

Tasman District Council

**DRAFT PLAN CHANGE 79 -
ASSESSMENT OF DEFERRED ZONE
LOCATIONS REPORT**

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INTRODUCTION

Background

Council is reviewing the status of locations across the region that are subject to a deferred zone under the Tasman Resource Management Plan (TRMP). Currently there are several locations across the district that Council has identified as areas for future development that have been deferred for various reasons.

Often the reason for applying a deferred zone to a location identified for future development is the lack of infrastructure to service the land for development. The deferral remains in place until the identified infrastructure services are provided either by Council or the developer. Periodically, Council reviews deferred zone locations in a cycle that aligns with the long-term planning process.

The aim of this report is to assess if the deferred zone locations can have the land use zoning changed, effectively uplifting the deferral. To this end, for each deferred zone site, the report assesses:

- Availability of services;
- Where services are not yet available and the zone cannot be changed to its destination zone, the servicing required to enable development and the timeframe within which servicing is scheduled for provision (within LTP years 1-10);
- The appropriateness of the site for its destination zone. Many of the locations were deferred over 10 years ago, some when the plan was first notified in 1996. Since then, Council has received new or updated information, particularly as regards natural hazards and sea level rise. For some sites, the new information affects the appropriateness of the land for its intended end use.

This assessment identifies Council's planning proposal for each deferred zone location included in the plan change. There are four possible planning decisions.

- **Retain deferral:** The land is to retain the current deferred zoning. This may be due to infrastructure restrictions in the current system or delays/uncertainty on funding for required infrastructure projects. To remain deferred, funding for the infrastructure should be included in the TDC's Long Term Plan (LTP) within the next 1 to 10 years. The infrastructure upgrades required to service the area will be identified.
- **Upzone:** Rezone deferred land to the anticipated final zone. The new zoning can be brought into service and land is able to be developed in accordance with the new zoning. To change the land use zoning to the desired end use there will be no infrastructure restrictions because the infrastructure has been built. (For example, rezone land from "Rural 1 deferred Residential" to "Residential".)
- **Rezone:** This means that the land is not suitable for use as currently zoned but may be suitable for an alternative use, such as unserviced Rural Residential instead of Residential. (For example, rezone from Rural 2 deferred Residential to Rural Residential.)
- **Downzone:** This means that the land is rezoned back to its underlying (pre-deferral) zone and will no longer be considered for development at this time. This may be due to the feasibility of providing the required infrastructure or for other reasons such as new information relating to natural hazards. (For example, rezone land from "Rural 1 deferred Residential" to "Rural 1".)

The assessment includes all the deferred zone locations in the Tasman district except for those within or on the periphery of Māpua or Motueka.

As mentioned in the section 32 report, the scope of the plan change excludes:

- Māpua deferred zone locations as currently the Council, in collaboration with the community, is developing a master plan for Māpua. One of the main purposes of the master plan is to roll all Māpua related projects and programmes into one process.
- Motueka deferred zone locations. Other than the land being rezoned by Plan Change 80, Motueka West Compact Density Residential Area, Motueka deferred land is excluded as servicing is not yet available and is not programmed to be available within the next 10 years. Since land in Motueka West was deferred for development by Plan Change 43 in 2015, Council and the community have received new information relating to challenges associated with flat low-lying terrain near the coast and the natural hazard risks of flooding and coastal inundation. Due to natural hazard risks, Council is planning to initiate an integrated strategic planning process with the Motueka community to consider options for the future. The currently deferred land may need to be used for different urban purposes or down zoned.

Deferred locations in the following towns and villages are considered in this assessment.

- Richmond
 - Richmond West
 - Richmond East
 - Richmond South
- Brightwater
- Wakefield
- Mārahau
- Mariri
- Paton’s Rock
- Murchison

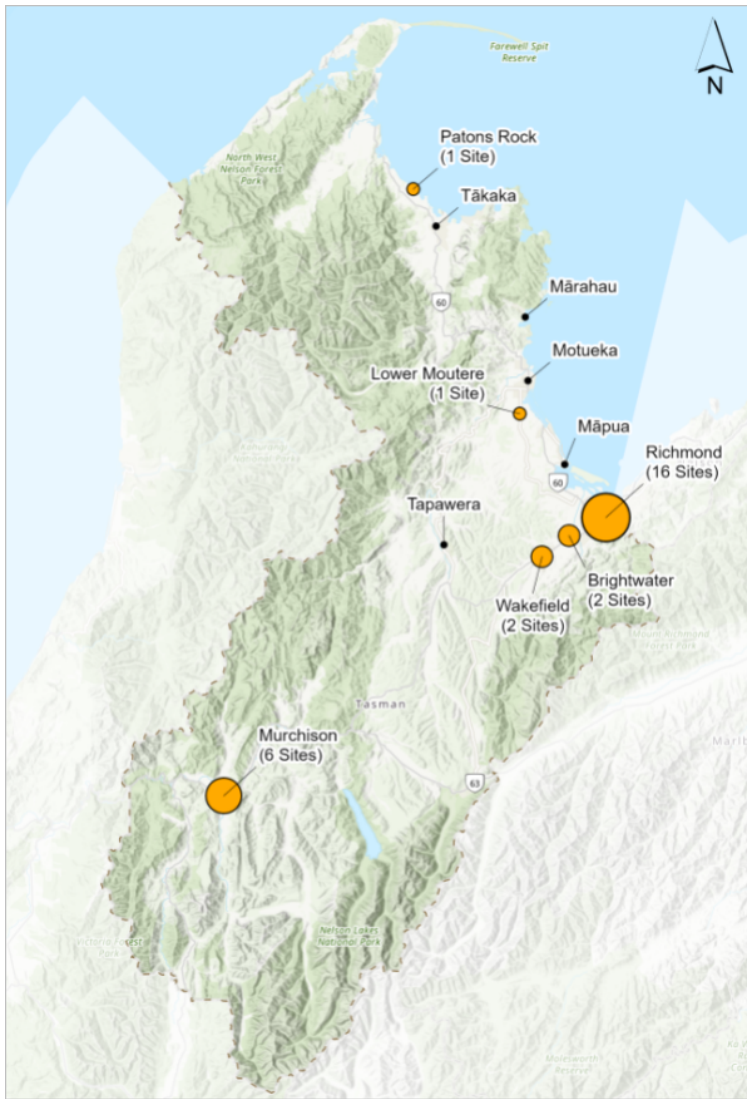
Table A below contains a summary of the draft plan change 79 draft zoning proposals.

Table A: Summary of Draft Changes to TRMP zone and area planning maps				
Town / Area	Site Location Number	Locality	Summary of Change	Changes to TRMP planning maps
Richmond West	RW1	Lower Queen Street	Upzone to Light Industrial	Delete Rural 1 Deferred Light Industrial. Rezone to Light Industrial. <ul style="list-style-type: none"> • Add Precinct subject to Schedule 17.4A.
	RW2			
	RW3	23 and 25 McShane Road	Upzone to Light Industrial	Delete Rural 1 Deferred Light Industrial. Add Light Industrial.
	RW4	99 McShane Road	Upzone to Mixed Business	Delete Rural 1 Deferred Mixed Business. Add Mixed Business.
	RW5	McShane Road	Retain deferral	No change to zone. Retain Rural 1 deferred Mixed Business. Delete current indicative road. Add new indicative road and indicative walkway to Area Planning Map
	RW6	Adjacent to Borck Creek, south of Summerfield Boulevard	Rezone to Residential	Delete Rural 1 Deferred Mixed Business. Add Residential.

	RW7	SH60/ Appleby Highway	Upzone to Light Industrial	Delete Rural 1 deferred Light Industrial. Add Light Industrial.
	RW8	Great Taste Trail cycleway between	Rezone to Open Space	Delete Rural 1 deferred Light Industrial. Add Open Space.
	RW8A	Lower Queen Street and SH60 /	Rezone to Open Space	Delete Rural 1 deferred Residential. Add Open Space.
	RW9	Appleby Highway	Rezone to Open Space	Delete Rural 1 deferred Mixed Business. Add Open Space.
	RW10	Club Waimea	Upzone to Mixed Business	Delete Rural 1 deferred Mixed Business. Add Mixed Business.
Richmond East	RE11	Richmond east hills	Upzone to Rural Residential Serviced	Delete Rural 2 deferred Rural Residential Serviced. Add Rural Residential Serviced.
	RE12	Richmond east hills	Upzone to Rural Residential Serviced	Delete Rural 2 deferred Rural Residential Serviced. Add Rural Residential Serviced.
	RE13	Richmond east hills	Downzone to Rural 2	Delete Rural 2 deferred Rural Residential Serviced. Add Rural 2.
Richmond South	RS14	Southwest Hart Road	Retain deferral	No change to zone. Retain Rural 1 deferred Residential.
	RS15		Upzone to Residential	Delete Rural 1 deferred Residential. Add Residential.
	RS15A		Upzone to Residential	Delete Rural 1 deferred Residential. Add Residential.
Brightwater	BW16	104A Waimea West Road	Rezone to Conservation	Delete Rural 1 deferred Residential Zone. Add Conservation Zone.
	BW17	Between Lord Rutherford Road, Main Road Spring Grove (SH6) and Pitfure Stream	Retain deferral	No change to zone. Retain Rural 1 Deferred Residential.
Wakefield	WK20	Bird Lane	Retain deferral	No change to zone. Retain Rural 1 Deferred Residential.
	WK21	Higgins Road	Retain deferral	No change to zone. Retain Rural 2 Deferred Rural Residential zone.
Murchison	MR22	Grey Street	Retain deferral	No change to zone. Retain Rural 2 Deferred Residential.
	MR23	Off Hampden Street	Rezone to Open Space	Delete Rural 2 Deferred Residential Add Open Space.
	MR24	55 Hotham Street	Retain deferral	No change to zone. Retain Rural 2 Deferred Residential.
	MR25	65 Hotham Street	Retain deferral	No change to zone.

