irrelevant text omitted]

17.1.3 Building Construction or Alteration

17.1.3.1 Permitted Activities (Building Construction or Alteration — Standard Density Development)

C66 10/17
Op 12/18

[unchanged or irrelevant text omitted]

Walls

- (l) Detached residential units on a site that are separated by less than 6 metres are arranged on the site so that the alignment of outside walls is stepped at least 2.5 metres relative to each other.

Building Envelope – Daylight Over and Around

- (m) No building projects beyond a building envelope constructed by daylight admission lines commencing from points 2.5 metres above ground level from all side and rear boundaries. The angle to be used is to be determined using the diagram in Schedule 17.1A, except that:
- (i) for any roof with a slope of 15 degrees or greater and the roof ridge generally at right angles to the boundary, the end of the ridge may be up to 1.5 metres above the daylight admission line and the end area up to 2.5 square metres when viewed in elevation; and
 - (ii) any solar panel mounted flush to a building roof may project through the daylight admission line, provided they extend no greater than 250 millimetres above the roof plan on which they are mounted.
 - (iii) in the Wakefield Development Area there are no building envelope restrictions for any boundary that faces onto the Pitfure Stream, Gossey Stream and Jenkins Creek open space corridor.

EXCEPT

Item (n) became item (m) (i) as part of Plan Change 73. Item (n) was intentionally left blank.

- (o) As an **alternative** to conditions (m) of this rule, buildings on south-facing slopes (between west and east) over 10 degrees comply with the following on any nominated boundary:

A building must fit within the arms of a 110-degree angle shape placed 35 degrees from the boundary (as shown in Schedule 17.1B). Only one angle may be used on any one boundary.

[unchanged or irrelevant text omitted]

Setbacks

- (q) Buildings are set back at least 4.5 metres from road boundaries, in the case of all buildings; except that telecommunication and radio-communication facilities less than 10 square metres in area and less than 3 metres in height are exempt from this requirement; except also that buildings are at least:
- (i) 5.5 metres from road boundaries in the case of garages if the vehicle door of the garage faces the road;
 - (ii) 7.5 metres from the top of the bank adjoining Collingwood Quay;
 - (iii) 15 metres from Queen Victoria Street between Pah and Whakarewa streets.
- (r) Buildings are set back at least 1.5 metres from the internal boundaries on one side and at least 3 metres from all other internal boundaries (side and rear) in the case of all buildings except:
- (i) 3 metres from side and rear boundaries in the case of buildings at St Arnaud;
 - (ii) no setback is required from side or rear boundaries for buildings with a common wall on the boundary along that part of the boundary covered by the common wall;
 - (iii) where a garage or carport is an integral part of a dwelling and forms an external wall adjoining a site boundary; or a carport is attached to an external wall of a dwelling; the provisions of (t) apply to that part of the dwelling that is a garage or carport;
 - (iv) accessory buildings;

- (v) telecommunication and radio-communication facilities less than 10 square metres in area and less than 3 metres in height.
- (s) Buildings are set back at least 1 metre from any access located within the site if the access serves another site or dwelling.
- (t) Accessory buildings are set back at least 1.5 metres from side and rear boundaries, but less than 1.5 metres if all of the following apply:
- (i) where any accessory building has a wall adjacent to the boundary, that wall contains no windows; C73
Op 6/23
 - (ii) any accessory buildings adjacent to an individual boundary do not exceed a cumulative total of 7.2 metres in length or 50 percent of the length of the boundary, whichever is the lesser;
 - (iii) stormwater is contained within the site.
- (u) Dwellings are set back at least 25 metres from a rural zone boundary and at least 10 metres from an industrial zone boundary, except that:
- (i) on Record of Title NL 13A/194(Talisman Heights, Kaiteriteri) or its successive titles, the setback from the rural zone is at least 5 metres, C73
Op 6/23
 - (ii) on Old Wharf Road, Motueka, the setback from the Heavy Industrial Zone is at least 20 metres and the setback from the Rural 1 Zone is at least 10 metres;
 - (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. C22 2/11
Op 1/15
 - (iii) adjacent to the Light Industrial Zone at Bird Lane, Wakefield, the setback is at least 30 metres. C58 11/15
Op 7/17
 - (iv) for the Wakefield Development Area, the setback is at least 5 metres.
- (v) The building is set back at least:
- (i) 3 metres from the top of the bank of any river with a bed less than 1.5 metres in width;
 - (ii) 8 metres from the top of the bank of any river with a bed between 1.5 metres and 5 metres;
 - (iii) 20 metres from the top of the bank of any river with a bed between 5 and 20 metres in width.

Access

- (zb) Access to each dwelling complies with 16.3.3.1(n)(ii)(h).

Fences

- (zc) In the Richmond East Development Area on principal or collector roads, any fence on a road boundary does not exceed 1.2 metres in height, and any fence on a side boundary is constructed to taper from 1.2 metres at the road boundary to any height not exceeding 1.8 metres, reaching that height no closer than 5 metres from the boundary. C20 8/10
Op 8/12
C69 6/19
Op 6/20

- (zca) In the Wakefield Development Area, any fence fronting onto a walkway or an area of public open space (not including the Tasman Great Taste Trail) does not exceed 1.2 metres in height.

Reverse Sensitivity

C75 9/22
Op 10/23

(zd) In the Brightwater Development Area:

C76 9/22

- (a) All new dwellings, or dwelling extensions, are setback 20m from the state highway’s white edge line.
- (b) Internal Noise: New dwellings, or new or altered habitable rooms in existing dwellings, in the Brightwater Development Area which are situated within 100m of the state highway’s white edge line are designed to meet internal sounds levels, as follows:

Figure 17.1B: Internal Sound Levels

| | |
|---|--|
| Dwelling near State Highway 6 – Brightwater Development Area – Habitable Room | Maximum Indoor Design Noise Level $L_{Aeq(24h)}$ |
| Habitable Room | 40dB |

Note that the measured or predicted road traffic noise level must be determined in accordance with NZS 6801:2008 *Acoustics – Environmental Noise* and NZS 6806:2010 *Acoustics – Road Traffic Noise – New and Altered Roads*. Any extraneous noise sources such as abnormal events (e.g. cicadas and crickets, or a neighbour mowing the lawn or doing construction work) must be removed.

Ventilation: The following applies when windows are required to be closed to achieve the internal noise levels for habitable rooms in the Brightwater Development Area. Habitable rooms must have a ventilation and cooling system(s) designed, constructed, and maintained to achieve the following requirements:

- a) Provides mechanical ventilation to satisfy Clause G4 of the New Zealand Building Code, and
- b) Is adjustable by the occupants to control the ventilation rate in increments up to a high airflow setting that provides at least 6 air changes per hour; and
- c) Provides cooling that is controllable by the occupant and can maintain the inside temperature to be no greater than 25° C; and
- d) Provides relief for equivalent volumes of supply air; and
- e) Does not generate more than 35dB LAeq when measured at 1 metre away from any grille or diffuser during the night-time period.

Except where:

- i) The sound incident on the most exposed part of the proposed dwelling’s facade is less than 57 dB $L_{Aeq(24h)}$ for road traffic noise; or
- ii) All parts of the dwelling are at least 50m from the white edge line of the state highway and there is a solid building, fence (density of at least 10kg/m² with no gaps), wall or landform that blocks the line-of-sight from all parts of all windows and doors of the new or altered dwelling to any part of the state highway road surface within 100m of the dwelling.

A design report prepared by a suitably qualified and experienced acoustic specialist must be submitted to Council with the building consent application, demonstrating noise compliance prior to the construction or alteration of any dwelling being undertaken. Where a dwelling has habitable rooms on more than one floor, compliance shall be assessed on each floor separately. The report must add 3 dB to the measured or predicted noise level to take into account the future growth and peaks in road noise.

Note that an applicable acoustic report previously undertaken at the time of subdivision (in accordance with 16.3.3.1 (me)(ii)) may be used for the purpose of this rule, provided that the report is dated within the last two years, or is confirmed by a suitably qualified and experienced acoustic specialist to still be applicable to the site.

Note: For the purpose of rule 17.1.3.1(zd)(b), habitable room is defined as per the National Planning Standards – Any room used for the purposes of teaching or used as a living room, dining room, sitting room, bedroom, office or other room specified in the Plan to be a similarly occupied room.

[unchanged or irrelevant text omitted]

17.1.3.1A Permitted Activities (Building Construction or Alteration — Dwellings on small site areas in the Wakefield Development Area)

Construction or alteration of a dwelling in the Wakefield Development Area that is either:

- a first dwelling on a site that has a net area of less than 450 square metres, or
- two dwellings on a site that has a net area of 600 square metres or greater, is a permitted activity, and may be undertaken without a resource consent, if all development on the site complies with the following conditions:

Note: for the construction or alteration of dwellings that don't meet either scenario above, Rule 17.1.3.1 applies.

Building Coverage

- (a) Maximum building coverage is 50%.

Site Coverage

- (b) Maximum site coverage is 70%. For this purpose of this rule, uncovered decks where rainwater can reach permeable ground is not counted as site coverage.

Outdoor Living Space

- (c) Each dwelling has an area of outdoor living space for the exclusive use of the occupants of that dwelling which:
- (i) Has a minimum area of 20 square metres;
 - (ii) Contains a circle with a diameter of at least 3 metres;
 - (iii) Is located to receive sunshine in midwinter;
 - (iv) Is readily accessible from a living area of the dwelling.

Balcony or Deck

- (d) Where a dwelling does not have outdoor living space at ground level, the dwelling is provided with a balcony or deck at first floor level of at least seven square meters and 1.5 metres minimum dimension, directly accessible from a living area.
- (e) A balcony or deck with a finished floor level above 2 metres high is no closer than 4 metres from site or internal boundaries.

Road Boundary Setback

- (f) All buildings are set back at least 2 metres from the road boundary and no more than 5 metres, except that all garages and carports are set back at least 5.5 metres from road boundaries if the vehicles entrance of the garage or carport faces the road.

Side and Rear Boundary Setback

- (g) All buildings are setback 4-metres from one side or rear boundary to an adjoining site. If there is a shared access/right-of-way within the 4-metre setback, the setback shall be taken from the external boundary common to the adjoining site;
- (h) Where there is no vehicular access to the rear of the site from a legal road or approved access, in addition to condition (g), 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.

Building Setback

- (i) Notwithstanding conditions (g) and (h) of this rule, all buildings shall be set back at least 1 metre from the nearest part of any other building, except that no separation is required when there is a common wall.

Setback from a rural or industrial zone

- (j) Dwellings are setback at least 5 metres from a rural zone boundary.

Setbacks from a river

- (k) Buildings are set back at least:
 - (i) 3 metres from the top of the bank of any river with a bed less than 1.5 metres in width;
 - (ii) 8 metres from the top of the bank of any river with a bed between 1.5 metres and 5 metres;
 - (iii) 20 metres from the top of the bank of any river with a bed between 5 and 20 metres in width.

Height

- (l) The maximum height of any building is 7.5 metres.

Building Envelope – Daylight Over and Around

- (m) All buildings comply with Permitted Activity standard 17.1.3.1(m)

Wastewater Disposal

- (n) All buildings comply with Permitted Activity standard 17.1.3.1(y)

Stormwater

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

17.1.3.2 Controlled Activities (Building Construction — Standard Density Development)

C66 10/17
Op 12/18

Construction of a second dwelling on a site for a standard density development is a controlled activity, if it complies with the following conditions:

[unchanged or irrelevant text omitted]

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

C66 10/17
Op 12/18

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, Brightwater, Wakefield and Mapua Special development areas and the Motueka West Compact Density Residential Area, as shown on the planning maps, 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
Op 10/23
C76 9/22

[unchanged or irrelevant text omitted]

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.

C75 9/22
Op 10/23
C76 9/22

[unchanged or irrelevant text omitted]

17.1.3.4A Restricted Discretionary Activities (Building Construction or Alteration — Comprehensive Development)

C66 10/17
(D 7/18)

Construction or alteration of a building that does not comply with the conditions of rules 17.1.3.1 or 17.1.3.2 is a restricted discretionary activity, if it complies with the following conditions:

Three or More Dwellings on a Site

- (a) There are three or more dwellings on one site that comply with the following:
 - (i) the development complies with the service requirements of Schedule 16.3C;
 - (ii) the minimum net area for each unit is at least 280 square metres in Motueka and Richmond and at least 350 square metres in other settlements with wastewater reticulation and treatment services;
 - (iii) building coverage does not exceed 40 percent;
 - (iv) the development is a comprehensive residential development; or the allotment or site was approved as part of a subdivision under rule 16.3.3.4;
 - (v) the development is not within the Richmond South, Richmond West or

C75 9/22
(d 6/23)
C76 9/22

Richmond East development areas south east of Hill Street, the Richmond Intensive Development Area or within the Brightwater, Wakefield or, Motueka West Development Areas, as shown on the planning maps.

Garages and Stormwater

- (b) The activity complies with condition 17.1.3.4(g) relating to garages and 17.1.3.4(i) relating to stormwater.

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:

- (1) Matters of restricted discretion (1) to (39) of rule 17.1.3.4.

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

Richmond South, Richmond West, Motueka West, Brightwater, Wakefield, Richmond Intensive, Mapua and Mapua Special Development Areas and the Motueka West Compact Density Residential Area

C75 9/22
Op 10/23

C76 9/22

Construction or alteration of a building in the Richmond South, Richmond West, Brightwater, Wakefield, Motueka West, Richmond Intensive, Mapua and Mapua Special development areas and the Motueka West Compact Density Residential Area that does not comply with the conditions of rules 17.1.3.1 and 17.1.3.2 for standard density development or rule 17.1.3.3 for compact density development, is a restricted discretionary activity, if it complies with the following conditions:

Garages and Stormwater

- (a) The activity complies with condition 17.1.3.4 (g) relating to garages and 17.1.3.4(i) relating to stormwater.
- (b) Where the activity is in the Richmond Intensive Development area, the activity complies with condition (k) of Rule 17.1.3.4C relating to specified stormwater flood flow paths.

Compact Density Development – Multiple Consents – Richmond South, Richmond West, Brightwater, Wakefield, Mapua Special Development Areas and the Motueka West Compact Density Residential Area

- (c) Where the activity is a compact density development, all buildings are located within a title 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 development both the land use and subdivision consents are lodged with Council at the same time and assessed together.

