

Appendix 3 – Relevant Regional Policy Statement and Resource Management Plan Provisions

Objective / Policy / Method	Relevance
Tasman Regional Policy Statement	
<p>General Objective 1 <i>Maintenance and enhancement of the quality of the Tasman District environment.</i></p> <p>General Objective 3 <i>Avoidance, remedying or mitigation of the adverse effects on the environment and the community from the use, development or protection of resources.</i></p> <p>General Objective 4 <i>Efficient use and development of resources.</i></p> <p>General Objective 5 <i>Maintenance of economic and social opportunities to use and develop resources in a sustainable manner</i></p> <p>Objective 5.5 <i>Maintenance and enhancement of urban environmental quality, including amenity values and the character of small towns.</i></p> <p>Policy 5.7 <i>Council will seek to enhance urban environmental quality, having regard to:</i> <i>(i) the design and appearance of buildings and spaces;</i> <i>(ii) vegetation and open space;</i> <i>(iii) heritage sites and values;</i> <i>(iv) pedestrian facilities and traffic management;</i> <i>(v) noise levels and air quality;</i> <i>(vi) the relationship between the urban area and the values of its adjoining landscapes.</i></p> <p>Objective 11.1 <i>Reduced risks arising from flooding, erosion, inundation and instability and earthquake hazards</i></p>	<p>These objectives relate to the proposed Plan Change which seeks to maintain the quality of the environment and avoid, remedy or mitigate adverse effects of development within the Plan Change locations through appropriate Plan provisions.</p> <p>The general objectives support the efficient use of resources, of which urban zoned land is relevant. Efficient utilisation of urban zoned land supports economic and social opportunities arising from the use and development of resources.</p> <p>An efficient and effective process for releasing urban land that is serviced and ready for appropriate development is important for the orderly development of urban environments.</p> <p>Reducing the risks arising from coastal hazard is inherent in the RPS. This is applicable in coastal locations which are subject to deferred zones, but are now inappropriate for development, or additional precautions are required.</p>
Tasman Resource Management Plan	
<p>Chapter 5 Site Amenity Effects</p> <p>Objective 5.4.2 Residential Activities and Community Facilities <i>Accommodation of a wide range of residential activities and accessible community facilities in urban areas.</i></p> <p>Policy 5.4.3.1 <i>To enable a variety of housing types, recognising different population growth characteristics, age, family and financial circumstances and the physical mobility of, or care required by, residents.</i></p>	<p>In a variety of locations which provide for a variety of housing typologies, the plan change uplifts the deferral from land previously identified for housing and business development, where servicing is available and where urban development is appropriate.</p>
<p>Chapter 6: Urban Environment Effects</p> <p>6.2 Land Effects from Urban Growth</p> <p>Objective 6.2.2.3</p>	<p>The objective is relevant as it relates to provision of housing growth. The Plan Change proposes amendments and rezonings to operative TRMP provisions to enable housing growth in accordance with Council’s Growth Model, Long Term Plan and since 2019, the 2022-2052 Nelson Tasman Future</p>