				Retain Rural 2 Deferred Residential.
	MR26	Fairfax Street South	Retain deferral	No change to zone. Retain Rural 2 Deferred Residential.
	MR26A	Fairfax Street South – Holiday Park	Upzone to Residential	Delete Rural 2 Deferred Residential zone. Add Residential zone.
Lower Moutere	MU37	Tasman View Road	Upzone to Rural Residential	Delete Rural 2 deferred Rural Residential zone. Add Rural Residential zone.
Mārahau	MR49	Mārahau	Downzone to Rural 1	Delete Rural 1 deferred Residential (serviced). Add Rural 1.
	MR50	Mārahau	Rezone to Commercial Closed	Delete Rural 1 deferred Tourist Services. Add Commercial Closed Zone.
Patons Rock	PR51	Patons Rock Road	Rezone to Rural Residential	Delete Rural 2 deferred Residential Zone. Add Rural Residential Zone (unserviced with a minimum lot size of two hectares on subdivision).

The map below shows the locations of the deferred zone in context of Tasman district.



RICHMOND WEST

1. Context

There are 11 deferred locations in Richmond West that are included in this draft plan change.

The Figure 1 below shows the Richmond West locations in context of Richmond.



Figure 1 – Richmond West deferred zone locations

The maps below (Figure 2 and 3 below) show the draft changes to the TRMP Zone and Area maps in Richmond West.

The draft plan change proposes to:

- Upzone RW1 and RW2 from Rural 1 deferred Light Industrial to Light Industrial subject to conditions for low lying locations.
- Upzone RW3 and RW7 from Rural 1 deferred Light Industrial to Light Industrial.
- Upzone RW4 from Rural 1 deferred Mixed Business to Mixed Business.
- Retain the deferred zoning of RW5 (Rural deferred Mixed Business) and add more specific reasons for deferral.
- Change the zoning of RW6 from Rural 1 deferred Mixed Business to Residential.
- Change the zoning of RW8, 8A and 9 to Open Space from Rural 1 deferred Light Industrial, Rural 1 deferred Residential and Rural 1 deferred Mixed Business respectively.
- Upzone RW10 from Rural 1 deferred Mixed Business to Mixed Business.

The draft changes are considered for each site.

Figure 2: Draft Planning Map - changes to deferred zone locations in Richmond West

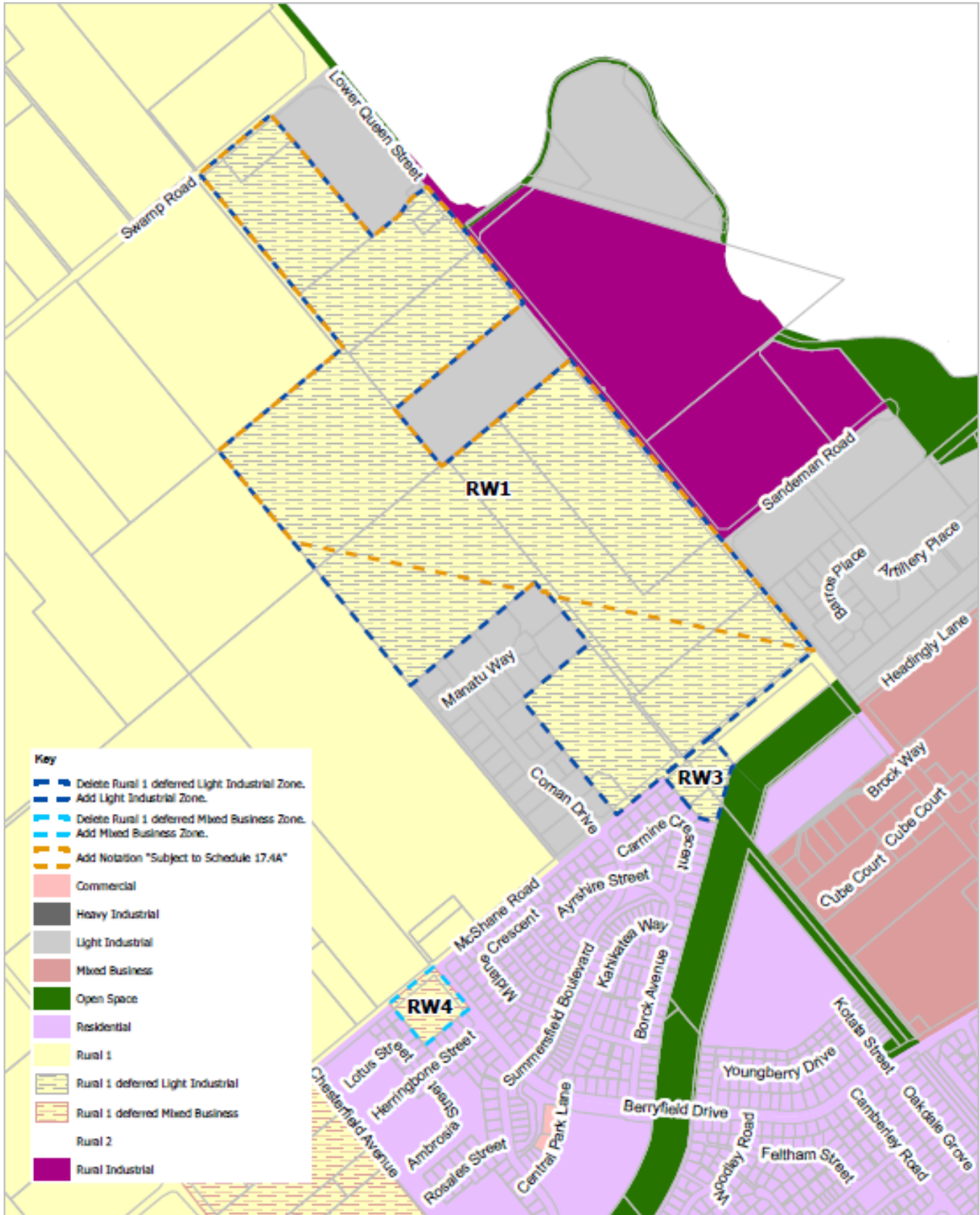
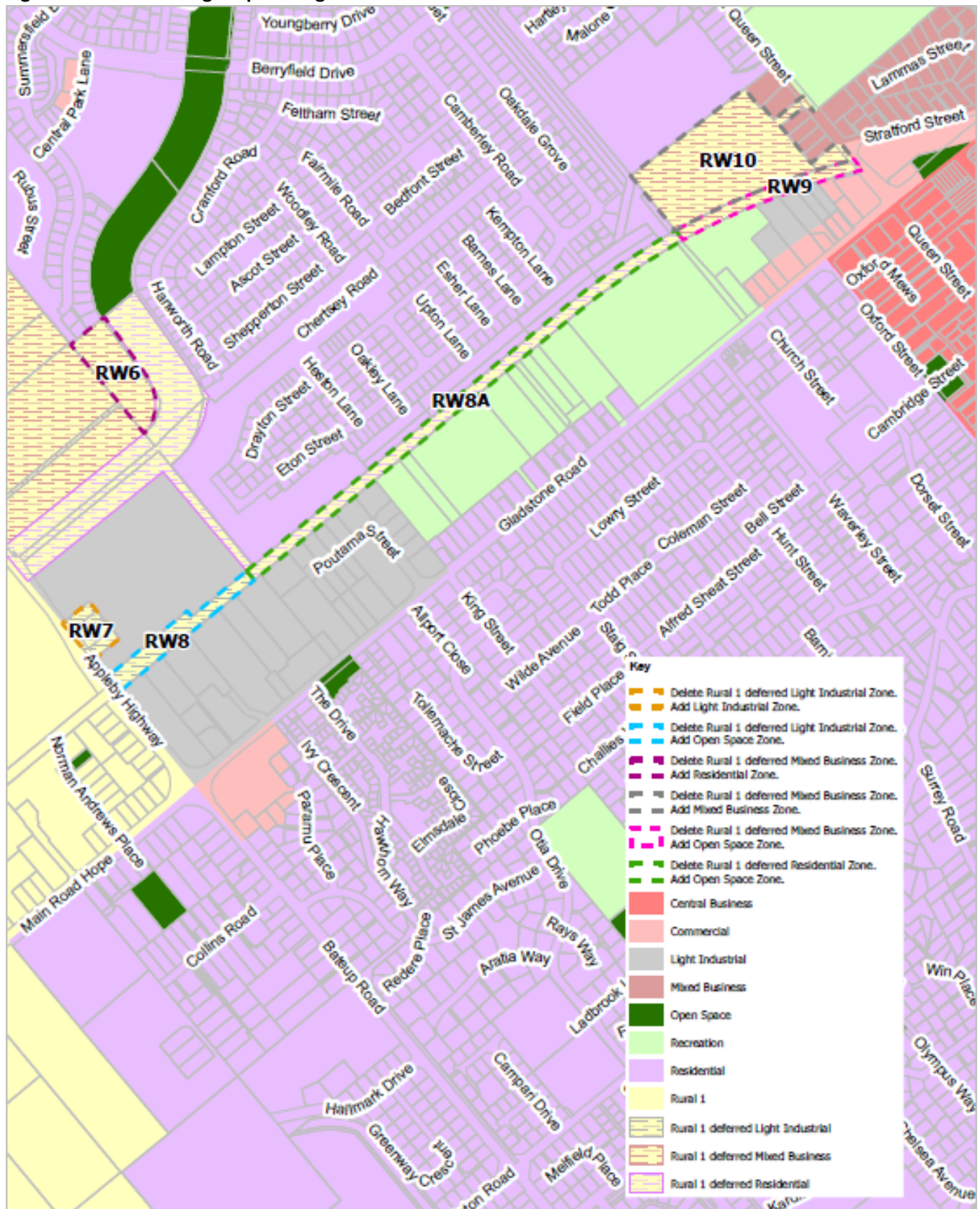


Figure 3: Draft Planning Map - changes to deferred zone locations in Richmond West continued



Planning Background to Richmond West deferred zone sites

This land was deferred for urban development by **Plan Change 10 (Variations 61, 62, 63)** – Richmond West Development Area and Sustainable Urban Development Provisions (notified October 2007, operative March 2014); and **Variations 1-3 to Plan Change 10** - Richmond West Development Area (notified between December 2009 – August 2012, and made operative between August 2012 and March 2014).