Reverse Sensitivity – Brightwater Development Area

C75 9/22
Op 10/23

- (d) The activity must comply with rule 17.1.3.1(zd) Reverse Sensitivity.

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:

(1) Scale and Intensity of Use

- (a) Whether the site is of sufficient size and configuration to allow the adequate mitigation of the effects of the proposal on the surrounding neighbourhood.
- (b) Whether the intensity and scale of the proposal should be controlled to protect the amenity values of that neighbourhood.
- (c) In the Brightwater and Wakefield Development Areas, whether a variety of housing density options is achieved.

C75 9/22
Op 10/23
C76 9/22

- (2) **Site Layout**
- (a) The extent to which the siting and configuration of buildings and the uses on the site have a positive relationship with the street, in particular whether main entrances front the street with garaging and parking located to the rear of the site.
 - (b) The extent to which the siting and design of buildings, structures and open space adversely affects the acoustic environment of the adjoining property.
- (3) **Scale and Bulk**
- (a) Whether an increase in building coverage will increase the bulk of the building in such a way that it may cause dominance or intrusion on adjoining properties.
 - (b) Whether an increase in building coverage will adversely affect the amenity values and streetscape in the vicinity.
 - (c) Whether the proposed height of buildings and other structures, such as front fences, will be compatible with the height and visual character of the surrounding area and streetscape.

[unchanged or irrelevant text omitted]

17.1.20 Principal Reasons for Rules

[unchanged or irrelevant text omitted]

Papakainga Development

Provision for papakainga development in the Residential Zone acknowledges the differing housing needs of the Māori community and the likelihood that this type of development will not conform with the standards and terms for traditional New Zealand low density subdivision and housing developments. By making papakainga developments a controlled activity, the Plan is providing greater flexibility whilst ensuring control is reserved over matters that have the potential to adversely affect adjoining landowners.

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

C5 3/06
Op 10/10

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, 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 Areas, development is to take into account the management of noise received from the state highway.

C22 2/11
Op 1/15

C43 4/13
Op 1/15

C75 9/22
Op 6/23

C76 9/22

C80 12/23

Non-notification (both public (s95A) and limited (s95B)) of Compact Density Development within the Brightwater Development Area applies. 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, Wakefield Development Areas 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.

In the Wakefield Development Area, there is a requirement that subdivisions provide a proportion of lots that are smaller than 450m². Rule 17.1.3.1 permits dwellings on standard density lots. An additional permitted rule (Rule 17.1.3.1A) applies to new dwellings on the sites that are smaller than 450m², and also permits second dwellings that are on the sites that are greater than 600m².

C7 7/07
Op 10/10

Stormwater

Building work and land development which involves the use of hard (impervious) surfaces, affects stormwater flows and water quality from land. Rules require the effective management of stormwater and control of the effects of stormwater run-off in residential areas.

[unchanged or irrelevant text omitted]

Richmond Intensive Development Area

[unchanged or irrelevant text omitted]

Non-notification

Non-notification (both public (s95A) and limited (s95B)) of Compact Density Development within the Wakefield Development Area applies. This responds to the objectives and policies in the Tasman Resource Management Plan 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 Wakefield Development Area 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]

SCHEDULES

Schedule 17.14A: Deferred Zone Locations

[unchanged or irrelevant text omitted]

| Location of Area | Effective Zone until Removal of Deferral | Reason for Deferral | Date of Resolution for Removal of Deferral | Where Services Proposed by Developer, Legal Description of any Part of Area where Deferral Removed | Where Services Proposed by Developer, References to Detailed Performance Requirements and Engineering Plans of Services Approved by Council | Effective Zone after Removal of Deferral |
|--|--|--|--|---|---|--|
| Motueka (outside the Motueka West Development Area) (planning maps 19, 52, 119) | | | | | | |
| South of King Edward Street, Motueka | Rural 1 | Reticulated water, wastewater and stormwater services required | | | | Residential (serviced) |
| Brightwater (planning maps 22, 56, 90) | | | | | | |
| South east of Snowdens Bush | Rural 1 | Reticulated water supply, wastewater and transport (Ellis St intersection) | 15/4/21 | Lot 1 DP 3638 Lot 4 DP 4841 Lot 2 DP 534911 (part) Lot 1 DP 304184 (part) Pt Sec 33 Waimea South Dist | | Residential |
| <i>Reticulated water supply between Wanderers Ave & Lord Rutherford Road Removed as part of Plan Change 75</i> | | | | | | |
| Corner of Factory Road and River Terrace Road | Rural 1 | Reticulated water supply | 5/11/20 | Lot 1 DP 456011 Lot 1 DP 395051 | | Light Industrial |
| East of River Terrace Road | Rural 1 | Reticulated water supply | 5/11/20 | Lot 2 DP456011 | | Light Industrial |
| East of River Terrace Road | Rural 1 | Reticulated water supply | 5/11/20 | Lot 2 DP3453 | | Light Industrial |
| 104 Waimea West Road, Brightwater (Part of Pt Section 33 Waimea South District) | Rural 1 | Reticulated water supply | | | | Residential |
| Brightwater Development Area (planning maps 22, 56, 90) | | | | | | |
| Between Lord Rutherford Road, Main Road Spring Grove (State Highway 6), and Pitfure Stream | Rural 1 | Reticulated water supply. Stormwater and water supply required. | | | | Residential |
| Wakefield Development Area (planning maps 22, 58, 91) | | | | | | |
| <u>Between Pitfure Road, Edward Street, and Higgins Road</u> | <u>Rural 2</u> | <u>Reticulated wastewater, stormwater, and water supply required and transport upgrades as informed by an Integrated Transport Assessment.</u> | | | | <u>Residential (serviced)</u> |
| Wakefield (planning maps 22, 58, 91) | | | | | | |
| Bird Lane, Wakefield | Rural 1 | Stormwater services; reticulated water supply upgrade; and roading improvements to Bird Lane and the intersection with SH6. | | | | Residential |
| <u>Higgins Road, Wakefield (Part Lot 1 DP 303114)</u> | <u>Rural 2</u> | <u>Higgins Road upgrade south of the Pitfure Bridge to ensure access in a Q100 event; and pedestrian/cycle link over the Pitfure Stream to Ryeland Avenue.</u> | | | | <u>Rural Residential</u> |
| Other Settlements and Areas | | | | | | |
| Parts of Murchison | Rural 2 | Stormwater service required | | | | Residential (serviced) |

C51 1/15
Op 9/16

C57 11/15
Op 12/18
9/21

C57 11/15
Op 12/18
C75 9/22
Op 10/23

12/20
C120A
U69 7/22

C120A
U69 7/22

C120A
U69 7/22

C68 7/18
Op 6/19

C75 9/22
Op 10/23

C76 9/22

C65 10/17
Op 4/18

C65 10/17
Op 4/18
C76 9/22

| Location of Area | Effective Zone until Removal of Deferral | Reason for Deferral | Date of Resolution for Removal of Deferral | Where Services Proposed by Developer, Legal Description of any Part of Area where Deferral Removed | Where Services Proposed by Developer, References to Detailed Performance Requirements and Engineering Plans of Services Approved by Council | Effective Zone after Removal of Deferral |
|-----------------------------|--|--|--|--|---|--|
| 65 Hotham Street, Murchison | Rural 2 | Reticulated water, wastewater and stormwater services required | | | | Residential (serviced) |
| 161 Fairfax Street | Rural 2 | Reticulated water, wastewater and stormwater services required | | | | Residential (serviced) |

C51 1/15
Op 9/16

C77 9/22
Op 10/23

C77 9/22
Op 10/23

[unchanged or irrelevant text omitted]

CHAPTER 19: INFORMATION REQUIRED WITH LAND USE CONSENT OR SUBDIVISION CONSENT APPLICATIONS

[unchanged or irrelevant text omitted]

19.2 INFORMATION REQUIRED FOR LAND USE OR SUBDIVISION CONSENT APPLICATIONS

19.2.1 Land Use

C19 5/10
Op 8/12

Applicants must submit, and the Council may request further information, on the following matters to the extent that they are relevant to any land use consent rule, together with information required under any other relevant section of this chapter:

[unchanged or irrelevant text omitted]

19.2.1.12 For an activity involving a building in the Residential Zone in the Richmond South, Brightwater, Wakefield, or the Mapua Special development areas or the Motueka West Compact Density Residential Area:

C22 2/11
& C43 4/13
Op 1/15
C75 9/22
Op 10/23
C76 9/22
C75 9/22
Op 10/23

- (a) information describing the extent to which compliance is achieved with the conditions in rule 17.1.3.3 *Controlled Activities (Building Construction or Alteration – Compact Density Development)* for buildings in the Residential Zone in the Richmond South, Brightwater, Wakefield, or Mapua Special development areas or the Motueka West Compact Density Residential Area, or – in the case of the Brightwater and Wakefield Development Areas – compliance with 17.1.3.2 *Controlled Activities (Building Construction or Alteration – Standard Density Development)*;
- (b) where the application is for a compact density land use development and subdivision, information describing consistency with the Urban Design Guide (Part II, Appendix 2).

[unchanged or irrelevant text omitted]

19.2.2 Subdivision

Applicants must submit, and the Council may request further information, on the following matters to the extent that they are relevant to any subdivision consent rule, together with information required under any other relevant section of this chapter:

C19 5/10
Op 8/12

[unchanged or irrelevant text omitted]

19.2.2.7 For a subdivision in the Residential Zone in the Richmond South, Brightwater, Wakefield Motueka West or Mapua development areas:

C5 3/06
Op 10/10

(a) a plan showing the layout of the subdivision, including all building location areas;

C22 2/11
Op 1/15

(b) information describing the extent to which compliance is achieved with the standards and terms in rule 16.3.3.1 *Controlled Subdivision (Residential Zone – Standard Density Development)* for the Residential Zone in the Richmond South, Brightwater, Wakefield, Motueka West or the Mapua development areas; and the standards and terms in rule 16.3.3.1B *Controlled Subdivision (Residential Zone – Specific Location: Brightwater Development Area)* for the Brightwater and Wakefield Development Areas.

C43 4/13
Op 1/15

C75 9/22
OP 10/23
C76 9/22

(c) information describing consistency with the Urban Design Guide (Part II, Appendix 2);

(d) information on proposed block perimeter lengths.

(e) In the Brightwater Development Area.

(i) information on how a variety of housing options, including higher density housing options, is achieved, or – where this is not practicable – justification of why.

(ii) where the subdivision is within 100m of the state highway's white edge line, an acoustic design report, prepared by a suitably qualified and experienced acoustic specialist which details the measured or predicted outdoor road traffic noise level, and, where the measured or predicted outdoor road traffic noise level exceeds 57 dB L_{Aeq} (24h), recommends how the subdivision can best include measures to mitigate the effects of road traffic noise on the habitants of any future dwellings.

(iii) Information on how flood hazard risk from Pitfure Stream is managed.

(f) In the Wakefield Development Area:

(i) Information on how a variety of housing options, which enable increased and varied housing densities and types including higher density housing options, is achieved, or – where this is not practicable – justification of why.

(ii) Information on how flood hazard risk from Pitfure Stream, Gossey Stream, and Jenkins Creek and dam break hazard risk from the two irrigation dams to the north-east are managed.

[unchanged or irrelevant text omitted]

PART II – APPENDIX 2: URBAN DESIGN GUIDE

Applies at the Motueka West, Richmond South, Richmond West, Richmond Intensive, Brightwater, Wakefield, Mapua and Mapua Special development areas

C22 2/11
& C43 4/13
Op 1/15
C66 10/17
Op 12/18
C75 9/22
Op 10/23
C76 9/22

1. INTRODUCTION

The Richmond South Development Area (RSDA), the Richmond West Development Area (RWDA) and the Richmond Intensive Development Area (RIDA) are priority areas for Richmond's development over a 20-year outlook to be established following the Richmond Development Study. This study was considered by the community in 2003 and since then Council has considered the community response. That process identified a need and significant support for the concept of a planned approach to the subdivision and development of the RSDA and RWDA and intensification through redevelopment in RIDA to ensure that both a quality living environment and an efficient use of the land takes place. This Urban Design Guide is intended to help in achieving those aims.

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

The Mapua Development Area and Mapua Special Development Areas (MDA and MSDA) are priority areas for Mapua's development over a 20-year timeframe following the Mapua/Ruby Bay Development Study in 2004 and a structure planning exercise in 2008. These processes have identified a need and support for a planned approach that ensures a quality living environment and sustainable and efficient use of land.

C22 2/11
Op 1/15

The Motueka West Development Area (MWDA) is a priority area for Motueka's development over a 50-year timeframe following a structure planning exercise in 2009. This process has identified a need for a consolidation of the town through a planned approach that ensures a quality living and working environment.

C43 4/13
Op 1/15

The Brightwater Development Area (BDA) provides for some of the township's, and the region's, residential growth needs as identified through the Future Development Strategy 2019 and 2022. This area is intended to provide for a variety of lot sizes, increased density, and a quality living environment.

C75 9/22
Op 10/23

The Wakefield Development Area (WDA) provides for some of the township's, and the region's, residential growth needs as identified through the Future Development Strategy 2022. This area is intended to provide for a greater variety of lot sizes, increased density, and a quality living environment.

C76 9/22

[unchanged or irrelevant text omitted]

3. RELATIONSHIP OF THE DESIGN GUIDE TO THE TASMAN RESOURCE MANAGEMENT PLAN

This design guide covers a range of urban design matters integral to the subdivision layout and development planning of the BDA, WDA, RSDA, RWDA, RIDA, MWDA, MDA and MSDA. The design guide is intended to provide a clear preferred direction for any proponent of a development in the BDA, WDA, RSDA, RWDA, RIDA, MWDA, MDA and MSDA. The guide contains provisions that relate to both subdivision and development within the BDA, WDA, RSDA, RWDA, RIDA, MWDA, MDA and MSDA.