<p><i>For the period 2021 to 2051, the minimum sufficient development capacities for housing in the Tasman portion of the Nelson-Tasman Urban Environment are provided.</i></p> <p><i>Note:</i></p> <p><i>The minimum sufficient development capacities to meet housing demand, including the competitiveness margin, over a 30-year period are:</i></p> <p>.....</p> <p><i>short term (2021-2024) –910 dwellings</i></p> <p><i>medium term (2025-2031) – 2,225 dwellings</i></p> <p><i>long term (2032-2051) –6020 dwellings</i></p> <p>Policy 6.2.3.2</p> <p><i>To enable smaller residential lot sizes in the townships of Motueka, Richmond, Brightwater, Wakefield and part of Mapua.</i></p> <p>Policy 6.2.3.2A</p> <p><i>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.</i></p>	<p>Development Strategy and aligns with this Objective.</p> <p>The Plan Change amends the TRMP provisions to clarify and strengthen the method for uplifting zone deferrals for plan users and to align the provisions with RMA Schedule 1 process. New provisions will clarify what infrastructure is required to enable medium density at locations in Brightwater, and Richmond South within the next 10 years.</p>
<p>6.3 Urban Infrastructure Services</p> <p>Objectives:</p> <p>6.3.2.1</p> <p><i>Sustainable urban growth that is consistent with the capacity of services and has access to the necessary infrastructure such as water supply, roading, wastewater and stormwater systems.</i></p> <p>6.3.2.2</p> <p><i>Retention of opportunities for efficient future urban purposes on rural land that is identified for future urban use but deferred for this purpose, while enabling rural activities for the time it remains deferred.</i></p>	<p>The Plan Change proposes additions to these provisions.</p> <p>A new objective is proposed to affirm the servicing outcomes that are expected to be achieved when deferred zones are developed.</p>
<p>Urban Infrastructure Services Policies</p> <p>6.3.3.1</p> <p><i>To ensure that utilities and services are adequate to avoid, remedy, or mitigate adverse effects of urban development and population growth on both existing and future urban areas.</i></p> <p>6.3.3.3 <i>To promote the establishment of a reticulated servicing system for wastewater treatment and disposal and water supply at Marahau</i></p> <p>6.3.3.4 <i>Where future urban development is proposed and existing services require upgrading, to defer and stage development to avoid adverse effects on the environment.</i></p> <p>6.3.3.4A</p> <p><i>Where rural land is identified as subject to a deferral for any urban zoned purpose, despite the land’s rural zoning, to</i></p>	<p>The Plan Change proposes additions to these provisions.</p> <p>A new policy is proposed to ensure that development of deferred zones does not precede the delivery of the necessary infrastructure.</p> <p>These provisions remain relevant and appropriate.</p>

restrict activities requiring a consent for subdivision or development by:

- (a) considering the scale, location, design, and servicing features; and*
- (b) limiting any potential adverse effects of such features on efficient future urban subdivision, use, and development opportunities as indicated by the urban zone that is deferred, for the transition period until the deferral is removed; and*
- (c) where the period of transition until the expected removal of the deferral is significantly long or is uncertain, to enable potential rural activities.*

6.3.3.4B

Where any rural land is identified as deferred for any urban zoned purpose until adequate provision of any infrastructure service, to enable:

- (a) the provision of the necessary service by any person or by the Council for any part or all of that land either before or after rezoning by the removal of the deferral; but:*
- (b) to ensure that the concept servicing plans that are approved by Council before the removal of the deferral, are required to be implemented under the urban zone through subsequent subdivision or development.*

6.3.3.4C

Where rural land is subject to a deferral for any urban purpose subject to adequate provision of any infrastructure service, to enable:

- (a) the provision of the necessary service by any person or by the Council for any part or all of that land, and*
- (b) whether this is done before or after rezoning by the removal of the deferral, but:
to ensure that the servicing plans that are approved by Council, prior to the removal of the deferral, are required to be implemented under the urban zone through subsequent subdivision or development.*

6.3.3.5

To promote a pattern of roading in urban areas that maximises choice of route through a network, with recognition of the contributions of individual extensions to the network pattern and of the constraints of topography.

6.3.3.6

To allow development to occur only where adequate provision is made for:

- (a) control of sediment discharges;
- (b) control of stormwater discharges to avoid adverse downstream erosion or flooding effects.
- (c) protection of fresh water and coastal water quality, including through source control techniques, stream management, and where necessary, stormwater treatment, including aquifers and karst drainage systems and caves;
- (d) retention or establishment of appropriate vegetation wherever practicable adjacent to water bodies and coastal waters;

<p>(e) maintenance of natural, cultural and intrinsic values of aquatic systems, including aquifers and karst drainage systems and caves;</p> <p>(f) protection of riparian margins;</p> <p>(g) the use of Low Impact Design solutions for the management of stormwater run-off where practicable.</p>	
<p>Chapter 6 – Land for Industrial Activities</p> <p>Objective 6.5.2.1 Accommodation of a wide range of industrial activities in locations where adverse effects on other values and activities are avoided, remedied or mitigated.</p> <p>Objective 6.5.2.2 A supply of suitably located industrial land to provide for the medium to long-term needs of the Tasman and Nelson region.</p>	<p>Providing industrial zone land is a priority, but in locations and in such a way as it is protected from future hazard.</p>
<p>Chapter 11 – Land Transport Effects</p> <p>Objective 11.1.2 A safe and efficient transport system, where any adverse effects of the subdivision, use or development of land on the transport system are avoided, remedied or mitigated.</p> <p>Policies 11.1.3 (all)</p>	<p>Deferred zones support the development of necessary roading infrastructure prior to development.</p>
<p>Chapter 13 – Natural Hazards</p>	