PC10 formed part of a long-term strategic approach to provide for the growth of Richmond commenced through the Richmond Development Study (2023). PC10 provided for the westward urban expansion of Richmond between State Highway 6 and McShane Road and land for industrial use north of McShane Road to accommodate regional and local industrial, commercial and residential development over the long term. A 45 year plan horizon was adopted with a two staged development process (stage 1: 2006 – 2026 and stage 2 -2026 – 2051). Although some residential development was provided for, RWDA primarily provided a business hub for the region over the long term. The plan change provided for the deferral of land until needed. This approach was intended to avoid the costs of scattered development; provide greater certainty of land use over the long term which reduces speculation and supports the principle of maintaining adequate land for future business development while enabling the continuation of existing rural activities until the land is needed.

Not all of the proposed PC10 proposals survived the plan change process. Those that did include:

- Network of public greenways as indicative reserves that accommodate the natural stormwater system, support ecosystem regeneration, recreation, walking and cycling routes that connect the future urban area with the rest of Richmond and the Waimea Inlet.
- Network of indicative roading and identified improvements to the road network.
- New Mixed Business Zone designed to provide for large format retail and light industrial development with limited adverse effects. The Mixed Business zone was designed to provide a buffer between new residential and existing industrial development.
- New consent status and amended processes for hazardous facilities in the new Mixed Business Zone.
- Higher performance stormwater infrastructure, for new and existing Industrial and Mixed Business zones, to help manage cumulative risks from hazardous facilities locating near the Waimea Estuary.
- Open Space zoning for land below the 3 metre contour above mean sea level and limitation of filling of lots below 4.6 metre contour other than to create a building platform to mitigate effects of coastal hazard and sea level rise.
- Noise rules designed to minimise cross boundary effects.
- Extension of the fire ban area to include the proposed new urban zones for the purpose of maintaining and enhancing the quality of the air by managing the discharge of contaminants.

The section 32 report assessed the above issues and associated options.

Updates on significant new information and events

Subsequent events

After the RWDA PC10 was made operative, in 2014, under the Housing Accords and Special Housing Areas (HASHA) Act 2013, Council received applications for residential development on land within RWDA destination zoned for mixed business and light industrial uses. The applications were approved and from 2018, the consents are being implemented. Plan Change 74, Rezoning of Special Housing Areas, March 2023 rezoned the land from Rural 1 deferred Light Industrial and Mixed Business to Residential.


The use of land for residential rather than the originally planned business uses compromised some of the intended plan change outcomes. The close location of a large residential area adjacent to existing industrial activities has created the potential for reverse sensitivity effects, particularly noise, that have required mitigation through the resource consent process. As a result of the shift away from business and towards residential use of this land, there are several consequential zoning changes that are necessary to avoid adverse effects and achieve good outcomes.

New Information

Updated flood modelling and sea level rise information held by Council demonstrates that the northwest portion of the Light Industrial location west of McShane Road is subject to flooding and sea level rise and that servicing portions of the precinct are not feasible or practical. The section below entitled 2024 Review - Natural Hazards refers.

RICHMOND WEST

2. Site Location RW1 and RW2

Area Name:	Lower Queen Street
Town/Location:	Richmond West
Current Zone:	Rural 1 Deferred Light Industrial
Reason for Deferred Zoning in Current TRMP:	Area G*: Reticulated water, wastewater and stormwater services required. Area I*: Reticulated water, wastewater and stormwater services required and substantial take up of Area H. *Servicing Areas referred to on planning maps
Council LTP Development Area:	Richmond DA 10 and DA 11
Area (ha):	56.5 hectares
Recommended Zoning Change:	Delete Rural 1 Deferred Light Industrial. Rezone to Light Industrial.  Add Precinct subject to Schedule 17.4A.

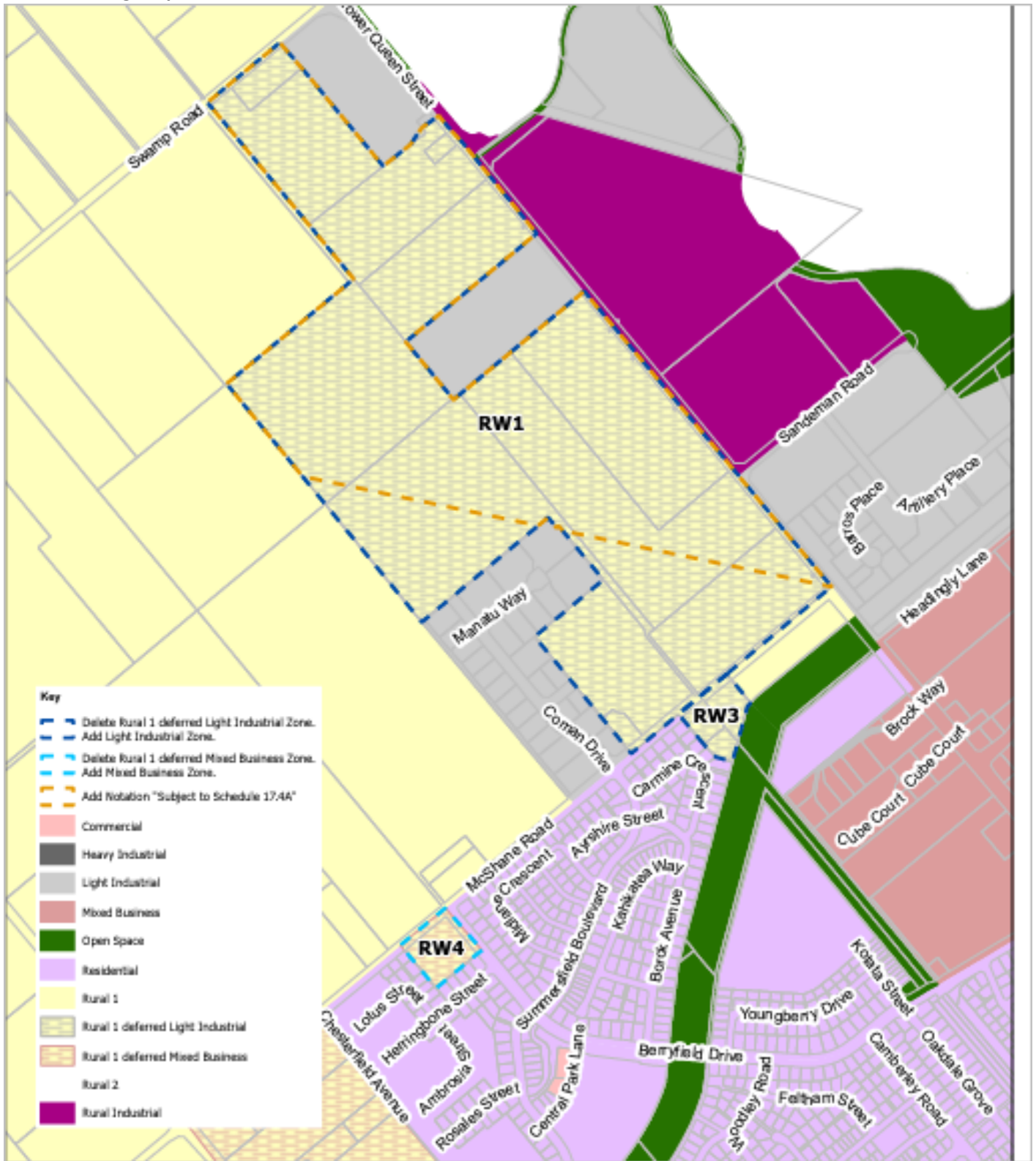


2024 - Summary of Key Considerations and Reasons for Zone Change

Wastewater Servicing	Wastewater servicing capacity is available in adjacent roadways. RW1 can connect to existing 90mm OD PE pressure main along Lower Queen Street; RW2 can connect to existing 180mm OD PE pressure main along McShane Road, either through upgrade of existing pressure mains in Coman Drive or through laying a new main along the Wai-West Horticulture property access to McShane Road.
Water Supply Servicing	Water supply servicing capacity is available in adjacent roadways. RW1 can connect to existing 300mm trunk main along Lower Queen Street; RW2 can connect to existing 200mm main along Coman Drive.

Stormwater Servicing	Stormwater discharge to the environment is available to all areas of RW1 and RW2, with onsite stormwater detention and treatment solution to be provided by developers. Stormwater treatment is mandatory due to industrial land use, as per Nelson-Tasman Land Development Manual (NTLDM). Stormwater servicing solutions must consider coastal inundation/hazard as described below, which will periodically create restrictive backwater conditions that make discharge of runoff difficult.
Transportation/Roadin g Servicing	RW1 areas have available access from Lower Queen Street. RW2 areas have available access from Coman Drive. Future upgrades to McShane Road and Lower Queen Street will accommodate increases in traffic related to development.
Natural Hazards and Sea Level Rise	Precinct subject to Schedule17.4A is subject to coastal hazard out to the 2130 planning horizon.

Draft Planning Map: Site Location RW1 and RW2



2024 Review - Natural Hazards

Coastal hazards and sea level rise

Site Location RW1 and RW2 are located close to the Waimea Estuary and are relatively low lying. Consequently, both these sites are subject to coastal hazards with RW1 having a greater hazard exposure due to its closer proximity to the coast. RW2 is approximately 675 metres inland from the coast. Ground levels in RW1 currently range from approximately 2.5 meters elevation (NZVD2016 vertical datum) in the northern corner, rising to approximately 5.0 metres elevation along the southern boundary. At its northwestern end RW1 is separated from the coast by Lower Queen Street road formation (approximately 25 metres) and has ground levels of approximately 2.5 meters elevation (NZVD2016). Ground levels at RW2 range from approximately 4.0 metres elevation (NZVD2016) along its northern boundary and rises to approximately 6.5 metres elevation to the south. Mean high water springs at this location is currently 1.70 metres elevation (NZVD2016). An extreme storm-tide event will further elevate sea levels, with a 1% AEP storm-tide adding approximately 0.85 metres to sea levels at this locality. Such circumstances occurred in February 2018 during ex-tropical cyclone Fehi where sea levels of 2.7 metres elevation (NZVD2016) were observed in the Waimea estuary with wave run-up further elevating sea levels at the coastal margin. The presence of the Lower Queen Street Road formation and existing industrial land to the northeast limits the coastal erosion hazards for the time being. The coastal inundation and erosion hazards will increase into the future as a result of projected climate change and associated sea level rise.