C10 10/07
Op 3/14
C22 2/11
Op 1/15
C43 4/13
Op 1/15

The district plan provisions associated with the development of the RSDA, RWDA, RIDA, MWDA, MDA, and MSDA and WDA are contained in the Tasman Resource Management Plan (the Plan) – these guidelines form part of the Plan as Appendix 2 to Part II. The design guide applies in relation to the following Plan rules:

C66 10/17
Op 12/18
C75 9/22
Op 10/23
C76 9/22

- 16.3.3.1 Controlled Subdivision (Residential Zone – Standard Density Development) C10 10/07
- 16.3.3.1A Controlled Subdivision (Residential Zone – Specific Location: Richmond Intensive Development Area) Op 3/14
- 16.3.3.1B Controlled Subdivision (Residential Zone – Specific Location: Brightwater and Wakefield Development Areas) C66 10/17
- 16.3.3.2A Restricted Discretionary Subdivision (Residential Zone – Standard Density Development) Op 12/18
- 16.3.3.2B Restricted Discretionary Subdivision (Residential Zone – Specific Location: Richmond Intensive Development Area) C75 9/22
- 16.3.3.2C Restricted Discretionary Subdivision (Residential Zone – Brightwater and Wakefield Development Areas) op 10/23
- 16.3.3.3 Restricted Discretionary Subdivision (Residential Zone – Compact Density Specific Locations) C76 9/22
- 16.3.3.4 Discretionary Subdivision (Residential Zone)
- 17.1.3.3 Controlled Activities (Building Construction or Alteration – Compact Density Development)
- 17.1.3.4 Restricted Discretionary Activities (Building Construction or Alteration – Standard Density Development)
- 17.1.3.4A Restricted Discretionary Activities (Building Construction or Alteration – Comprehensive Development)
- 17.1.3.4B Restricted Discretionary Activities (Building Construction or Alteration – Specific Locations: Development Areas)
- 17.1.3.4C Restricted Discretionary Activities (Building Construction or Alteration – Specific Locations: Richmond Intensive Development Area)
- 17.1.3.4D Discretionary Activities (Building Constructions or Alteration – Specific Locations: Richmond Intensive Development Area)

The design guide should be read in conjunction with the Plan provisions, including the Plan’s policies and the rules listed above. The design guide will provide a basis for the assessment of applications for resource consent for both subdivision and buildings.

For permitted buildings in the BDA, WDA, RSDA, RWDA, RIDA, MWDA, MDA and MSDA, the design guide may help in successful design. For controlled and restricted discretionary subdivision and buildings in the BDA, WDA, RSDA, RWDA, MWDA, MDA, and MSDA, and for discretionary subdivision and restricted discretionary and discretionary buildings in RIDA, consistency with the design guide is a matter for considering in either imposing conditions or considering granting or declining applications (restricted discretionary activities only).

C10 10/07
Op 3/14
C22 2/11
& C43 4/13
Op 1/15
C66 10/17
Op 12/18
C75 9/22
Op 10/23

4. HOW TO USE THIS DESIGN GUIDE

There is no prescribed way to create attractive, liveable, functional, enduring living environments and the guidelines are intended to provide some flexibility in the approach. Accordingly each part describes the subject to be guided and describes the aims with a diagram or image which is for explanatory value.

The design guide should be considered when first beginning to develop any subdivision or building development proposal in the BDA, WDA, RSDA, RWDA, RIDA, MWDA, MDA, and MSDA.

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 9/22
Op 10/23

A. Allotment Layout

The allotment layout in a new urban area will pre-determine the position and aspect of resultant houses and other development. Accordingly, attention needs to be given at the outset of the design process to the type of development that will result from the layout prescribed at the time of subdivision.

To achieve the desired environment for the BDA, [WDA](#), RSDA, RWDA, MWDA, MDA, and MSDA, guidelines for allotment layout are set out below.

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 9/22
Op 10/23
C76 9/22

[unchanged or irrelevant text omitted]

B. Dwelling Size

The efficient use of the land in new growth areas is important. Land is a finite resource and should be judiciously used to retain a context of productive working land and natural landscapes as these are important to the regional economy, biodiversity and quality of life. The compactness of settlements is also important as it assists servicing efficiency, accessibility of residents to facilities (schools, shops, etc), reduces travel times and energy use, and presents opportunities for various forms of transport. It is recognised in Richmond, Brightwater, [Wakefield](#) Motueka and Mapua that the different dwelling sizes and types will need to be provided for if people are to be comfortable living in Richmond, Brightwater, [Wakefield](#) Motueka and Mapua at various stages of their lives. Part of that difference is recognising the need for a mixture of family homes with large sections and smaller houses with less land to look after, and more opportunities for social contact for people living alone. With an aging population in Tasman, incorporation of universal design principles in the initial design of dwellings in RIDA is encouraged. To encourage efficient land use, the provision of different house types, and an urban form that is compact, guidelines to encourage different forms of development in the BDA, [WDA](#), RSDA, RWDA, RIDA, MWDA and MSDA are set out below.

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 9/22
Op 10/23
C76 9/22

[unchanged or irrelevant text omitted]

C. Street Network

The street network is the principal way people will get to and from the places they use within Richmond, Brightwater, [Wakefield](#), Motueka and Mapua. These movements are made every day by a range of people with a range of mobility levels and a range of access to vehicles. Movements typically include a child going to school, workers going to work, or an older person going for a walk. Primarily the movement network is provided by streets, but in the BDA, [WDA](#), RSDA, RWDA, RIDA, MWDA, MDA and MSDA there will also be pathways on greenways and these are addressed separately. To achieve the desired environment for the BDA, [WDA](#), RSDA, RWDA, RIDA, MWDA, MDA, and MSDA, guidelines for the street network are set out below.

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 9/22
Op 10/23
C76 9/22

[unchanged or irrelevant text omitted]

| Guideline C2 STREET CONNECTEDNESS <i>Refer to Figure C2a</i> | |
|--|--|
| <p>Encourage maximum accessibility within the urban area by:</p> <p>Creating streets that are interconnected with other streets and with minimal dead ends or cul-de-sacs. Making collector streets that provide for walking, cycling and easy navigability around a neighbourhood by direct routes. Ensuring that cul de sacs (where they are rarely provided for) have walking and cycling links to adjacent streets and to provide for a potential vehicle connection in the future.</p> <p>Providing cycleways on main routes to Richmond, Brightwater, <u>Wakefield</u>, Motueka and Mapua town centres and schools. Creating regular street intersections and limited block lengths.</p> <p>Providing clear and safe access to greenway networks from the street network with direct visual and walking links across that follow the street alignment.</p> <p>It is important to have high levels of accessibility because it: assists reduced travel distances (walking or driving) between destinations enhances walkability by providing reasonably direct routes between places enhances the ease with which people can find their way around a place by providing minimal dead ends.</p> | <p>C22 2/11 & C43 4/13 Op 1/15 C75 9/22 OP 10/23 C76 9/22</p> |

[unchanged or irrelevant text omitted]

D. Garaging and Carparking

The quality of the Richmond, Brightwater, Wakefield, Motueka and Mapua environment as places to live will need to move towards providing an appropriate balance between provision for private motor vehicles and other forms of transport, and walking as a way of moving around the urban area. Part of that balance is about making the urban environment work well for vehicles and for people moving around in other ways – aspects of this balance are addressed by the street network guidelines. Other guidelines below which address a balanced way of providing for vehicles on private property are also important to the quality of the living environment.

C22 2/11
 Op 1/15
 C43 4/13
 Op 1/15
 C75 9/22
 OP 10/23
 C76 9/22

[unchanged or irrelevant text omitted]

E. On-site Amenity

Proposed as at 2 August 2014
 The BDA, WDA, RSDA, RWDA, RIDA, MWDA, MDA, and MSDA. are new urban growth areas that will encourage (although not require) a range of house sizes and types to be provided by development to meet projected demand for this by future populations. It is anticipated that some development in the BDA, WDA, RSDA, RWDA, RIDA, MWDA, MSDA, will take the form of town dwellings, or building formats where people may live closer to one another than they would in single detached dwellings. One essential element of a quality living environment is maintaining the on-site amenity - visual and aural privacy, functionality (rubbish storage, letterboxes), drying of washing, outdoor living - where people are living in closer proximity to one another. The guidelines below encourage the consideration of and provision for amenity in the BDA, WDA, RSDA, RWDA, RIDA, MWDA, MDA, and MSDA.

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 9/22
 OP 10/23
 C76 9/22

[unchanged or irrelevant text omitted]

F Frontages

The space between the front of a building and the street is the “public space” and presents the face of urban areas. The quality of the public environment in urban areas is strongly influenced by the characteristics of these spaces. That quality includes safety, amenity and walkability.

To achieve the desired environment for the BDA, WDA, RSDA, RWDA, MWDA, RIDA, MDA, MSDA, guidelines for frontages are proposed as set out below.

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 9/22
 Op 10/23
 C76 9/22

[unchanged or irrelevant text omitted]

G Public Open Space

The provision of public open space within the Richmond, Brightwater, Wakefield, Motueka and Mapua areas is a strong feature of their character. The quality of public open space needs to be considered in the design of subdivision and the implementation of the development of that space to ensure it is functional, safe, and contributes positively to the quality of Richmond, Brightwater, Wakefield, Motueka and Mapua as places to live.

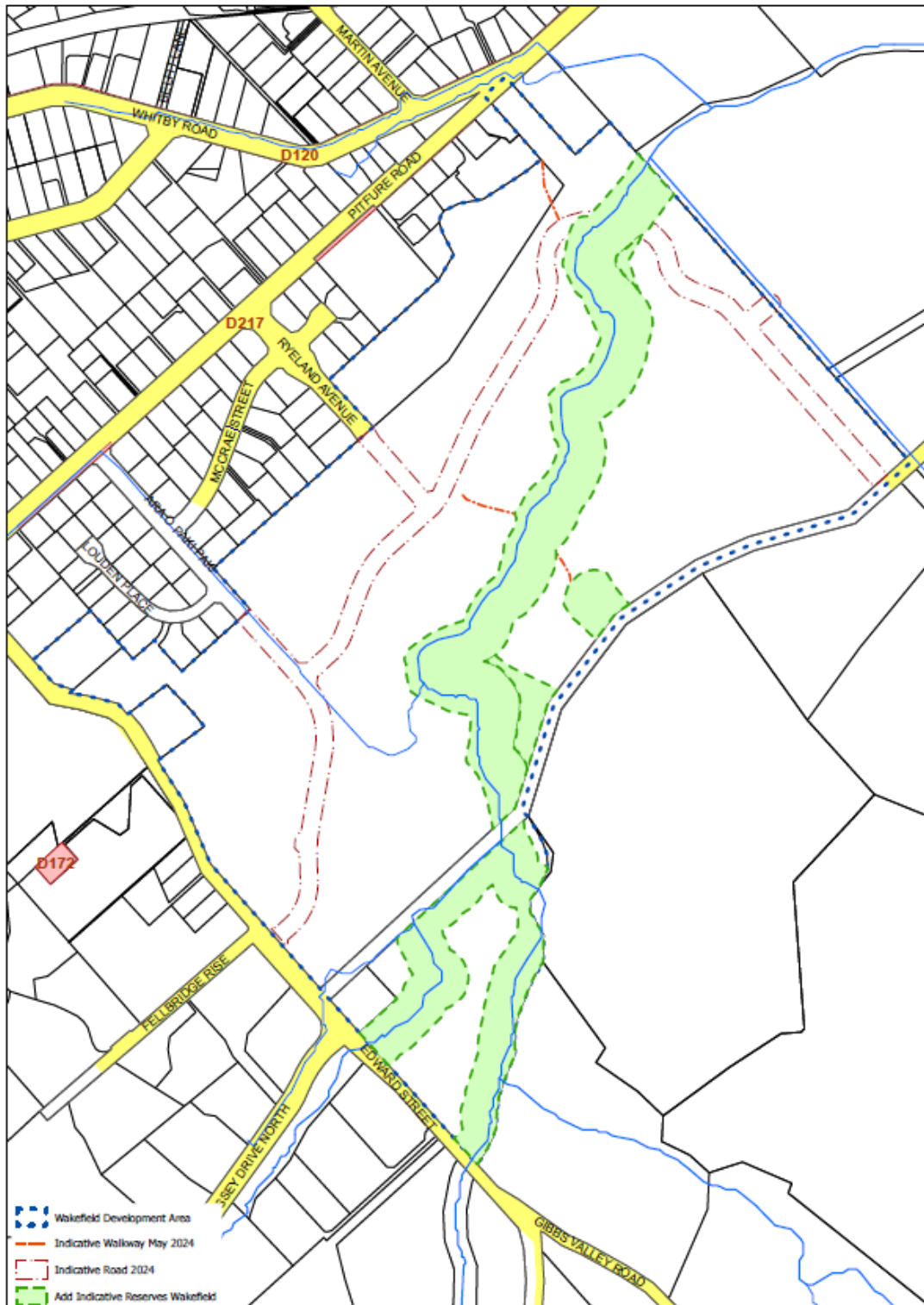
C22 2/11
 Op 1/15
 C43 4/13
 Op 1/15
 C75 9/22
 Op 10/23
 C76 9/22

| Guideline G1 FUNCTION <i>Refer to Figure G1a</i> |
|--|
| <p>Provide for the relationship between public and private space need to be recognized in the subdivision design by:</p> <p>Ensuring that greenways are provided to function for stormwater management in accordance with the Tasman District Engineering Standards.</p> <p>Ensuring that greenways and open space in accordance with the relevant structure plan for BDA, <u>WDA</u>, RSDA, RWDA, MDA, and MSDA and plan change for MWDA are provided.</p> <p>Providing public open spaces in addition to greenways at strategic locations where they contribute positively to residential amenity, not as ‘left over’ spaces from subdivision.</p> <p>Using a limited range of trees in open spaces that allow visibility under their canopy (rather than low shrub plants) to ensure that they are easily maintained and that there is good public safety.</p> <p>These guidelines are important because:</p> <p>public open spaces need to be safe and well used to be valued and retained</p> <p>the greenways function as essential stormwater management networks.</p> |

C10 10/07
 Op 3/14
 C22 2/11
 Op 1/15
 C43 4/13
 Op 1/15
 C75 9/22
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Appendix 2 – Amended Area Map 76/1



AREAS
 Update Map 76/1
 21 May 2024
 Maps affected: 22, 58, 91

TASMAN RESOURCE MANAGEMENT PLAN
 Proposed Plan Change 76
 No legal effect
 Sourced from Land Information New Zealand data. Crown Copyright reserved. Original paper size is A3.
 1:5,100

tasman
 district council
 Te Kaunihera o
te tai o Aorere

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Appendix 3 – Evidence Jacqui Dean TDC Growth Coordinator

Wakefield Plan Change 76 – Housing Evidence

Introduction

My full name is Jacqueline Dawn Deans. I hold a Bachelor of Arts with Honours in Urban Studies from Sheffield Hallam University and a Master of Philosophy in Town Planning from University College London. I have worked as an environmental policy planner and the growth co-ordinator for Tasman District Council for nearly eleven years. I have worked in the town planning profession, mainly as a consultant, for over 30 years, in the UK, Australia, Zimbabwe and New Zealand.