This land was zoned *Rural 1 Deferred Light Industrial* in 2007 and was considered against MfE's sea level guidance applicable at that time. The MfE guidance has since been updated and currently coastal subdivision, greenfield developments and major new infrastructure requires an allowance for 2.05 metres of relative sea level rise. This comprises 1.7 metres from changes to sea level and 0.35 metres for vertical land movement, downwards approximately 0.35 metres per 100 years at this locality ($1.7 + 0.35 = 2.05$ metres above current sea levels). A 1% AEP storm-tide (0.85 metres) and a factor of safety of 0.5 metres to allow for the uncertainty inherent in such projections and to account for other influences (such as wave runup) needs to be added to this such that land below an elevation of 5.1 metres (NZVD2016) is considered subject to coastal hazards (out to the 2130 planning horizon).

Stormwater

During extreme rainfalls, surface drainage from the south across this site is via a network of northerly trending natural, typically shallow, swales and channels ultimately discharging into the estuary. Gradients are low and the conveying of stormwater away from the lower lying parts of the site and discharging it to the estuary is compromised over the high tide period. Flood modelling shows water ponding behind topographical features, particularly the Lower Queen Street Road formation. Any recontouring of the land, including the raising of land, will need to account for these flow paths.

Liquefaction

This locality is an area where seismic liquefaction damage is possible.

2024 Review - Other relevant planning issues

Population and growth

At 2007, population projections relied on for PC10 showed constraints on land supply for both Richmond and Nelson for urban land, beyond 20-25 years, without consideration of either Hope or Richmond West for that end-use. At the time, Richmond West was assessed as a more suitable location for growth than Hope due to its proximity to the existing town centre and efficiencies of servicing.

Currently, at 2024, the site forms part of land assessed by Council as needed for future business growth. Parts of the precinct are currently zoned for Light Industrial. In terms of

	<p>Council’s Growth Modelling, the remaining capacity is assessed at 49 business sites, with 10 of those needed in the next 3 years.ⁱ</p>
<p>Urban design and managing cross boundary / reverse sensitivity effects</p>	<p><u>PC10, 2007</u>, addressed the issues of reverse sensitivity and cross boundary effects through zoning and the introduction of appropriate noise standards into the TRMP.</p> <p>The measures were assessed as providing an appropriate regulatory framework for the noise effects of the different zones and activities within the zones without the use of acoustical treatment or screening of properties to protect sensitive areas both within and beyond a 20-year planning horizon.</p> <p>Special Housing Area s229 report, 2018, also addressed the issue of reverse sensitivity and cross boundary effects due to changes to proposed zoning from Rural 1 deferred Light Industrial and Rural 1 deferred Mixed Business to Residential. The above effects were considered minimal.</p>
<p>Iwi interest, values, and cultural heritage</p>	<p><u>PC10, 2007</u>, gave effect to the concept of ki uta ki tai in that the development of the Borck Creek, a multi-purpose 70-metre-wide greenway helps to connects the Richmond hills to the Waimea Inlet.</p> <p>The concept of ki uta ki tai reflects a holistic planning approach, where the wider environment and interconnectedness of areas are considered.</p>
<p>Natural and Historic places and sites</p>	<p><u>PC10, 2007</u>, assessed and provided for provided for the protection of significant trees in the Richmond west locality including T872 and T877. No further assessment is needed.</p> <p><u>Current 2024 Council</u> information indicates that there are no cultural heritage sites in the precinct. Both historic and cultural heritage information is being updated through current TEP work projects and any new information will be included in the TRMP at that stage.</p>
<p>Services and facilities – parks, reserves, green corridors and community facilities</p>	<p>As mentioned above, <u>PC10, 2007</u>, introduced a network of public greenways as indicative reserves that accommodate the natural stormwater system, support ecosystem regeneration, recreation, walking and cycling routes that connect the future urban area with the rest of Richmond and the Waimea Inlet.</p> <p>The <u>current</u> proposal for this land requires no further assessment of this topic.</p>
<p>Topography and Productive Land</p>	<p><u>PC10, 2007</u>, addressed this issue.</p> <p>The Richmond Development Study, 2023 and PC 10 s32 process identified the following growth options for Richmond: Central area intensification; South Richmond; South Nelson; Lower Queen Street (Richmond West) and Containment and jump. It found that none were ideal. With the exception of central Richmond intensification and limited hillslope expansion, all of the possible development options available for consideration involve the urbanisation of some productive rural land. There is a trade-off between land available for productive purposes and land available for urban development. At the time, Richmond West was assessed as a more suitable location for growth than Hope, due to its adjacencies to the existing town centre and efficiencies of servicing.</p> <p><u>Currently</u>, the land is zoned and partially serviced for urban development so the NPS-HPL is of limited application.</p>
<p>Ecology - values, streams, SNAs, wetlands discharge implications</p>	<p>The land, which is largely flat, lies close to the coast but is largely separated from it by existing industry.</p> <p><u>PC10, 2007</u>, provided higher performance stormwater infrastructure, for new and existing Industrial and Mixed Business zones, to help manage cumulative risks from hazardous facilities locating near the Waimea Estuary, i.e.:</p>

	<ul style="list-style-type: none"> • For new industrial areas, providing for stormwater treatment ponds to collect stormwater before it is discharged into the wider stormwater network, and • For all new sites in industrial zones, requiring all site drainage to first pass through an interceptor trap and to provide an inspection point before any discharge into the Council network. • Amending the performance standards in the hazardous facilities rules to require hazardous facilities operators to annually review, site contingency and stormwater management plans to show continued compliance with the required standards. • Ensuring roading design takes into account the risk of accidental spill of hazardous substances through the increased number of vehicles carrying hazardous substances and the range of vehicles likely to be travelling in the industrial zone. • Changing Fire Sensitive Area to Fire Ban Area for all new industrial, mixed business and residential zones. <p>The report entitled Contaminant Discharges and Hazardous Facilities in the Industrial and Mixed Business zones in RWDA assessed the options that were then introduced into the TRMP through Variation 3 to PC10.</p> <p><u>Currently</u>, there are no identified sites of natural significance on the land.</p>
Natural Hazards	<p><u>Coastal hazard and sea level rise</u></p> <p>The current <u>2024 Natural Hazard Review</u> above updates this issue.</p> <p><u>At the time, PC10, 2007</u>, provided for a combination of mechanisms to mitigate effects of coastal hazard and sea level rise:</p> <ul style="list-style-type: none"> • For coastal land below the 3 metre contour line, rezoning that land as open space. • Limitations on filling of lots below 4.6 metre contour other than to create a building platform • PC 10 gave effect to a combination of options identified in the technical report entitled Richmond West - Coastal Influences and Zoning, June 2007 (Annexure 2 to the s32 report). It was based on a Coastal Hazard Zone for a 0.3 – 0.5 metre sea level rise scenario but made no reserve/freeboard allowance. Any future public open space would lie entirely within the CHZ, with the risk that it may eventually become seabed. The proposal was considered appropriate due to the long time frame over which coastal environment change processes will occur (0.5 metres over 80 years) and the planning horizon for Richmond West (long term – 50 years). The approach was to be monitored and reviewed as new information became available.
Infrastructure Services - three waters and transport	<p><u>The current 2024 Infrastructure Background Report (Appendix 2)</u> updates this issue.</p> <p><u>PC10, 2007</u>, addressed this issue. Link to Annexure 4 to S32 report set out a programme for service development - both within and beyond 20 years. A copy of the report can be obtained on request.</p>

RICHMOND WEST

3. Site Location RW3

Area Name:	23 and 25 McShane Road
Town/Location:	Richmond West
Current Zone:	Rural 1 Deferred Light Industrial
Reason for Deferred Zoning in Current TRMP:	Area H *: Reticulated water, wastewater and stormwater services required (Borck Creek Construction) *Servicing Areas referred to on planning maps
Council LTP Development Area:	Richmond DA 6
Area (ha):	1.1 hectare
Recommended Zoning Change:	Delete Rural 1 Deferred Light Industrial. Add Light Industrial.

Draft Planning Map: Site Location RW3



2024 Summary of Key Considerations and Reasons for Zone Change	
Wastewater Servicing	Wastewater servicing capacity available in McShane Road via existing 180mm OD PE pressure main.
Water Supply Servicing	Water supply servicing capacity available in McShane Road via existing 63mm OD ridermain.
Stormwater Servicing	Stormwater discharge to Borck Creek Stormwater Corridor available along southern/eastern edge of area, with onsite stormwater detention and treatment solution to be provided by developers. Stormwater treatment is mandatory due to industrial land use, as per Nelson-Tasman Land Development Manual (NTLDM).
Transportation/Roadin g Servicing	RW1 areas have available access from Lower Queen Street. RW2 areas have available access from Coman Drive. Future upgrades to McShane Road and Lower Queen Street will accommodate increases in traffic related to development.
Natural Hazards and Sea Level Rise	The flood hazard has been significantly reduced by recent upgrades to the capacity of the Borcks Creek channel. This drainage network is designed and constructed to contain the runoff from a 1 % annual exceedance probability rainstorm.