I appear on behalf of the Environmental Policy team of Council. I have previously acted as the reporting officer for Council on two plan changes and have prepared affidavits for a High Court hearing. I confirm that I have read the Code of Conduct for Expert Witnesses contained in the Environment Court Practice Note 2023 and that I agree to comply with it.

My evidence assists Plan Change 76 by providing context from Council’s latest Housing and Business Assessment, Future Development Strategy and housing preferences survey to seek a well functioning urban environment in Wakefield.

Executive summary

Plan Change 76 for Wakefield introduces a requirement for subdivision for lots of the Wakefield development area⁴ to enable increased and varied housing densities and types. This is to enable smaller lot sizes in Wakefield, encourage and promote quality medium density development and ensure efficient land use.

Clause 3.11 of the National Policy Statement on Urban Development (NPS UD) requires Local Authorities, when changing plans, to use evidence particularly any relevant Housing and Business Assessments (HBA), to assess their contribution to achieving well- functioning urban environments and meeting the requirements to provide at least sufficient development capacity. This paper sets out that evidence.

Evidence from the following sources is relied upon –

- 2024 Tasman Housing and Business Assessment (HBA) [Draft Housing Business Assessment Tasman March 2024 for Consultation.pdf \(hdp-au-prod-app-tasman-shape-files.s3.ap-southeast-2.amazonaws.com\)](#)
- 2024 Nelson Tasman Tier 2 Urban Environment HBA [Draft Housing and Business Assessment Nelson Tasman Tier 2 Urban Enviro March 2024 for Consultation.pdf \(hdp-au-prod-app-tasman-shape-files.s3.ap-southeast-2.amazonaws.com\)](#)
- Housing We’d Choose survey 2021 which informed the HBA [Capacity assessments | Tasman District Council](#)
- Nelson Tasman Future Development Strategy (FDS) 2022-2052 [Future Development Strategy 2022 - 2052 | Tasman District Council](#)
- ‘Homes for Wakefield’ community group survey 2020
- 2023 Annual Monitoring report under the NPS UD [Monitoring reports | Tasman District Council](#)

⁴ Area between Pitfure Road, Edward Street and Higgins Road

Key conclusions of evidence

1. Both Tasman District and Wakefield are projected to grow over the next 30 years. Wakefield is projected to grow from 2,650 people in 2024 to 4,460 people in 2054. Demand exists for over 800 dwellings in Wakefield over the next 30 years according to the 2024 HBA
2. At 2018 just 17% of dwellings in the Moutere-Waimea ward were 1 and 2 bedrooms, yet the highest population growth in Tasman will be in the 65+ age group, which is projected to increase by 50% between 2023 and 2053.
3. The 2020 Homes for Wakefield survey found that the future most popular housing typologies were (in this order): 1-2 bedroom homes, retirement units, lifestyle properties, 3-4 bedroom homes and tiny homes. 60% of respondents supported 1-2 bedroom homes. The authors of the survey recommended that developers and Council “*should include more housing options, particularly 1-2 bedroom homes and retirement units.*”
4. At 2022/2023, in Tasman, stand-alone houses continue to be the dominant emerging housing typology, with attached dwellings comprising 19% of total new dwellings, which include retirement villages
5. According to the Housing We’d Choose survey, 29% of residents living in the Tasman urban environment (Richmond, Brightwater, Wakefield, Māpua, Motueka) prefer an attached dwelling or apartment. 37% of older residents living in the combined Nelson Tasman urban environment prefer attached dwellings or apartments
6. Habitat for Humanity is currently exploring proposals to build houses in Wakefield and it supports the Homes for Wakefield survey findings in terms of its understanding of the housing market there.
7. 28% of all respondents for the Housing We’d Choose survey could not afford to buy or rent anything when their income and houses prices/rents were taken into account
8. A mismatch exists between the demand for smaller dwellings e.g. attached and apartments and the availability of such properties in Tasman’s urban environment, both now and in the future
9. In Wakefield over the next 30 years there is estimated demand for almost 280 attached dwellings. Based on known realistic capacity, there would only be approximately 100 such dwellings in Wakefield. Apart from the Wakefield development site there are few opportunities in Wakefield to deliver medium density housing.
10. The situation across the whole of the Tasman urban environment compounds – amounting to a shortfall of 735 attached dwellings over the 30 years (295 in the first ten years). For the combined Nelson Tasman urban environment, due to Nelson’s shortfall of attached dwellings in the medium and long terms, there is an overall shortfall of 1,754 attached dwellings over the 30 years.
11. Submissions on the FDS 2022 showed clear support (80%) for a range of housing choices to be provided that meet different needs of the community, including papakāinga and affordable housing needs. Individual comments plus the 29 submitters who used the Nelson Tasman 2050 template cited a need for smaller and more affordable housing typologies in the regions. Such responses echoed earlier engagement on the Long Term Plans 2021 and 2024 and the Tasman Environment Plan.

Other relevant context

In adopting the FDS in 2022, the Joint Committee of Nelson City and Tasman District Councils requested that the FDS notes greenfield development will enable different housing typologies and that both Councils consider plan provisions that make a range of section sizes mandatory, while retaining flexibility over housing typologies built in housing plan changes.

Objective 1 and Policy 1 of the NPS UD seek well functioning urban environments to enable a variety of homes that (i) meet the needs, in terms of type, price, and location, of different households.

Policy 5 of the NPS UD applies to the tier 2 Nelson Tasman urban environment, to enable heights and density of urban form commensurate with the greater of level of accessibility or relative demand for housing in that location. Evidence of demand for medium density housing in Wakefield exists and active transport options exist in Wakefield, while a bus service now operates between Wakefield village hall in Whitby Way, Richmond and Nelson during the week.

Housing evidence for the Plan Change

Tasman is a growing region and the Council's three yearly HBAs continue to demonstrate this. These assessments are required under the NPS UD and the Future Development Strategy (FDS) is a long term strategic planning tool which sets out how we will meet the growing demand for housing and business land. The 2024 HBA shows that all age groups in Tasman are projected to grow but the highest growth continues to be in the 65+ age group.

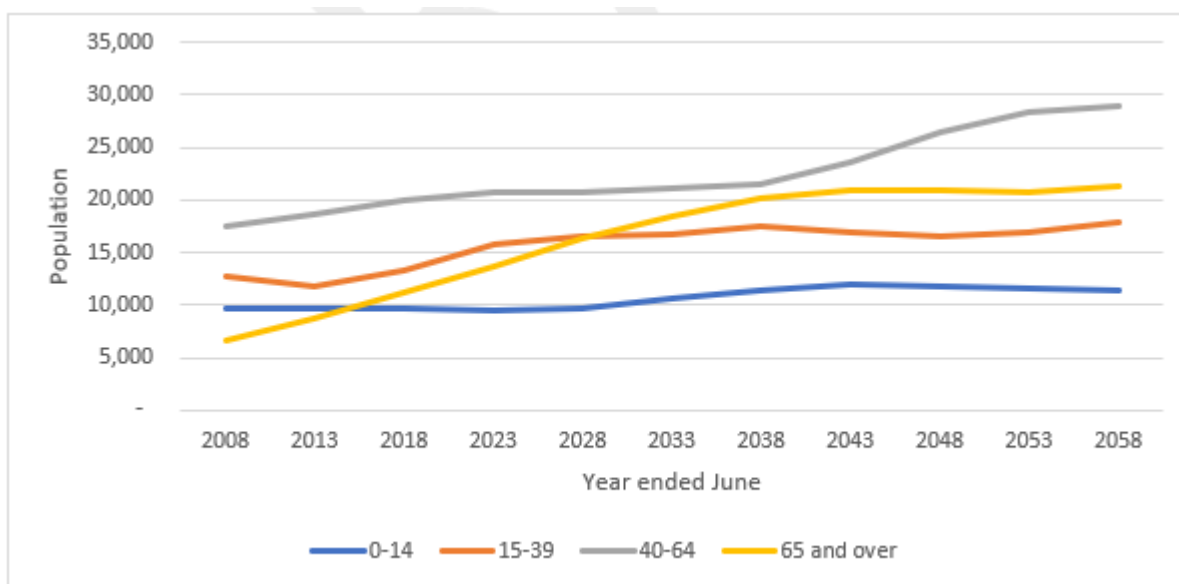
Plan Change 76 is being progressed to meet Council's obligation under the RMA to provide at least sufficient capacity to meet housing demand. It is implementing the adopted 2022-2052 Future Development Strategy (FDS) for Wakefield, in respect of one site (T-107), the Wakefield development area.

The 2024 Tasman HBA provides latest population projections provided by an external demographer in 2023:

| Growth Model Area | Total Population (as at 30 June) | | | | |
|--------------------------------------|----------------------------------|---------------|---------------|---------------|---------------|
| | 2022 | 2024 | 2034 | 2044 | 2054 |
| Richmond | 16,950 | 17,400 | 19,400 | 21,390 | 22,530 |
| Brightwater | 2,340 | 2,460 | 3,010 | 3,640 | 4,230 |
| Māpua/Ruby Bay | 2,870 | 2,970 | 3,350 | 3,730 | 3,970 |
| Motueka | 8,330 | 8,630 | 9,720 | 10,490 | 11,110 |
| Wakefield | 2,510 | 2,650 | 3,230 | 3,910 | 4,460 |
| Subtotal of urban environment | 33,000 | 34,110 | 38,710 | 43,160 | 46,300 |
| Moutere ⁹ | 5,800 | 6,090 | 7,380 | 8,640 | 9,820 |
| Golden Bay Ward | 5,740 | 5,870 | 6,250 | 6,350 | 6,270 |
| Lakes-Murchison Ward | 4,170 | 4,240 | 4,460 | 4,480 | 4,400 |
| Rest of District | 9,950 | 10,180 | 11,050 | 11,750 | 11,960 |
| Total District | 58,660 | 60,490 | 67,850 | 74,380 | 78,750 |

Source: Table 1 2024 Tasman Housing and Business Assessment 'Summary of population projections'

The 2024 Tasman HBA also provides projected population by age group (see fig 7 below). All age groups in Tasman are projected to experience growth. However, the highest growth continues to be in the 65+ age group, which is projected to increase by 50% between 2023 and 2053, forming 28% of the population by 2034. This increase, known as structural ageing, means that total population growth rates are projected to slow down over time. Once a population has more than 20% aged 65 years and over, it is usually approaching the end of natural increase. Tasman reached that threshold in 2016 and has experienced relatively low natural increase in recent years.



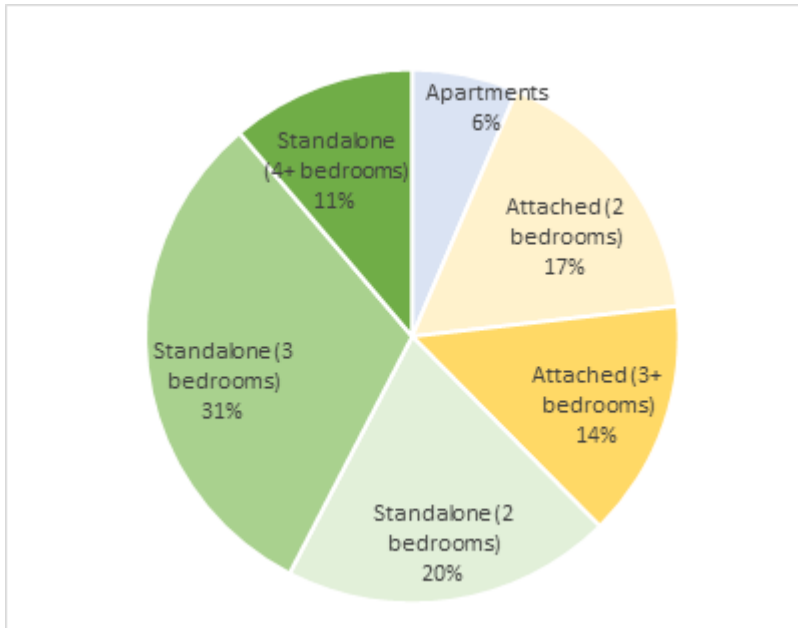
Source: Figure 7 2024 Tasman Housing and Business Assessment 'Estimated and projected population by age group 2008-2053 Tasman District'

According to the 2024 Tasman HBA the dwelling demand in Wakefield for the next 30 years is as follows:

| Growth Model Area | Demand for new dwellings | Demand for new dwellings |
|--------------------------------------|--------------------------|--------------------------|
| | Years 1-10 (2024-2034) | Years 11-30 (2034-2054) |
| Richmond* | 1,152 | 2,156 |
| Brightwater* | 242 | 592 |
| Māpua/Ruby Bay* | 192 | 352 |
| Motueka* | 644 | 1,093 |
| Wakefield* | 248 | 573 |
| Subtotal of urban environment | 2,478 | 4,766 |
| Moutere ¹⁵ | 606 | 1,290 |
| Golden Bay Ward | 362 | 298 |
| Lakes-Murchison Ward | 183 | 124 |
| Rest of District | 547 | 777 |
| Subtotal of rural environment | 1,698 | 2,489 |
| Total District | 4,176 | 7,255 |

Source: Table 2 2024 Tasman Housing and Business Assessment 'Demand for new dwellings – Tasman District' (*towns forming part of the Nelson Tasman urban environment)

Council's "Housing We'd Choose" survey (see below) in 2021 found that 62% of older residents in the Nelson Tasman urban environment prefer standalone dwellings, but that a significant proportion also prefer attached dwellings (31%) and a further 6% prefer apartments.



Source: Figure 11 Tasman Housing and Business Assessment 2021 “Housing preferences for Nelson Tasman older people living in the urban environment.”

“Housing We’d Choose” (Preferences survey) 2021

Nelson and Tasman, as stated in the National Policy Statement on Urban Development (NPS UD), share an urban environment as these areas form part of the same housing and labour market. The Joint Committee of the Nelson City and Tasman District Councils on 10th Nov 2020 approved the extent of the urban environment for the NPS UD:

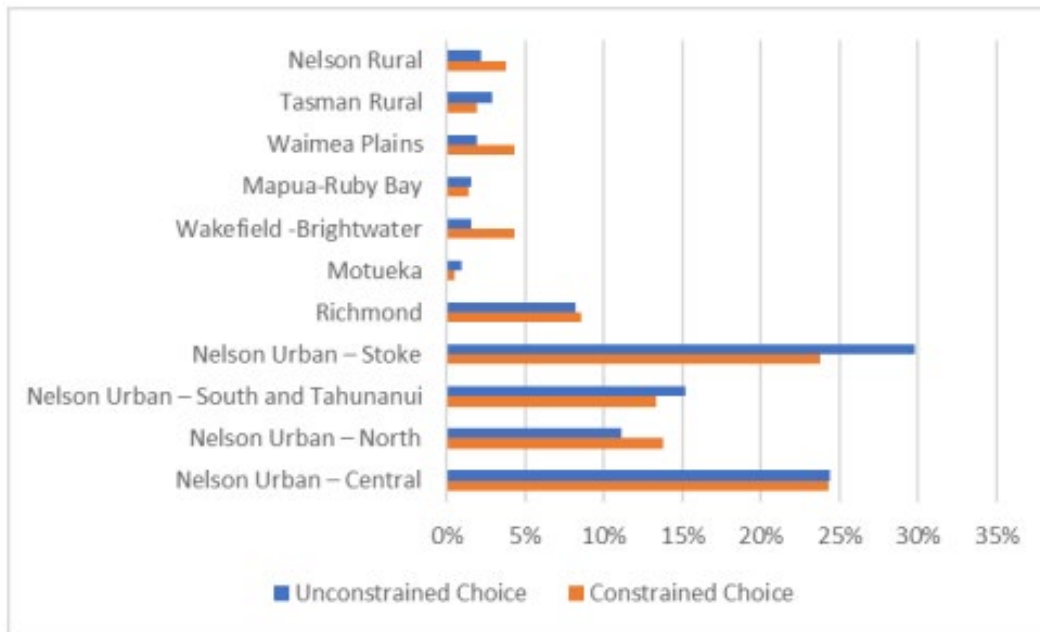
- 2. Approves the inclusion of the settlements of Nelson, Richmond, Motueka, Mapua, Wakefield, Brightwater, Cable Bay and Hira as part of the ‘Urban Environment’ in recognition that these communities are part of the same labour and housing market.***

Both Tasman District and Nelson City Councils commissioned a “Housing We’d Choose” survey for Tasman and Nelson in 2021 which surveyed the housing preferences of residents living in the Nelson Tasman urban environment.

The Housing We’d Choose survey found that within Richmond, Brightwater, Māpua, Wakefield and Motueka, 71% of the 300 respondents preferred a standalone dwelling; 5% would like to live in an apartment; and 24% would like to live in an attached dwelling. For Nelson the same figures were 65% for a standalone dwelling, 7% an apartment and 28% an attached dwelling. These choices were income_constrained. 34% of all respondents could not afford to buy any dwelling; 5% of these could

afford a rental and the remaining 28% could not afford to buy or rent anything.⁵ Therefore roughly one third of all residents living in the Nelson and Tasman urban environment preferred an attached dwelling or apartment.

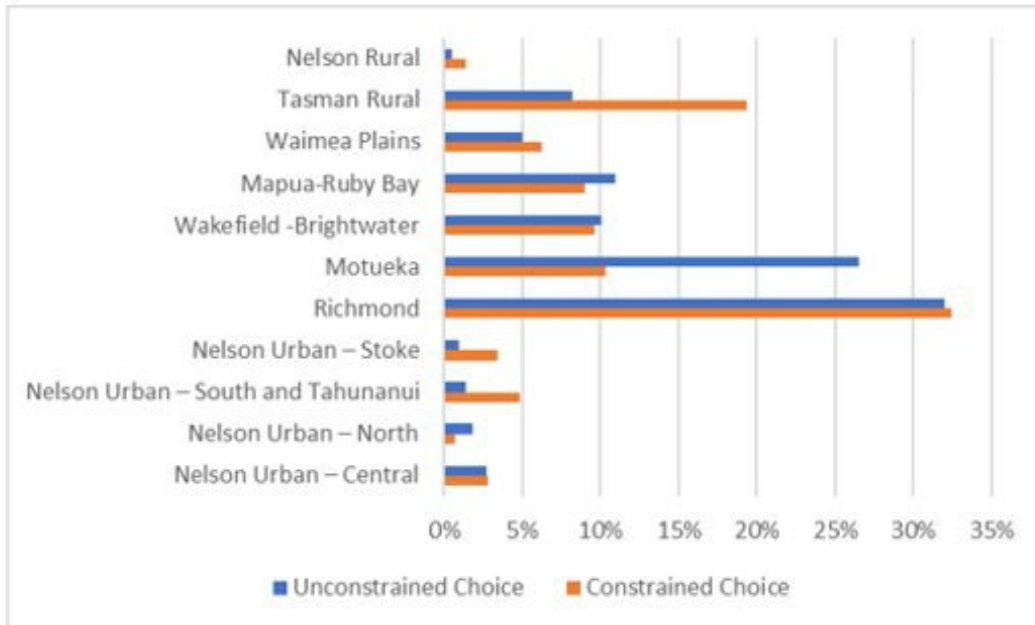
The results for Nelson’s urban area have relevance for Wakefield, as well as the Tasman results. In illustrating the fact that the urban environment is shared between the two Territorial Authorities, 4% of Nelson residents (when income constrained) selected Wakefield and Brightwater as their preferred dwelling location.



Source: *Housing We’d Choose report 2021, Figure 4.13 Dwelling location – Unconstrained vs constrained choice experiment – Nelson Urban*

Whereas 9% of Tasman urban residents selected Wakefield and Brightwater as their income constrained preferred location:

⁵ Housing We’d Choose Survey – the survey final sample (622) comprised the Nelson Tasman urban environment – Nelson, Richmond, Brightwater, Wakefield, Māpua and Motueka. Overall the survey has a confidence level of +/- 3.9% inside the maximum recommended for these types of surveys +/- 5%.



Source: *Housing We'd Choose* report 2021, Figure 4.14 Dwelling location – Unconstrained vs constrained choice experiment – Tasman Urban

Housing typologies in Tasman

Only 15% of all houses built in Tasman between 2013 and 2018 had two beds or less. During the same period there was a decrease in the number of dwellings built that had one bed (e.g. in 2018 there were no one bed dwellings built). So overall between 2013 and 2018 just 12% of new dwellings had one or two beds. (Source – Housing and Business Assessment 2021 page 62).

An increasing proportion of new dwellings in Nelson have been attached dwellings, such as retirement village units, townhouses, and apartments, which were 51% of Nelson’s new dwellings in 2022/2023, just over a third of which were retirement village units. In Tasman, stand-alone houses continue to be the dominant housing typology, with attached dwellings at 19% of total dwellings in 2022/23. These have been recently built in Tākaka, Richmond (Kāinga Ora and Habitat for Humanity) and Motueka.

There is a mismatch between the demand for smaller dwellings e.g. attached and apartments and the availability of such properties.

Nelson Tasman Future Development Strategy 2022-2052

The Nelson Tasman Future Development Strategy (FDS) 2022-2052 was adopted by Tasman District and Nelson City Councils in August 2022. The then Rural 2 zoned parts of the Wakefield development area were assessed and included in the adopted FDS sites, site T-107. The developer’s draft masterplan at the time was used to define the boundary of the land likely to be developed for housing:



Source: FDS mapviewer [Future Development Strategy 2022 - 2052 | Tasman District Council](#)

The FDS Subcommittee heard submitters at the hearings and deliberated before making recommendations back to the Nelson Tasman Joint Committee.

Submissions on FDS

Outcome 4 (later renamed objective 4) of the draft FDS was for a range of housing choices to be provided that meet different needs of the community including papakāinga and affordable housing needs. 51% of the 359 respondents to this question strongly agreed with this objective and a further 29% agreed and key themes that emerged from the free form comments included:

- concern that the FDS will not achieve this outcome because of the perceived lack of diversity of housing options proposed
- that changing demographics in the regions are resulting in changing housing demand and preferences towards smaller footprint homes rather than larger detached dwellings
- the ageing population and the way that intensification can provide for the demand from older people for smaller homes, close to centres and amenities

Individual comments included:

- *“too many big houses are being built in subdivisions that don’t cater for the downsizers and smaller budgets”*
- *“However, I assume that what you are going to develop / open up for development will be more of what we have seen in the last 40 years: rich people decide what new houses will be built (large ones, unaffordable for others), and poor people will have to make do with the leftovers, ie unhealthy homes or not enough smaller homes, so living in their car or an old moldy house bus or caravan”*

- *“I support this outcome but I can't see anything in the strategy that will achieve it because there is no detail about how the developer-led preference for standalone housing will change to the smaller more affordable housing which is needed.”*

Similar comments to those above, *supporting a range of housing types and smaller homes* were received during the engagement on the FDS in October 2021, including from youth groups. Community engagement on the Long Term Plans 2021 and 2024 and the Tasman Environment Plan (TEP) in late 2020 also found our community wants *smaller homes and housing for all ages/family types – including first home buyers, aging population*. One of the strongest top 4 themes from the TEP engagement in 2020 was housing – summarised as sustainable growth and safe, affordable places to live.

Question 19 of the FDS survey for consultation (Statement of Proposal) focused on the *housing intensification proposals in Wakefield around Arrow Street* and 319 people answered this question. 31% of respondents agreed or strongly agreed with the proposals. 23% disagreed, 27% were neutral and 15% did not know. In the comments section, respondents supported *more affordable options; support for different, smaller more intense types of housing around the suburb centre to make it more of a community*. 29 submitters to the FDS used the Nelson Tasman 2050 submission template or endorsed the submission. This submission amongst other things *sought for smaller and more affordable housing typologies in the regions*.

Question 26 of the FDS survey focused on greenfield housing growth in Wakefield. 15% agreed and 41% disagreed with the proposal of more greenfield growth in Wakefield. 25% were neutral and 17% did not know.

The Subcommittee, in making its recommendations to the Joint Committee of the Nelson City and Tasman District Councils considered community views as one input into its decision making process. During FDS deliberations, the Subcommittee was concerned over *inefficient use of greenfield land for housing and associated sprawl, as well as increase in greenhouse gas emissions from low density residential development*. The Subcommittee was also concerned with *ensuring smaller homes are provided*, in response to submissions. As a result, some worse performing greenfield sites were removed from the draft FDS (including sites in Pigeon Valley in Wakefield), replaced with better performing sites closer to the Nelson/Stoke area. The following recommendations by the FDS Subcommittee were included in the Joint Committee report of 29th July 2022, and were approved:

- 4. Requests staff to add clarification in the final FDS on intensification and greenfield development, noting that greenfield development will enable intensification and different housing typologies, and these typologies will be differentiated on the maps where applicable;***

(Source Attachment 1 to Joint Committee report of 28/7/22 and attachment 1 of the Joint Committee report of 29/8/22)

- 8. recommends to both councils that they explore the use of inclusionary zoning and consider plan provisions that make a range of section sizes mandatory, while retaining flexibility over housing typologies built, in housing plan changes and/or plan reviews;**

CARRIED

Moved Deputy Mayor Bryant/Deputy Mayor Edgar

(Source minutes from Joint Committee 29/7/22 and attachment 1 of the Joint Committee report of 29/8/22).

In accordance with clause 3.17 of the NPS UD, Plan Change 76 has had regard to the FDS. It is implementing the FDS recommendations of both Councils to make more efficient use of land, reduce greenhouse gas emissions and require a range of section sizes, to ensure smaller homes are provided in line with the Nelson Tasman communities' wishes.

[National Policy Statement Urban Development \(updated 2022\)](#)

Relevant objectives and policies of the NPS UD for Plan Change 76 are as follows:

Objective 1 of the NPS UD is for well functioning urban environments that enable all people and communities to provide for their social, economic and cultural well being.

Policy 1 of the NPS UD seeks well functioning urban environments to enable a variety of homes that (i) meet the needs, in terms of type, price, and location, of different households.

Policy 5 of the NPS UD applies to the tier 2 Nelson Tasman urban environment, to enable heights and density of urban form commensurate with the greater of level of accessibility or relative demand for housing in that location. Evidence of demand for medium density housing exists in Wakefield. In terms of accessibility, active transport routes already exist near to the site and a regional commuter bus service Wakefield village hall to Richmond and Nelson commenced in August 2023. The Wakefield service operates 6 times a day during the week.

Clause 3.2 of the NPS UD requires sufficient development capacity for housing. Every tier 1, 2, and 3 local authority must provide at least sufficient development capacity in its region or district to meet expected demand for housing: in existing and new urban areas; and for both standalone dwellings and attached dwellings; and in the short term, medium term, and long term.

Clause 3.24 of the NPS UD requires a HBA to estimate demand in different locations and in terms of different dwellings types. Clause 3.25 of the NPS UD requires a HBA to quantify development capacity in different locations and of different types including stand alone and attached dwellings.

[2024 Tasman HBA](#)

According to the 2018 Census, of the 19,770 occupied private dwellings in Tasman District:

- 90% were separate houses
- 8% were joined dwellings and
- 2% were 'other.'