2024 Review - Natural Hazards
<p>Flood hazard</p> <p>Borcks Creek flows adjacent to the eastern boundary of this site. The flood hazard has been significantly reduced by recent upgrades to the capacity of the Borcks Creek channel. This drainage network is designed and constructed to contain the runoff from a 1 % annual exceedance probability rainstorm.</p> <p>Liquefaction</p> <p>This locality is an area where seismic liquefaction damage is possible.</p>

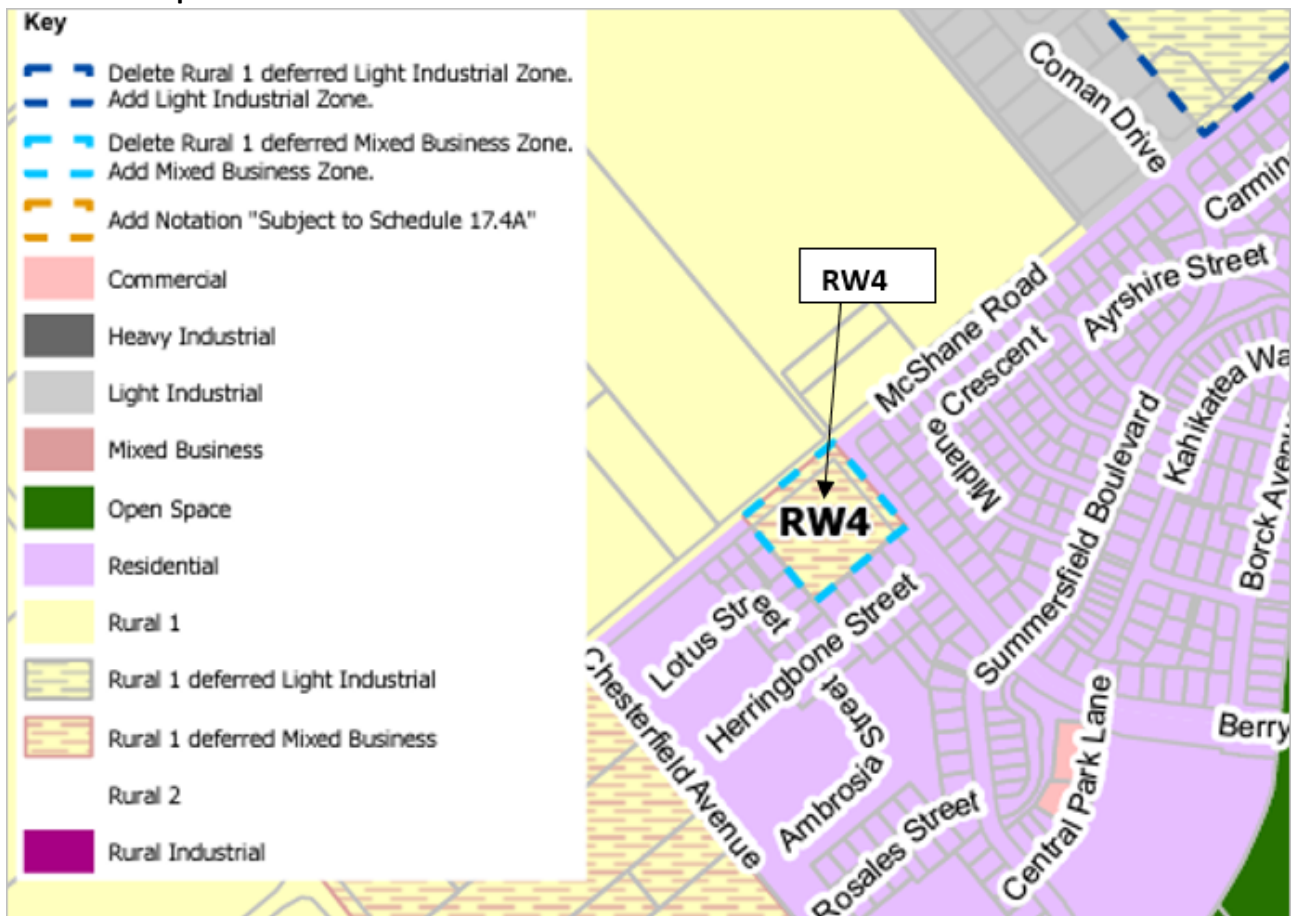
2024 Review - Other relevant planning issues	
As for Site Location RW1 and RW2 above, and including the following:	
Population and growth	Currently, in terms of Councils' Growth Modelling, the capacity of this site for business growth is taken up.

RICHMOND WEST

4. Site Location RW4

Area Name:	99 McShane Road
Town/Location:	Richmond West
Current Zone:	Rural 1 Deferred Mixed Business
Reason for Deferred Zoning in Current TRMP:	Area E*: Reticulated water from Richmond South High-Level Reservoir, wastewater, stormwater (Borck Creek construction) services required and in respect of Area E, there is substantial take-up of serviced land in the Richmond West Development Area. *Servicing Areas referred to on planning maps.
Council LTP Development Area:	Part DA 6
Area (ha):	One hectare
Recommended Zoning Change:	Delete Rural 1 Deferred Mixed Business. Rezone Mixed Business.

Draft Zone Map: Site Location: RW4



2024 Summary of Key Considerations and Reasons for Zone Change	
Wastewater Servicing	Wastewater servicing capacity available in Berryfield Drive through existing 125mm OD PE pressure main.
Water Supply Servicing	Water supply servicing capacity available in Berryfield Drive through existing 200mm main.
Stormwater Servicing	Stormwater reticulation available in Berryfield Drive to receive primary stormwater flows; secondary flows to be directed to Berryfield Drive to follow existing overland flowpaths to Borck Creek. Stormwater detention and treatment to be provided to accommodate Mixed Business land use, as per NTLDM.
Transportation/Roadin g Servicing	Access to site is available from Berryfield Drive; no direct access from McShane Road is permitted. Future upgrades to McShane Road and Lower Queen Street will accommodate increases in traffic related to development.
Natural Hazards and Sea Level Rise	This site is not considered to be subject to flood hazard.

2024 Review - Natural Hazards
<p>Flood hazard</p> <p>This site is not considered to be subject to flood hazard. Flood modelling shows surface ponding in the northern corner during extreme rainfalls. The occurrence and extent of such surface ponding is dependent on the capacity of the surrounding stormwater network.</p> <p>Liquefaction</p> <p>This site is an area where seismic liquefaction damage is possible, however the underlying soils are typically gravelly.</p>

2024 Review - Other relevant planning issues	
Same as for Site Location RW1 and RW2 above.	
Population and growth	Currently, the sites form part of land assessed by Council as needed for future business growth.

RICHMOND WEST

5. Site Location RW5

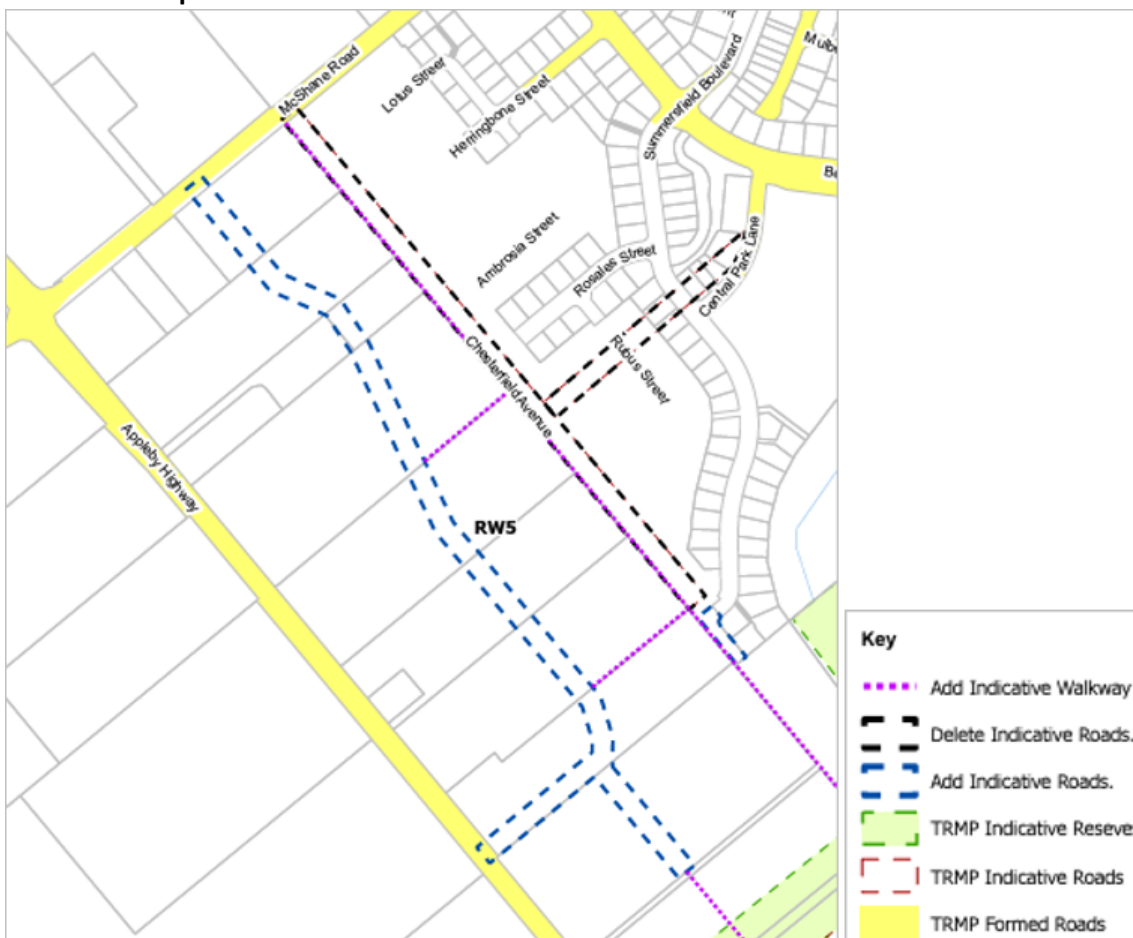
Area Name:	McShane Road
Town/Location:	Richmond West
Current Zone:	Rural 1 Deferred Mixed Business
Reason for Deferred Zoning in Current TRMP:	<p>Area E*: Reticulated water from Richmond South High-Level Reservoir, wastewater, stormwater (Borck Creek construction) services required and in respect of Area E, there is substantial take-up of serviced land in the Richmond West Development Area.</p> <p>*Servicing Areas referred to on planning maps.</p>
Council LTP Development Area:	DA 9 and DA 69
Area (ha):	29 hectares (rounded)
Recommended Zoning Change:	<p>Retain current zoning - Rural 1 deferred Mixed Business.</p> <p>Add roading and walkway to reasons for deferral.</p> <p>Delete current indicative road (Chesterfield Ave, to the immediate north-east).</p> <p>Add new indicative roads and indicative walkways to Area Planning Map.</p>

2024 Summary of Key Considerations and Reasons for Changes to planning maps

Wastewater Servicing	<p>Wastewater trunk (525mm diameter gravity main) available for discharge along rail corridor south of RW5 area, developers must pump sewage to that point.</p> <p>Transition to destination zone requires: provision for a new trunk pressure main along indicative road layout through development area; provision for new pressure trunk main connection to available 525mm gravity main along rail corridor.</p>
Water Supply Servicing	<p>Water supply capacity available from existing 200mm main under Borck Creek.</p> <p>Transition to destination zone requires: provision of a new trunk watermain through the mixed business area along the indicative road layout, including connection to existing 200mm watermain under Borck Creek at end of Summersfield Blvd.</p>
Stormwater Servicing	<p>Stormwater to be directed to Borck Creek through upgraded 1200mm pipe on Rosalies Street and existing overland flowpaths.</p> <p>Transition to destination zone requires: provision for stormwater detention and treatment of mixed business land use as per NTLDM (or most recent TDC engineering</p>

	standards if NTLDM replaced) and conveyance of attenuated and treated runoff to Borck Creek.
Transportation/Roadin g Servicing	<p>A revised indicative layout for roads and walking/cycling connections has been prepared for the Mixed Business Zone area, replacing the previous access corridor along Chesterfield Road which separates the mixed business from adjacent residential areas. A new mid-block connection onto SH60 will be required to service the mixed business area.</p> <p>Transition to destination zone requires: Provision for a single mid-block intersection with SH60 to be approved by NZTA as part of the central access roadway through mixed business area as per indicative road layout on planning map.</p>
Natural Hazards and Sea Level Rise	<p>The flood hazard has been significantly reduced by recent upgrades to the capacity of the Borcks Creek channel. This drainage network is designed and constructed to contain the runoff from a 1% annual exceedance probability rainstorm.</p> <p>Any recontouring of the land will need to account for the natural drainage flow paths across the site.</p>

Draft Area Map: Site Location: RW5



2024 Review - Natural Hazards

Flood hazard

Borcks Creek flows adjacent to the southeastern boundary of the site. The flood hazard has been significantly reduced by recent upgrades to the capacity of the Borcks Creek channel. This drainage network is designed and constructed to contain the runoff from a 1% annual exceedance probability rainstorm.

During extreme rainfalls surface drainage across this site is via a network of northerly trending natural, typically shallow, swales and channels. Any recontouring of the land will need to account for these flow paths.

Liquefaction

Part of this site is an area where seismic liquefaction damage is possible, however the underlying soils are typically gravelly.

2024 Review - Other relevant planning issues

Same as for site location RW1 and RW2 above, and including the following:

Population and Growth	<p>Currently, at 2024, the site form part of land assessed by Council as needed for future business growth. In terms of Council's Growth Modelling, currently, the capacity is assessed at 18 business sites, over half of which are needed in the next 10 years.¹</p>
Urban design and managing cross boundary / reverse sensitivity effects	<p>Following resource consents granted in 2018 under the SHA (Special Housing Area) legislation (now repealed), a residential area is located immediately to the east of this business site.</p> <p>After discussions held with landowners and key stakeholders in 2023, the plan change proposes the separation of business and residential traffic and activities by: (a) adding a new indicative road to service the Mixed Business area that does not connect directly through to the adjacent residential area; and (b) developing an active transport corridor (walk / cycleway separating the Mixed Business zone from the Residential zone (replacing the current Chesterfield Avenue). The formation of Chesterfield Ave as it is shown in the planning maps is now not appropriate as the road would share both residential and Mixed Business traffic, and would enable heavy vehicles to routinely travel through residential areas.</p> <p>This proposal is designed to enhance the functional and amenity values of the area. The active transport corridor will reduce cross boundary effects between potentially incompatible activities and link walkers and cyclists directly with existing active transport corridors and the surrounding urban area.</p>

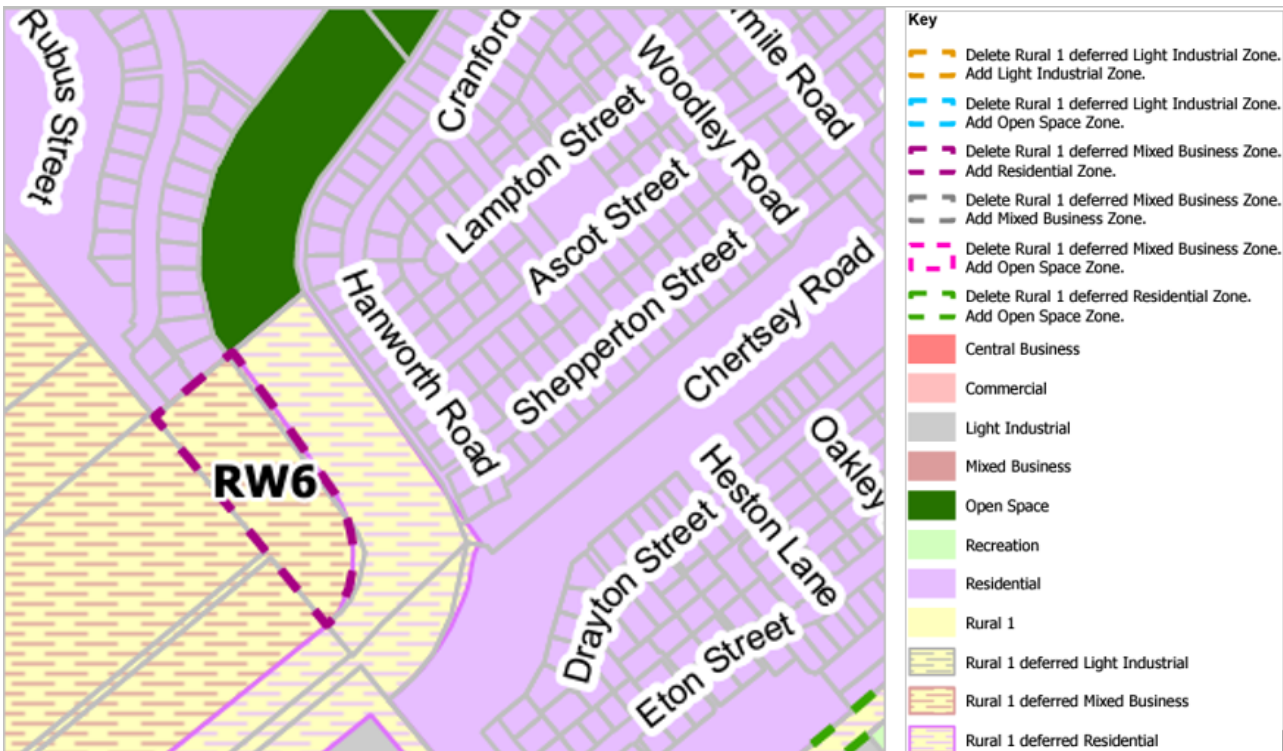
¹ National Policy Statement on Urban Development: Housing and Business Assessment for Tasman, July 2021

RICHMOND WEST

6. Site Location RW6

Area Name:	Adjacent to Borck Creek, south of Summerfield Boulevard
Town/Location:	Richmond West
Current Zone:	Rural 1 Deferred Mixed Business
Reason for Deferred Zoning in Current TRMP:	Area E*: Reticulated water from Richmond South High-Level Reservoir, wastewater, stormwater (Borck Creek construction) services required and in respect of Area E, there is substantial take-up of serviced land in the Richmond West Development Area. *Servicing Areas referred to on planning maps.
Council LTP Development Area:	Part DA 6
Area (ha):	One hectare (rounded)
Recommended Zoning Change:	Delete Rural 1 Deferred Mixed Business. Add Residential.

Draft Zone Map: Site Location: RW6



Wastewater Servicing	Wastewater servicing capacity is available from existing 63mm and 50mm OD pressure mains along Summersfield Boulevard, connection to be provided by developer.
Water Supply Servicing	Water supply capacity is available from existing 200mm trunk main adjacent to the site.
Stormwater Servicing	Stormwater runoff to be discharged to Borck Creek along north/east boundary of the site. Provision for an overland flow path through the site for the adjacent RW5 mixed business area should be made.
Transportation/Roadin g Servicing	Access is currently only available off SH60, however access off Summersfield Boulevard is preferred and requires purchase of access from Richmond West Development Company Limited.
Natural Hazards and Sea Level Rise	The flood hazard has been significantly reduced by recent upgrades to the capacity of the Borcks Creek channel. This drainage network is designed and constructed to contain the runoff from a 1 % annual exceedance probability rainstorm.

2024 Review - Natural Hazards

Flood hazard

Borcks Creek flows adjacent to the northeastern and eastern boundary of the site. The flood hazard has been significantly reduced by recent upgrades to the capacity of the Borcks Creek channel. This drainage network is designed and constructed to contain the runoff from a 1 % annual exceedance probability rainstorm.

Any recontouring of the land will need to take account of existing surface flow paths and drainage channels.

Liquefaction

Part of this site is an area where seismic liquefaction Damage is possible, however the underlying soils are typically gravelly.