Based on the 'Housing We'd Choose survey' preference results, the following number of dwellings by each type in the Tasman urban environment are required to meet demand:

Table 10: Tasman Urban Housing Preferences (constrained choice) and Demand by Dwelling Type

| | Preference (constrained choice) | Years 1-10 | Years 11-30 |
|---|--|-------------------|--------------------|
| Apartment | 4% | 104 | 209 |
| Attached | 25% | 653 | 1309 |
| Standalone | 71% | 1855 | 3717 |
| Total Demand for new Dwellings in Tasman Urban Environment | 100% | 2612 | 5235 |

Source: Table 10 HBA 2021

Section 5.2.2 of the 2024 HBA quantifies development capacity in different locations and of different types of dwellings. It concluded that there is insufficient capacity for attached dwellings in the Tasman urban environment as a whole and in Wakefield individually in the short, medium and long terms. Hence further efforts should be made for zoning of attached housing and apartments.

| Location | Attached Dwellings | | Detached Dwellings | |
|-------------------------------|---------------------------------|----------|---------------------------------|----------|
| Short Term Years 1-3 | | | | |
| | Demand (including margin) | Capacity | Demand (including margin) | Capacity |
| Motueka | 69 | 10 | 169 | 124 |
| Māpua/Ruby Bay | 20 | 0 | 48 | 44 |
| Richmond | 103 | 98 | 252 | 539 |
| Brightwater | 23 | 0 | 56 | 69 |
| Wakefield | 24 | 20 | 58 | 106 |
| Tasman urban environment | 238 | 128 | 584 | 882 |
| Medium Term Years 4-10 | | | | |
| | Demand (including margin) | Capacity | Demand (including margin) | Capacity |
| Motueka | 155 | 47 | 380 | 144 |
| Māpua/Ruby Bay | 47 | 0 | 115 | 204 |
| Richmond | 298 | 351 | 729 | 624 |
| Brightwater | 61 | 10 | 150 | 122 |
| Wakefield | 63 | 29 | 153 | 70 |
| Tasman urban environment | 624 | 437 | 1527 | 1,164 |
| Long Term Years 11-30 | | | | |
| | Demand (including margin) | Capacity | Demand (including margin) | Capacity |
| Motueka | 365 | 200 | 892 | 701 |
| Māpua/Ruby Bay | 117 | 0 | 287 | 834 |
| Richmond | 719 | 800 | 1761 | 1,969 |
| Brightwater | 197 | 82 | 484 | 701 |
| Wakefield | 191 | 70 | 468 | 676 |
| Tasman urban environment | 1589 | 1,152 | 3892 | 4,881 |

Source table 13 2024 Tasman HBA 'housing land capacity by type of dwelling' – red text indicates cumulative deficit

In Wakefield over the next 30 years there is estimated demand for almost 280 attached dwellings. Based on known realistic capacity, there would only be approximately 100 such dwellings in

Wakefield over this period. Apart from the Wakefield development site there are few opportunities in Wakefield to deliver medium density housing.

The situation across the whole of the Tasman urban environment compounds – amounting to a shortfall of 735 attached dwellings over the 30 years (295 in the first ten years).

The HBA for the Nelson Tasman Tier 2 urban environment shows that due to Nelson’s shortfall of attached dwellings in the medium and long terms, there is an overall shortfall of 1,754 attached dwellings over the 30 year period.

Plan Change 76 has implemented the requirements of the NPS UD. Objective 1 and policy 1 of the NPS UD seek well functioning urban environments that meet the needs, in terms of type, price, and location, of different households. Plan Change 76 seeks to provide such capacity.

Homes for Wakefield survey

‘Homes for Wakefield’ was formed in early 2020 by a group of people who aim to give the Wakefield community a greater voice in the future of housing. At the end of 2020 a local survey was undertaken to enquire about residents’ thoughts about housing in Wakefield. Council was provided with a summary of the results by the authors of the survey. Key conclusions drawn were:

- 194 responses were received, with a fair representation across age groups
- 60% were from families and 30% from couples with no children
- 91% of respondents owned their own home
- 90% of respondents placed strong importance on both having community facilities in Wakefield and strong importance on outside activities
- 70% of respondents had some level of concern about housing issues in Wakefield and this concern increased with age of respondents
- In terms of future housing options for Wakefield, a wide range of typologies were favoured, with the most popular being (in this order): 1-2 bedroom homes, retirement units, lifestyle properties, 3-4 bedroom homes and tiny homes. 60% of respondents supported 1-2 bedroom homes. Approx 75% of respondents aged 18-44 supported lifestyle properties and 3-4 bedroom homes. Tiny homes had most support from those in the 45-64 age group. (It’s important to note that these housing types were the only ones offered for ranking in the survey.)
- In response to support for attached (duplex) homes, 34% were in support, 19% were neutral, and 47% did not support.
- In response to support for multi level homes, 38% were either in support or neutral with 62% not supporting.
- 20% of bespoke responses to the survey specified homes to be ‘affordable ‘

The authors recommended that developers and Council “*should include more housing options, particularly 1-2 bedroom homes and retirement units.*”

Habitat for Humanity is currently exploring proposals to build houses in Wakefield and it supports the Homes for Wakefield survey findings in terms of its understanding of the housing market there.

[Plan Change 76 relevant rules](#)

In order to encourage and promote quality medium density development, ensuring efficient land use in the Wakefield Development Area, the Plan Change introduces a requirement for subdivision for a variety of lot sizes and housing densities and types.

Proposed subdivision rules require that for a controlled activity in the Wakefield Development Area, at least 15% of the allotments have an average net site area of 360 sq m or less, with a minimum of 200 sq m and a maximum of 450 sq m. The minimum net area for the remaining allotments is 200 sq m. 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.

Proposed permitted land use rules in certain circumstances enable maximum building coverage of 50% and maximum site coverage of 70%. Other conditions include side and rear boundary setbacks (generally 4 metres from one side or rear boundary to an adjoining site and 1 metre from the nearest part of any other building) and building envelope (for the most southern orientated side or rear boundary, all buildings are wholly within an envelope that is taken from a point 3 metres vertical above the boundary; for the remaining side and rear boundaries, 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). Maximum height of any building is 7.5m.

[Return to the content page](#)

Appendix 4 – Evidence Wouter Woortman - Water Resource Consultant

BEFORE THE TASMAN DISTRICT COUNCIL

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER Proposed Plan Change 76: Wakefield - Residential
Growth

**Statement of Evidence of Wouter Woortman, Water Resource Consultant
on behalf of the Tasman District Council**

Introduction

1. My full name is Wouter Woortman. I hold a Bachelor of Science degree in Land, Water and Environmental Management from Larenstein, University of Applied Science in the Netherlands. I have 20 years of experience in water resource management, stormwater management, flood risk management and infrastructure planning in The Netherlands and New Zealand.
2. I am currently employed by Tonkin & Taylor Ltd (T+T) as a Principal Water Resource Consultant. Prior to this role I worked in the stormwater management and infrastructure planning as a staff member at Tasman District Council (TDC) where my roles included Senior Planning Advisor – Stormwater and Rivers and Team Leader – Infrastructure Planning.
3. During my time at TDC I have worked at a strategic level, supporting Council's planning processes such as Long-Term Plan, Infrastructure Strategy, Activity Management Plans, Future Development Strategy, Urban Stormwater Strategy and Catchment Management Plans. I was involved in the development of the Nelson Tasman Land Development Manual 2019 (NTLDM) and was leading the preparation of the stormwater section of the NTLDM. As a technical specialist I have supported Council planners with consideration and processing of resource consent applications.
4. I appear on behalf of the Infrastructure Planning team (Strategy and Policy Department) of Council.
5. I confirm that I have read the Code of Conduct for Expert Witnesses contained in the Environment Court Practice Note 2023 and that I agree to comply with it. I confirm that I have considered all the material facts that I am aware of that might alter or detract from the opinions that I express, and that this evidence is within my area of expertise, except where I state that I am relying on the evidence of another person.

Scope of Evidence

6. Growth Plan Change 76 was notified on 16 September 2022 submissions were received by 17 October 2022 and further submissions by 11 November 2022. My evidence responds to the matters raised in submissions and further submissions as they relate to stormwater management and flood risk management.
7. The purpose of Plan Change 76 is to provide additional land for residential development within the Wakefield Development Area, where it encourages intensification and a variety of housing densities.
8. Submissions relating to stormwater management and flood hazards across the development area were received from J. Gorman, Homes for Wakefield and Wakefield Village Development Ltd. I have responded to each of these below. The submissions and my response refer to street names and watercourses as located on the map in Figure 1 below.

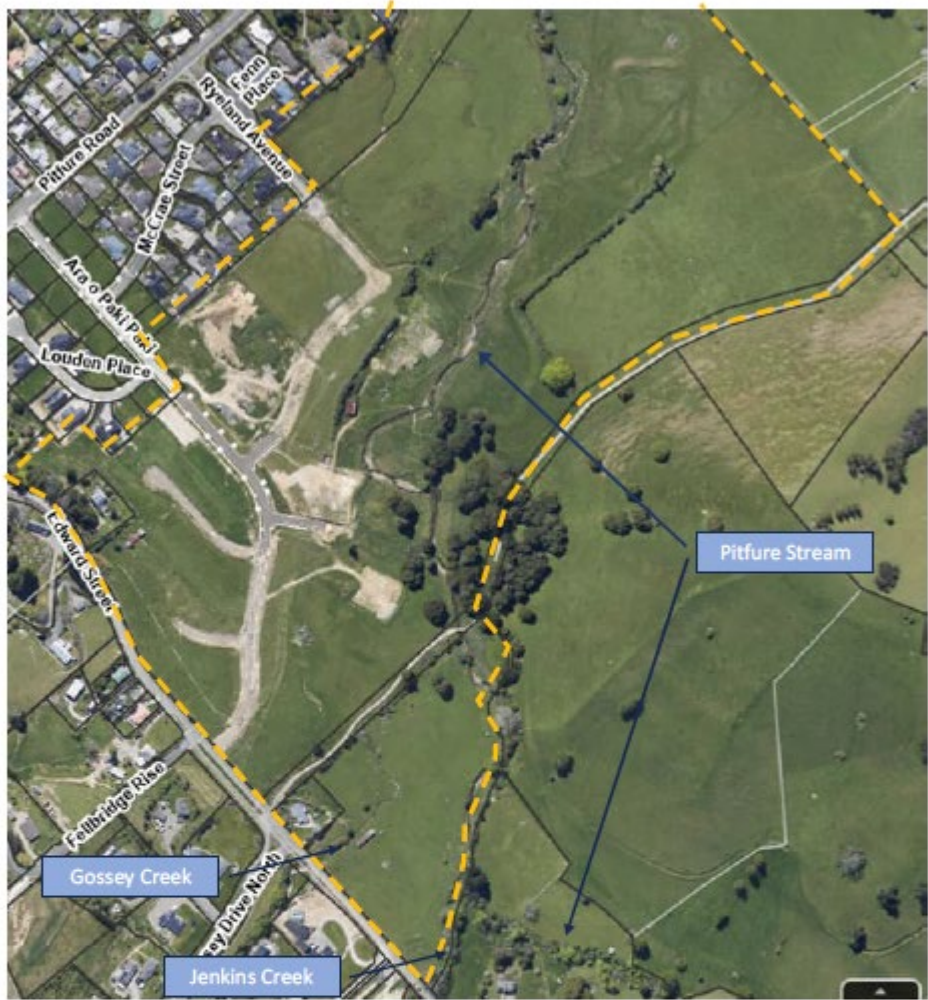


Figure 1: Location of watercourses

Table 1 includes the submissions and further submissions that relate to stormwater and flood management, the relief sought and my recommendations.

| Submitter Name No. and Point | Plan Topic Number | Relief Sought | Reference | Recommendation |
|---------------------------------|---------------------------------|--|-----------|--|
| J. Gorman 3653 76.0-5 | Natural Hazards (General) | Housing footprints should be limited to be exclusively beside the existing road at Edwards Street due to inundation during large rainfall events from Jenkins Creek, Pitfure Stream and the creek from Gossey Drive. | 1 | <p>No change</p> <p>T+T was engaged recently (May 2024) by TDC to extend the model boundary of the existing hydraulic stormwater model to include the upper catchments of the Pitfure Stream, Jenkins Creek and Cossey Creek so that flood risks within the Wakefield Development Area would be better represented, and in particular the area between Edward Street, Gossey Creek and Jenkins Creek, which was upstream of the existing model extent. More details on the updated flood model and differences with previously modelling are provided in Appendix B.</p> <p>The updated flood modelling indicates that the area between Edward Street, Jenkins Creek and Gossey Creek could get inundated in a future 1% AEP flood event with flood depths varying between 0.05m and 1 m as shown in Appendix A, figure 1 (Max Flood Depth – 1%AEP event – 6hr duration-RCP8.5 2090). It is important to note that this scenario does not represent any changes in landform or land use that might occur in the future.</p> <p>The updated model indicates that the flood extent throughout the Wakefield Development Area is similar to previous results even though modelled flows from the upper Pitfure, Jenkins and Cossey Catchments are significantly higher than previously modelled. The flood extent does not change significantly due to how the river is confined within the higher terraces. Higher flows do result in higher flood depths throughout the flood plain. The differences in flow between previous and updated flood modelling can be attributed to a different modelling methodology (rain on grid as opposed to lumped catchment) as well as different assumption for infiltration in the</p> |

| Submitter Name No. and Point | Plan Topic Number | Relief Sought | Reference | Recommendation |
|---------------------------------|-------------------------|---------------|-----------|---|
| | | | | <p>catchment.</p> <p>The most recent flood modelling results in appendix A, figure 1 can be considered a reasonable representation of a future 1% AEP event (6 hour duration, climate change RCP8.5 2090) based on the currently available information. It is recommended to consider flows and associated flood depths within a range, rather than absolute numbers until more certainty is obtained through validation and/or calibration exercises.</p> <p>As part of the plan change, the zoning of the land between Edward Street, Gossey Creek and Jenkins Creek is proposed to change from Rural 2 to <i>deferred</i> Residential. The lifting of the deferral is subject to servicing of the site with required infrastructure, including stormwater. This process ensures that the site cannot be developed until appropriate stormwater servicing is in place or programmed.</p> <p>Local purpose esplanade reserves along Gossey Creek, Jenkins Creek and Pitfire Stream are proposed as shown on amended map 76/1. The <i>minimum</i> width for the purpose of esplanade reserve is 20 m from the top of the bank on either side. These esplanade reserves can be used for mitigation of flood risks from the streams that pass through the development. It should be noted that the minimum required reserve space is indicative only and a greater width may be required for flood mitigation and stormwater purposes. All open channels will need to be designed in accordance with the Nelson Tasman Land Development (NTLDM) and include specifications around future flood flows, freeboard, ecological enhancements, maintenance access etc.</p> <p>The NTLDM also sets out a process for setting minimum ground and floor</p> |

| Submitter Name No. and Point | Plan Topic Number | Relief Sought | Reference | Recommendation |
|---------------------------------|---------------------------|--|-----------|---|
| | | | | <p>levels for future developments, with specific guidance provided in the Nelson Tasman Inundation Practice Note (March 2019).</p> <p>The potential effects of filling in the flood plain and confining river flow within a narrower channel may result in downstream flooding effects. An assessment of effects will be required at resource consent stage. Future developments within the Wakefield Development Area are required to demonstrate effective flood risk management by considering policy 6.17.3.2A of the Tasman Resource Management Plan (TRMP) as well as all relevant rules of section 16.3 - Subdivision and section 36.4 - Discharges or Diversions to Land or Water. Natural hazards that subdivision might be exposed to are assessed under S106 of the Resource Management Act (RMA) at the time of resource consent.</p> <p>The combined provisions of the RMA, TRMP and NTLDM will ensure that flood risks, both on-site and off-site, are addressed through the resource consent and subdivision design process.</p> <p>On this basis my recommendation is that no further changes are required.</p> |
| J.Goman (further submission) | Natural Hazards (General) | Residential development should be limited to the higher terraces | 2 | <p>No change</p> <p>The flood plain of the Pitfure Stream within the Wakefield Development Area is well defined by the contours of river terraces and as shown on the flood map in Figure 1. The risk of allowing development in flood plains is well known in New Zealand and a precautionary approach that limits residential development to the upper terraces would therefore be preferential. This is also mentioned in section 6.17.30 of the TRMP (principle reasons and</p> |