2024 Review - Other relevant planning issues

Same as for site location RW1 and RW2 above, and including the following:

Urban design and managing cross boundary / reverse sensitivity effects

Currently, at 2024, Council owns the site. It was acquired for the purpose of securing the necessary design and width for the Borck Creek drainage channel.

The current zoning of the site is no longer appropriate due to the rezoning of large portions of the surrounding area (to the north and east) for residential use, through the SHA legislative process.

Due to adjacency of the site to the Borck Creek greenway (southeast boundary); residential area (north boundary) and the proposed active transport corridor (west boundary), the site is well suited to medium density residential use, which may be enabled by Council ownership.

RICHMOND WEST

7. Site Location RW7

Area Name:	SH60 / Appleby Highway
Town/Location:	Richmond West
Current Zone:	Rural 1 Deferred Light Industrial
Reason for Deferred Zoning in Current TRMP:	Area F*: Stormwater service required. *Servicing Areas referred to on planning maps.
Council LTP Development Area:	Part DA 43
Area (ha):	0.47 hectare (rounded)
Recommended Zoning Change:	Delete Rural 1 deferred Light Industrial. Add Light Industrial.

Draft Zone Map: Site Location: RW7



2024 Summary of Key Considerations and Reasons for Changes to planning maps

Wastewater Servicing	Wastewater trunk (525mm diameter gravity main) available for discharge along rail corridor south of RW7 area, developers must pump sewage to that point.
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Water Supply Servicing	Water supply capacity available through existing connections off 150mm main along SH60.
Stormwater Servicing	Stormwater detention and treatment to be provided for light industrial land use as per NTLDM; stormwater runoff to be discharge to Borck Creek/Eastern Hills Creek to the north and east of the site.
Transportation/Roadin g Servicing	Transportation access available from existing accessway off SH60; required upgrades to existing access to be confirmed with NZTA by the developer.
Natural Hazards and Sea Level Rise	The flood hazard has been significantly reduced by recent upgrades to the capacity of the Borcks Creek channel and associated Eastern Hills flood protection drains. This drainage network is designed and constructed to contain the runoff from a 1 % annual exceedance probability rainstorm.

2024 Review - Natural Hazards

Flood hazard

The site and surrounding area has been subject to flooding in the past from the watercourse draining the Richmond Range foothills to the south, notably in January 1986 where inundation was dominated by shallow overland flows. Borcks Creek flows adjacent near to the northwestern boundary of the site. The flood hazard has been significantly reduced by recent upgrades to the capacity of the Borcks Creek channel and associated Eastern Hills Flood protection drains. This drainage network is designed and constructed to contain the runoff from a 1 % annual exceedance probability rainstorm.

2024 Review - Other relevant planning issues

Same as for site location RW1 and RW2 above and including the following:

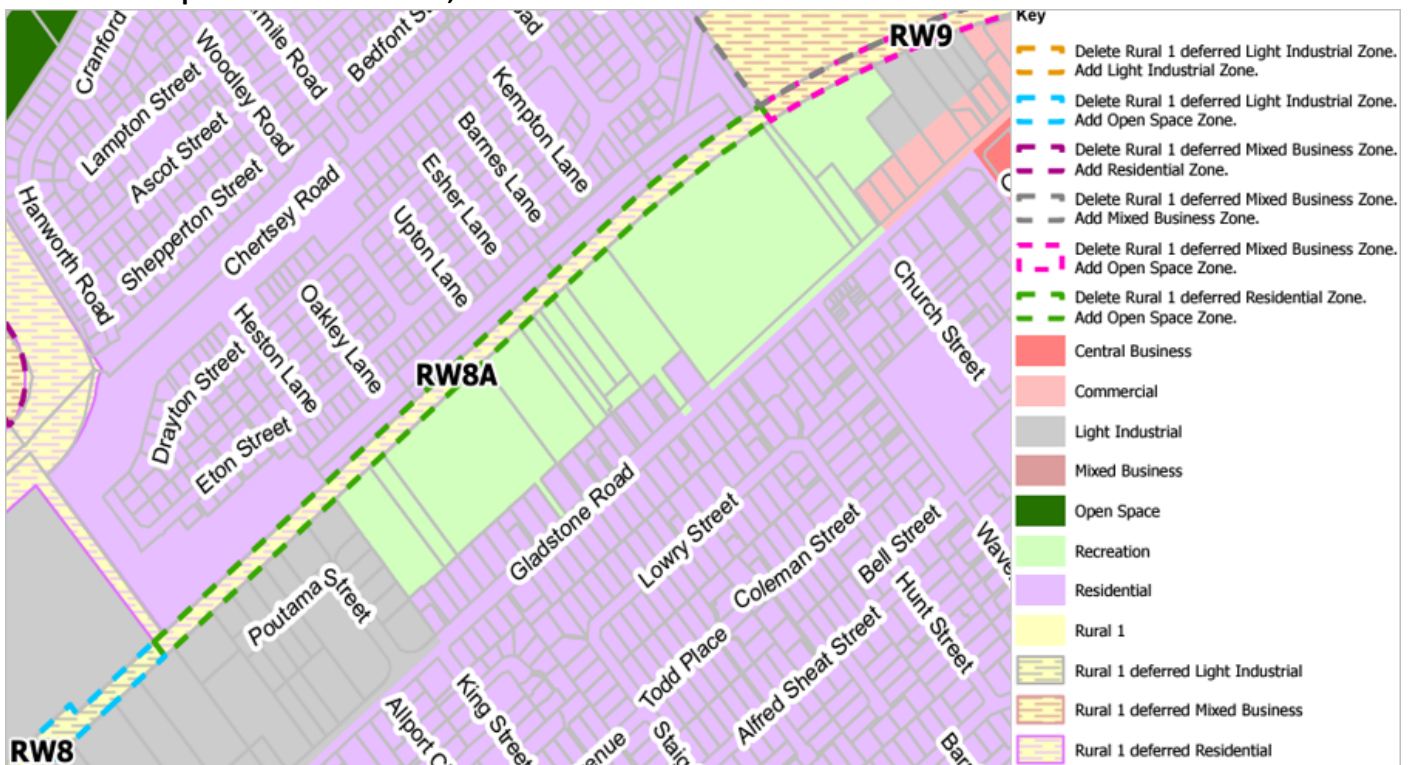
Population and growth	Currently, at 2004, RW7 forms part of Council's land assessed as needed for future business growth. In terms of Council's Growth Modelling, the remaining capacity is assessed at 3.5 business sites, 2 of which are needed in the next 3 years.
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RICHMOND WEST

8. Site Location RW 8, 8A and 9

Area Name:	Great Taste Trail cycleway between Lower Queen Street and SH60 / Appleby Highway
Town/Location:	Richmond West
Current Zone:	Rural 1 Deferred Light Industrial, Rural 1 Deferred Residential and Rural 1 Deferred Mixed Business
Reason for Deferred Zoning in Current TRMP:	<p>Areas C and F*: Stormwater service required.</p> <p>Area B*: Area B: Reticulated water supply, wastewater, and stormwater services (Borck Creek and Poutama Drain construction) required.</p> <p>*Servicing Areas referred to on planning maps.</p>
Council LTP Development Area:	n /a
Area (ha):	3.3 hectare (rounded)
Recommended Zoning Change:	<p>Delete Rural 1 deferred Light Industrial. Add Open Space.</p> <p>Delete Rural 1 deferred Residential. Add Open Space.</p> <p>Delete Rural 1 deferred Mixed Business. Add Open Space.</p>

Draft Zone Map: Site Location: RW8, 8A and 9



2024 Review - Other relevant planning issues

Same as for site location RW1 and RW2 above and including the following:

Services and facilities – parks, reserves, green corridors and community facilities	<p><u>Currently, at 2004,</u> the Tasman Great Taste cycleway is located on this land, which, appropriately, is proposed to be rezoned Open Space.</p> <p>The green corridor helps to accommodate the natural stormwater system, support ecosystem regeneration, recreation, and connects the urban area with the rest of Richmond and the Waimea Inlet.</p>
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RICHMOND WEST

9. Site Location RW10

Area Name:	Club Waimea
Town/Location:	Richmond West
Current Zone:	Rural 1 Deferred Mixed Business
Reason for Deferred Zoning in Current TRMP:	Area C*: Stormwater service required. *Servicing Areas referred to on planning maps.
Council LTP Development Area:	Part DA 45
Area (ha):	3.9 hectares (rounded)
Recommended Zoning Change:	Delete Rural 1 deferred Mixed Business. Add Mixed Business.

Draft Zone Map: Site Location: RW10



2024 Summary of Key Considerations and Reasons for Changes to planning maps	
Wastewater Servicing	Wastewater servicing capacity available from existing 150mm diameter main along Lower Queen Street (i.e., utilising existing connections servicing the caravan camp sites).
Water Supply Servicing	Water supply capacity available from existing 150mm diameter main along Lower Queen Street.
Stormwater Servicing	Stormwater discharge to the environment available at south/west edge of site to Poutama Stream. Stormwater detention and treatment required for mixed business land use as per NTLDM. Onsite stormwater solution to be provided by developer.
Transportation/Roadin g Servicing	Transportation access available through existing site access off Lower Queen Street. Potential traffic impacts and intersection design upgrade to be considered at resource consent stage.
Natural Hazards and Sea Level Rise	

2024 Review - Natural Hazards
<p>Flood hazard</p> <p>This site is bounded to the southeast by the railway reserve drain. This drain is part of the wider stormwater network. Flood modelling shows that during extreme rainfall events floodwaters can break out from the drain and flow in a northeasterly direction across the site. Gradients are low and this can impact the conveying of stormwater away from the site.</p>

2024 Review - Other relevant planning issues	
Same as for site location RW1 and RW2 above and including the following:	
Population and growth	Currently, in terms of Councils' Growth Modelling, the capacity of this site for business growth is largely taken up.