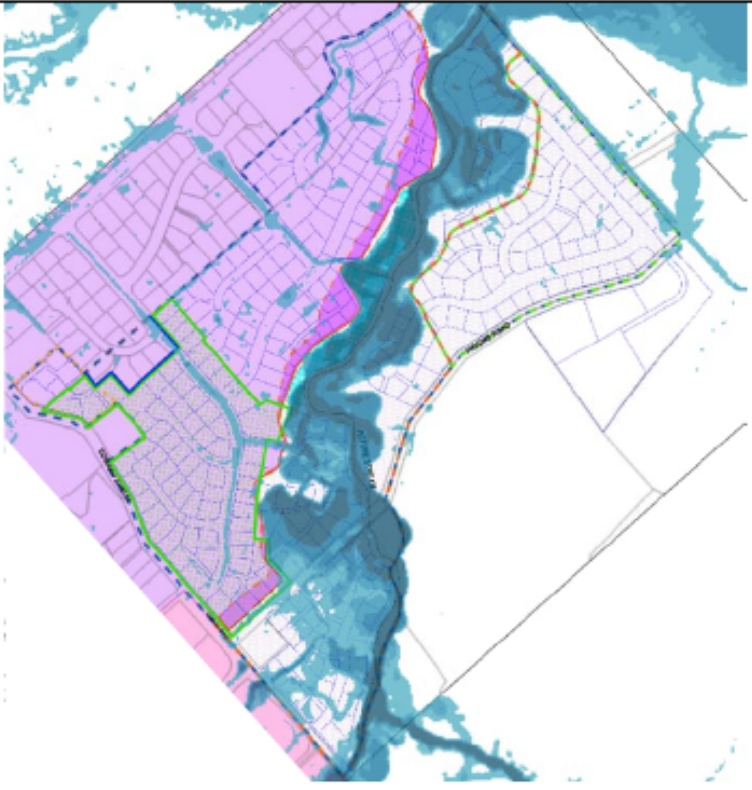
| Submitter Name No. and Point | Plan Topic Number | Relief Sought | Reference | Recommendation |
|---------------------------------|-------------------------|---|-----------|--|
| | | | | <p>explanation).</p> <p>As per the response to the submission point above, future developments within the Wakefield Development Area are required to demonstrate effective flood risk management by considering policy 6.17.3.2A of the TRMP as well as all relevant rules of section 16.3 - Subdivision and section 36.4 - Discharges or Diversions to Land or Water. Natural hazards that subdivision might be exposed to are assessed under S106 of the RMA at the time of resource consent.</p> <p>Some development on the lower terraces could therefore be considered as part of future resource consent applications, provided that all the requirements in the plans and rules set out above can be met and that any downstream effects are mitigated appropriately.</p> <p>On this basis my recommendation is that no further changes are required.</p> |
| J.Goman (further submission) | | Roofwater collection should be required to reduce runoff from the development | 3 | <p>No change</p> <p>Sections 5.4.13 to 5.4.15 of the NTLDM set out detention requirements and acceptable solutions to meet these requirements. Developers may consider rainwater tanks, detention basins, ponds and wetlands (or a combination of these solutions) to meet detention requirements provided that these are designed in accordance with the standards in the NTLDM.</p> <p>On this basis my recommendation is that no further changes are required.</p> |
| J.Goman (further | | Residents lower down the valley will suffer worse | 4 | <p>No change</p> |

| Submitter Name No. and Point | Plan Topic Number | Relief Sought | Reference | Recommendation |
|---------------------------------|-------------------------|---|-----------|--|
| submission) | | flooding if there is an increase in runoff. The streams drain many square kilometers and they need space. | | <p>In relation to worsening flooding downstream:</p> <p>Future developments within the Wakefield Development Area are required to demonstrate effective flood risk management by considering policy 6.17.3.2A of the TRMP as well as all relevant rules, in particular the rules in chapter 36.4, Discharges or Diversions to Land or Water.</p> <p>Developments are also required to meet minimum engineering standards of the NTLDM. In particular clause 5.4.13 which sets out standards to mitigate the effects on downstream properties and the stormwater network. These include provisions for greenfield development to provide detention so that post-development peak flows do not exceed pre-development peak flows for the 10% AEP and 1% AEP.</p> <p>In relation to streams needing space:</p> <p>Streams and rivers need to be designed in accordance with table 5.5 (NTLDM section 5.4.6) with a secondary flow corridor to convey the future 1% AEP storm in accordance with section 5.4.6.2 and 5.5.1 of the LDM.</p> <p>Section 5.5.1 outlines design standards for open channel design including requirements to address recreational spaces, habitat for aquatic flora and fauna, appropriate riparian vegetation, and natural in-stream features. The design shall include maintenance access without compromise of ecological values. Piping and modification of natural water courses should be avoided in accordance with NTLDM 5.5.2.1.</p> <p>The combined requirements and designs standards set out above will ensure that sufficient space is allocated for streams and rivers.</p> |

| Submitter Name No. and Point | Plan Topic Number | Relief Sought | Reference | Recommendation |
|-------------------------------------|-------------------------|---|-----------|--|
| | | | | On this basis my recommendation is that no further changes are required. |
| J. Goman (further submission) | | Large detention areas are needed to slow general runoff from the Pitfure Stream and improve aquifer recharge. There are many bores downstream which are dependent on this shallow unconfined aquifer. | 5 | <p>No change</p> <p>In relation to detention areas:</p> <p>As per my recommendation in point (4), the effects of development on downstream flooding need to be mitigated by providing detention. Developers may consider different detention solutions, or a combination thereof, to meet the detention requirements of NTLDM clause 5.4.13. Detention solutions may include detention tanks, basins, ponds and wetlands provided that these are designed in accordance with the NTLDM.</p> <p>It should be noted that designers may diverge from mandatory requirements in the NTLDM as per section 1.3 of the NTLDM as the council recognises that in some situations the standards might not be the best way to achieve the performance outcomes sought, due to particularities of the site or situation. In these cases, Council will exercise discretion around the acceptability of a non-standard design. Additional information and engineering design detail may be required by Council at engineering design and resource consent stage.</p> <p>In relation to groundwater recharge:</p> <p>NTLDM clause 5.4.10 sets out infiltration requirements to reduce stormwater runoff and contribute to groundwater recharge. Effects on groundwater and downstream bores should be investigated as part of an assessment of environmental effects at the resource consents stage.</p> |

| Submitter Name No. and Point | Plan Topic Number | Relief Sought | Reference | Recommendation |
|---------------------------------|-------------------------|---|-----------|--|
| | | | | On this basis my recommendation is that no further changes are required. |
| Homes for Wakefield | 6.1.3.1 (h) | <p>Managing stormwater run-off.</p> <p>Modelling for flooding - since the September 2022 floods, what are the guidelines now?</p> <p>Have there been changes to TDC flood modelling or does the "Once in 100-years" model remain the default?</p> <p>Other Councils require water collection tanks in new developments to delay the release of stormwater in a large event, has this been considered?</p> | 6 | <p>No Change</p> <p>In relation to flood modelling:</p> <p>The criteria for flood modelling are set by the Nelson Tasman Land Development Manual; September 2020 Rev1 (NTLDM) and have not changed since the September 2022 floods. Section 5.4.6 of the NTLDM sets out stormwater system design capacity requirements as follows:</p> <ul style="list-style-type: none"> • Primary systems (pipes) 10% AEP + climate change. • Flood management (streams and rivers) 1% AEP + climate change. • Secondary systems 1% AEP + Climate change. <p>1% Annual Exceedance Probability (AEP) is the equivalent of a 1 in 100-year Annual Recurrence Interval (ARI)</p> <p>The effects of climate have been taken into account as expected in 2090 based on climate change scenario RCP 8.5 (representative Concentration Pathway). RCP 8.5 is described as the high-risk scenario, with greenhouse gas concentrations continuing to increase at the current or an accelerated rate. In my opinion the use of RCP8.5 1% AEP is conservative and sufficient to meet the needs of a flood assessment for this plan change. This is also the basis for the flood map in Appendix A, Figure 1.</p> <p>In relation to requirements for rainwater detention tanks:</p> <p>See response to point 3.</p> |

| Submitter Name No. and Point | Plan Topic Number | Relief Sought | Reference | Recommendation |
|---|-----------------------------------|---|-----------|--|
| | | | | On this basis my recommendation is that no further changes are required. |
| Wakefield Village Development Ltd 4211 – 76.0-9 | General (Map 76/1 and 76/3) | Amend the current residential zone boundary to follow the existing upper terrace (western side) of the Pitfure Stream as shown on attached plans. | 7 | <p>Amend map 76/2 as shown in Figure 2 for the following reasons:</p> <p>a) Accept the zone boundary to follow the contour of the upper terrace as this leaves residentially zoned land outside the modelled flood extent of a future 1% AEP flood event (see dark purple areas in figure 2)</p> <p>b) It should be noted that the proposed <i>deferred</i> residentially zoned areas include land on the lower terraces that <i>is</i> subject to flooding in a future 1% AEP flood event. Lifting the deferment is subject to infrastructure servicing, including stormwater.</p> <p>The submitter has included a conceptual masterplan of a potential subdivision within the development area. It is noted that several lots and a proposed wetland on this masterplan are located on the lower terraces and in areas that are subject to flooding in present day as well as future 1%AEP flood events (see Figure 2).</p> |

| Submitter Name No. and Point | Plan Topic Number | Relief Sought | Reference | Recommendation |
|---------------------------------|-------------------------|---------------|-----------|--|
| | | | |  <p data-bbox="1043 1225 1863 1283"><i>Figure 2: future 1% AEP flood plain in relation to a conceptual masterplan of a potential subdivision (source: submission from Wakefield Village)</i></p> |

| Submitter Name No. and Point | Plan Topic Number | Relief Sought | Reference | Recommendation |
|---------------------------------|-------------------------|---------------|-----------|--|
| | | | | <p><i>Developments)</i></p> <p>As mentioned in my response to point (1) a precautionary approach that limits development to the upper terraces would be preferential.</p> <p>For development to occur on the downstream terrace it would need to demonstrate effective flood risk management as part of its resource consent application. It can be anticipated that this would include (but not not limited to):</p> <ul style="list-style-type: none"> • Concept designs of a flood corridor that is capable of passing the future 1% AEP flood flow and in full accordance with NTLDM requirements. • Required earthworks with future ground levels in relation to future flood levels including freeboard. • Potential downstream effects from filling in the flood plain and how these are mitigated. • On site stormwater management and detention requirements. |

I am happy to answer any questions.



Wouter Woortman
20 May 2024

Appendix A:

- **Figure 1: Max Flood Depth (m) – 1% AEP event – 6hr Duration – RCP8.5 2090**



NOTES:
Figure 1 of Statement of Evidence

| | | | | |
|---|---------------|------|------|----------|
| 0 | First version | MAXG | WOWC | 16/05/24 |
|---|---------------|------|------|----------|

REV DESCRIPTION GIS CHK DATE LOCATION PLAN APPROVED DATE

| | | | |
|--------------------------|------|--------|-------------------------|
| PROJECT No. 1004906.4300 | | CLIENT | TASMAN DISTRICT COUNCIL |
| DESIGNED | MAXG | MAY 24 | |
| DRAWN | MAXG | MAY 24 | |
| CHECKED | | | |

| | |
|------------|--|
| PROJECT | WAKEFIELD PC 76 |
| TITLE | Max Flood Depth (m) 1% AEP event - 6hr duration - RCP8.5 2090 |
| SCALE (A3) | 1:5,000 |
| FIG No. | FIGURE 1. |
| REV | 0 |

Photograph 1 – Jenkins Creek – looking downstream from bridge across Edward Street (Source: Google Street View)



Photograph 2 – Gossey Creek looking downstream from the bridge across Edward Street (Source: Google Street View)



Appendix B – Hydraulic Flood Modelling

T+T was engaged in 2023 by TDC to update the existing hydraulic stormwater flood model for Brightwater and Wakefield¹ which was completed in March 2020. Results from this model as well as assumptions and limitations are reported in *Updates to Brightwater and Wakefield stormwater flood model report, T+T, Date March 2024*. The purpose of this model was to identify existing local stormwater flood issues. The model boundary runs through the Wakefield Development Area and largely excludes the area between Edward Street, Gossey Creek and Jenkins Creek. Hydrological inputs were assumed to represent flow coming from the catchments above the model boundary.

In order to further understand Plan Change 76 TDC requested T+T to extend the model boundary of the existing model to include the entire upper catchments of the Pitture Stream, Jenkins Creek and Gossey Creek so that flood risks within the Wakefield Development Area would be better represented, and in particular the area between Edward Street, Gossey Creek and Jenkins Creek, which were previously upstream of the model extent. The modelled flows in this catchment have now been calculated from a rain-on-grid approach as opposed to the original lumped catchment approach. The infiltration value (continues loss rate) for this additional catchment has been assumed as 0.5 mm/hour.

The updated flood modelling indicates that the area between Edward Street, Jenkins Creek and Gossey Creek could get inundated in a future² 1% AEP flood event with flood depths varying between 0.05 m and 1 m as shown in Appendix A, Figure 1 (Max Flood Depth – 1% AEP event – 6hr duration- RCP8.5 2090).

The updated model indicates that the flood extent throughout the Wakefield Development Area is similar to the results from the 2020 model even though modelled flows from the upper Pitture, Jenkins and Gossey Catchments are significantly higher than previously modelled. The flood extent does not change as result of higher flows due to how the river is confined within the higher terraces. Higher flows do result in higher flood depths and flood risk throughout the flood plain.

The model results are sensitive to infiltration losses in the catchment. As part of the model update in 2023/24 and a model validation against flooding from the Mount Heslington Stream in Brightwater it was agreed with TDC to assume lower infiltration rates than the standard values obtained from Landcare Soil Permeability Classification and apply these across the entire model domain. To remain consistent with the wider model, the same assumptions for infiltration losses were applied to the area that the model has now been extended with. It is important to note that there is no flow monitoring data or soil infiltration data available to calibrate the model against, which leaves a level of uncertainty around these critical model parameters.

Considering the above, the most recent flood modelling results in appendix A, Figure 1 can be considered a reasonable representation of a future 1% AEP event (6 hour duration, climate change RCP8.5 2090) based on the currently available information. It is recommended to consider flows and associated flood depths within a range, rather than absolute numbers until more certainty is obtained through validation and calibration exercises.

¹ Between 2018 and 2020 T+T developed a stormwater flood model. See the following report for more information Brightwater & Wakefield – TUFLOW Model Build Report, Tonkin & Taylor Ltd, March 2020, T+T ref. 1004543 3000 v1

² Note that this does not include any changes to land use or land form.
PC 76: Wakefield – Residential Growth - Evidence Wouter Woortman



MEMORANDUM

TO: Anna McKenzie
FROM: Bill Rice
DATE: 10 May 2024
FILE NO: Plan Change 76 – Wakefield Residential Growth
RE: Transport

Introduction


1. My full name is William Ronald Rice. I hold a New Zealand Certificate in Engineering (civil)
2. from the Technicians Certification Authority, a Diploma in Highway Engineering from the New
3. Zealand Institute of Highway Technology, and a Master of Engineering – Transportation
4. degree from Canterbury University. I am a Chartered Professional Engineer (CPEng), and
5. have more than 30 years' experience in transportation engineering and planning with both
6. local authorities and consultants.
7. I have previously prepared evidence and appeared for Councils as an expert witness at
8. Council and Environment Court hearings. I confirm that I have read the Code of Conduct for
9. Expert Witnesses contained in the Environment Court Practice Note 2023 and that I agree to
10. comply with it. I confirm that I have considered all the material facts that I am aware of that
11. might alter or detract from the opinions that I express, and that this evidence is within my
12. area of expertise, except where I state that I am relying on the evidence of another person.
- 13.

14. Scope of Evidence

15. Growth Plan Change 76 was notified on 16 September 2022 submissions were received by
16. 17 October 2022 and further submissions by 11 November 2022. My evidence responds to
17. the matters raised in submissions and further submissions as they relate to transportation.

Table 1 includes the submissions and further submissions that relate to reserves planning, the relief sought and recommendations;

| 1. Submitter Name No. and Point | 2. Plan Topic Number | 3. Relief Sought | 4. Recommendation |
|---|----------------------|---|---|
| <p>Wakefield Village Development Ltd 4211</p> | <p>76.0-8</p> | <p>Amendments sought: a) Amend alignment of the indicative walkways in response to the attached plans. b) Amend alignment of the indicative roads in response to the attached plans. c) Amend alignment of the indicative reserves in response to attached plans.</p> | <p>Retain the indicative road connection to the north east originally shown on Map 76/1.</p> <p>The proposed amendment to the indicative roads has a slightly different alignment of the key road through the development to that shown on Map 76/1, but is broadly consistent with the original intent of the indicative roads. The proposal also shows a number of minor side roads. Minor side roads are typically not included in an indicative road layout, and their presence does not materially affect the indicative road layout.</p> <p>The proposal however has omitted a linkage to the north east which was originally included in Map 76/1 (see below). This linkage will enable connectivity between:</p> <ul style="list-style-type: none"> • The future development to the north east and the Wakefield Town Centre and school • The plan change area and State Highway 6 through the possible future development area <p>Recommend: Accept proposed indicative road alignment, but retain a linkage to the north east.</p> |

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| <p>Neil Kitchen 4207 76.6-1</p> | <p>Urban Environment Effects</p> | <p>Support in part. No evidence of consultation with NZ Transport Agency. Concern with regards to the additional traffic generation and impact to Pitfure Road and its junction with Whitby Road. Concern also for extra volume exiting Martin Avenue and pinch point at this junction. Noted immediate and secondary school bus route and children walk to Wakefield School along Pitfure Road.</p> | <p>NZTA have been involved in the plan change, and have submitted in support. They have requested an Integrated Transport Assessment at subdivision stage, which is supported.</p> <p>Agree that this plan change is likely to:</p> <ul style="list-style-type: none"> • Increase traffic volumes on Pitfure Road, and its intersection with Whitby Road (SH6). • Impact on the interaction between the Martin Avenue and Pitfure Road intersections with Whitby Road (SH6), given their proximity and increasing traffic on Martin Avenue as a result of recent development. • Increase pedestrian numbers on Pitfure Road, including pupils walking to Wakefield School. <p>The impacts of these, and appropriate mitigations will be identified through the Integrated Transport Assessment.</p> |

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| Neil Kitchen 4207 76.6-2 | Urban Environment Effects | Support in part. Indicative road exit to Edward Road. Concern with regards to additional traffic generation on Pitfure Road caused by the exit to Edward Road causing a rat run from Gossey Drive and beyond. Concerns for cyclist safety as they cross the Great Taste Trail on Edward Road. | <p>Agree that additional traffic associated with further development on Gossey Drive is likely to use Pitfure Road. However, the indicative road between Pitfure Road and Edward Road is already in the residential zone. This plan change is likely to result in little additional traffic using that route.</p> <p>In addition, traffic between Gossey Drive and Whitby Road (SH6) is likely to use Pitfure Road regardless of the indicative road between Edward and Pitfure Roads.</p> <p>Little traffic from this plan change area is likely to use Edward Road at the Great Taste Trail crossing point.</p> |
| Neil Kitchen 4207 76.6-2 | Urban Environment Effects | Support in part. Consideration should be given to upgrading Higgins Road and including a roundabout on SH6 and Bird Lane. | <p>Upgrading of Higgins Road, Bird Road, and the Bird Road / Bird Lane / SH6 intersection is likely to be costly, and was considered unnecessary for this plan change area. The Pitfure Road / SH6 intersection could be upgraded to adequately cope with additional traffic from this plan change area, and emergency access is enabled via Higgins Road.</p> <p>The use of Higgins Road for emergency access does not preclude it being upgraded in the future.</p> <p>Future connections through the block to the north east of the plan change area to Bird Road will be considered as part of Plan Change 81.</p> |
| Neil Kitchen 4207 76.6-4 | Urban Environment Effects | Support in part. Suggest the land at the end of the development area leading to Pitfure Road could be a road exit with provision of a | <p>A roundabout at this location would need to either:</p> <ul style="list-style-type: none"> • Be very large in order to get adequate separation between Pitfure Road and Whitby Road (SH6). This would likely require acquisition of land at one or both of 120 Whitby Road and 72 Pitfure Road. or |

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| | | roundabout junction at Pitfure Road and Whitby Road to assist with congestion and traffic flow. | <ul style="list-style-type: none"> Not include the Pitfure Road leg. Pitfure Road traffic would be diverted through the plan change area. |
| Waka Kotahi 4206 76.6-11 | Urban Environment Effects | Support in part the inclusion of Wakefield. However, Waka Kotahi seeks clarification as to where the 'cycling' distance component of 'walking and cycling distance' has arisen from. Cycling distances/catchment areas are very different compared to walking | The Wakefield Development Area is within 1km of the Wakefield Town Centre and school, and is therefore considered to be within comfortable cycling distance of 5km. |
| Peter Carmody 4154 76.6-17 | Urban Environment Effects | Pitfure Road: Concern around additional traffic from the development area that would exit Pitfure Road onto SH6 and Whitby Road. Restricted visibility due to angle of traffic entering SH6 from Pitfure Road. Also, additional traffic from George Fyfe Subdivision. | See comments on 4207 76.6-1 for discussion on: <ul style="list-style-type: none"> The Pitfure Road / Whitby Road (SH6) intersection, and The interaction between the intersections of Whitby Road (SH6) and Martin Avenue and Pitfure Road, noting the increase in traffic due to recent developments (including from George Fyfe Way) accessing Martin Avenue. |
| Peter Carmody 4154 76.6-18 | Urban Environment Effects | Edward Street: Concern about extra traffic turning left and right and additional traffic as a result of intermediate extension to | Agree that the plan change area is likely to result in additional traffic at the Pitfure Road, Edward Street intersection. The impacts of increased traffic from the plan change area, and appropriate mitigations will be identified through the Integrated Transport |

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| | | Wakefield School. Concern re: Snarl up at southern end of Pitfure Road. | Assessment, noting that the increased roll at Wakefield school is also likely to increase traffic volumes in the area. |
| Chris & Lesley Olanan 4208 76.6-19 | Urban Environment Effects | Pitfure Road: Safety concerns due to additional traffic. Multiple sections of the road are one way due to parking on both sides and currently used by large trucks and trailers. Would like to understand NZTA's traffic management plans for intersection of Pitfure and SH6. | Acknowledge that Pitfure Road is not wide enough to allow 2 vehicles to pass when vehicles are parked on both sides of the road. The Integrated Transport Assessment will consider the impacts of additional traffic on Pitfure Road, and on the Pitfure Road / Whitby Road (SH6) intersection and identify mitigation to deal with those impacts. It will also consider ways to encourage walking, cycling, and the use of public transport, and so minimise vehicle trips as much as practical. |
| Homes For Wakefield 4209 76.6-21 | Urban Environment Effects | Diversion needed as heavy vehicles (forestry/quarry) use Edward Street and Pitfure Road. | Use of Edward Street and Pitfure Road by heavy vehicles is noted, but is considered outside the scope of this plan change. |
| Homes For Wakefield 4209 76.6-22 | Urban Environment Effects | Concerns about roading infrastructure and emergency vehicle access. Do not support an emergency exit and would like a permanent access. The emergency access does not mitigate traffic problems for pedestrians and cyclists where traffic generation is increased by the | See comments on submission 4207 76.6-2 for discussion on the emergency access on Higgins Road. The Integrated Transport Assessment (see comments on submission 4206 76.17-1) will address pedestrian and cycle connectivity and safety, and travel planning. It will also take into account the growth in pedestrian and cycle traffic associated with the growth in the Wakefield School roll. |

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| | | <p>development. Traffic Plan required to address pedestrian and cyclists access to village and safe crossing of Pitfure Road for school children.</p> <p>Additional consideration required for additional cycle and foot traffic which will be created by increased Wakefield School role when it becomes a full primary school in 2024.</p> | |
| <p>Wakefield Village Development Ltd 4211 76.6-25</p> | <p>Urban Environment Effects</p> | <p>Propose change to Policy 6.1.3.1(j) to recognise that cycling is also a part of sustainable urban design. This change is supported as cycling, including electric modes, are now a significant and growing form of alternative transport. Retain as proposed.</p> | <p>Support</p> |
| <p>Wakefield Village Development Ltd 4211 76.6-35</p> | <p>Urban Environment Effects</p> | <p>Propose a new issue 6.17.1.7A that seeks to ensure the provision of emergency vehicle access to the WDA via Higgins Road. Retain issue.</p> | <p>Support</p> |

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| <p>Waka Kotahi 4206 76.17-1</p> | <p>Zone Rules</p> | <p>Support in part. The zoning of the land is deferred and will not be lifted until Council is satisfied with stormwater and catchment management. Waka Kotahi submits that it also be deferred until Council and Waka Kotahi are both satisfied with the transport related effects – particularly the intersection of SH6 and Pitfure Road</p> | <p><i>Waka Kotahi have also requested the inclusion of a requirement for an Integrated Transport Assessment at the resource consent stage to determine the effects of increased traffic onto the network particularly at the intersection with Pitfure Road and SH6. Requesting that the residential zoning is deferred until appropriate upgrades to the intersection and its surrounds informed by the ITA are undertaken.</i></p> <p>Accept a requirement for an Integrated Transport Assessment (ITA) at the resource consent stage. However, to be effective, the scope of an ITA for the resource consent for the first stage of the development needs to consider the cumulative effects on the wider transport system of the entire plan change area plus the residential areas currently consented, and not be limited to the effects of the development stage being consented.</p> <p>Recommend :</p> <ul style="list-style-type: none"> • That an Integrated Transport Assessment is provided at the first resource consent stage. This assessment shall be in accordance with a “Broad” Integrated Transport Assessment as identified in NZTA RR422 – “Integrated Transport Assessment Guidelines”, and include methods to encourage walking, cycling and public transport, and travel planning. • Development is deferred or staged for upgrades to the transport system as informed by the Integrated Transport Assessment. <p>Note: An Integrated Transport Assessment does not replace the need for a Safety Audit of the proposed transport network within the development at</p> |
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| | | | subdivision stage as required by Table 4-2 of the Nelson Tasman Land Development Manual. |
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I am happy to answer any questions.

Bill Rice

10 May 2024

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