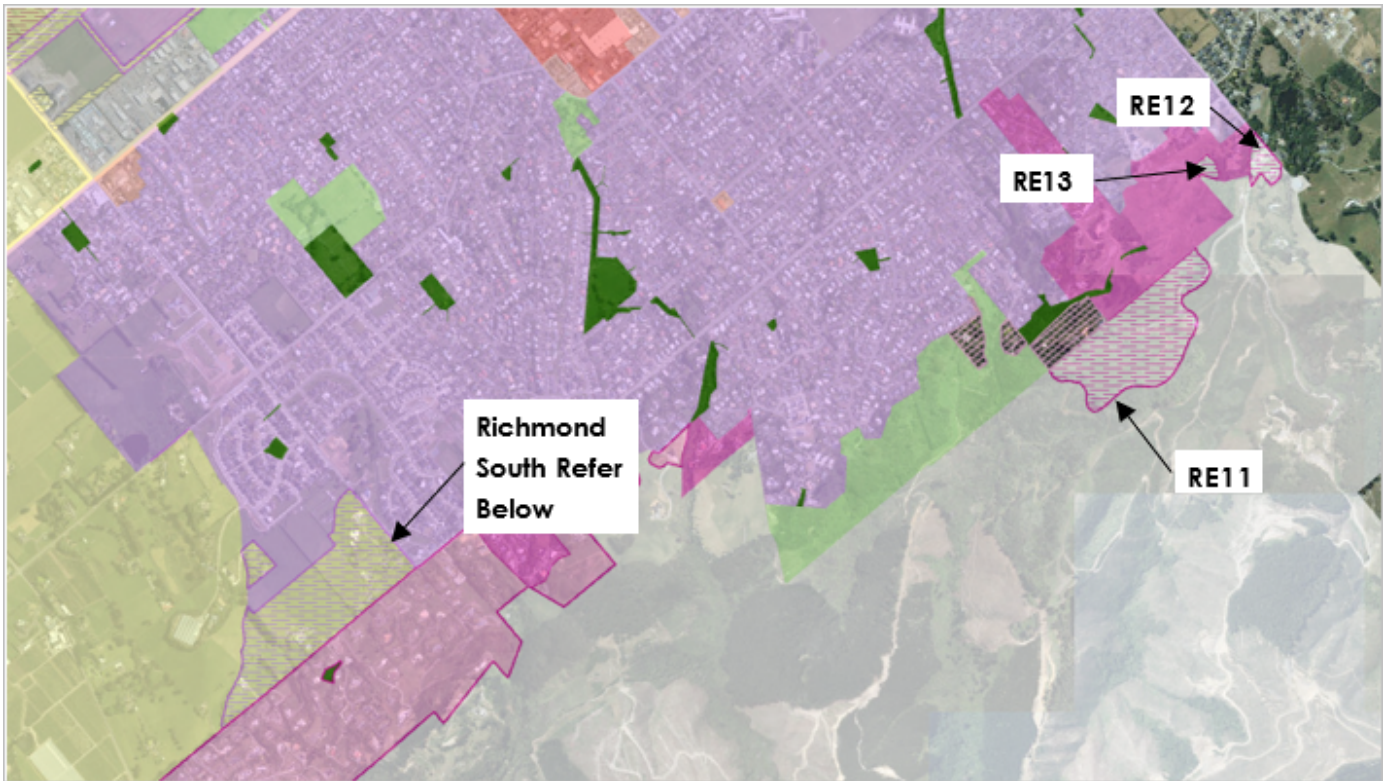
RICHMOND EAST

10. Context

There are three deferred locations in Richmond East that are included in this draft plan change.

The Figure 4 below shows the Richmond East locations in context of Richmond.

Figure 4 - Richmond East deferred zone locations



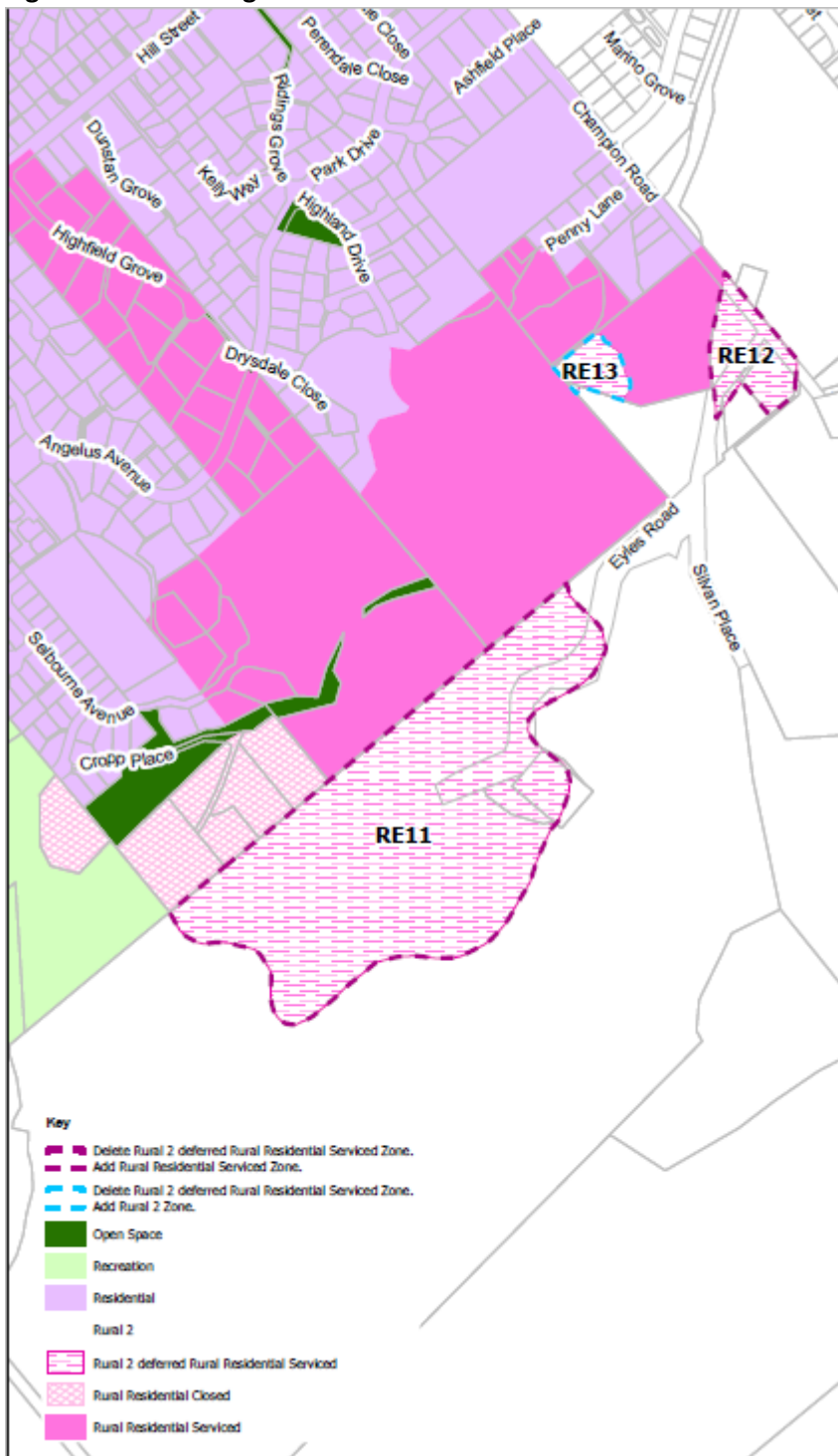
The maps below (Figure 5) show the draft changes to the TRMP Zone map in Richmond East.

The plan change proposes to:

- Upzone RE11 and RE12 to Rural Residential Serviced from Rural 2 deferred Rural Residential Serviced.
- Downzone RE13 to Rural 2 from Rural 2 deferred Rural Residential Serviced.

The changes are considered for each site.

Figure 5: Draft changes to deferred zone locations in Richmond East



Planning Background to Richmond East deferred zone sites

The sites were deferred by **Plan Change 20** – Richmond East Development Area (notified August 2010, operative August 2012).

PC20 provided for part expansion and part intensification of a residential environment located on the east of Richmond to accommodate some of the future urban growth needs for the town.

Nelson City Council (NCC) and TDC planned the development of Nelson South and Richmond East, together. Proposed Nelson South Plan Change 18 to the NRMP was notified round the same time as PC 20.

PC20 formed part of a long-term strategic approach to provide for the growth of Richmond commenced through the Richmond Development Study (2023).

PC20 provided for:

- the rezoning of relatively flat, stable land located northwest of Hill Street from Rural Residential Serviced to medium density Residential (minimum lot size 350 sqm), including provisions that enable higher density comprehensive development,
- the rezoning of land that is relatively stable and has a relatively low slope gradient located southeast of Hill Street from Rural Residential Serviced to Residential for: (i) standard density (minimum lot size 600 sqm); and (ii) low density (minimum lot size 900 sqm) for the foothill precinct, but excluding provisions that enable higher density comprehensive development.
- the retention of the current Rural Residential Serviced zoning for some land on the hill slope periphery for low density development (minimum lot size 2,000 sqm),
- the rezoning of some land on the hill slope periphery from Rural 2 to Rural Residential Serviced for low density development (minimum lot size 2,000 sqm),
- the deferral of: (a) land to be rezoned from Rural 2 to Rural Residential Serviced located above the 62.5 metre contour level, for water supply; and (b) some land southeast of Park Drive located on or served by Champion Road, for wastewater,
- setbacks for activities from electricity transmission lines.

Notified with PC20 were plan changes relating to Active Fault Rupture Risk Management (PC21) and Slope Instability Risk Area Review, Richmond (PC 31). This information helped inform the location and density of residential zones.

PC20 provided for the extension of the fire ban area to include the proposed Rural Residential Serviced zone for the purpose of maintaining and enhancing the quality of the air by managing the discharge of contaminants.

Updates on significant new Information and events

Services

Currently, at 2024, wastewater and water services have been provided to the Richmond East precinct. Also, improvement have been made to the road infrastructure (three roundabouts and Hill Street Road / Champion Road intersection).

On further investigation, site R13 is considered unserviceable for wastewater and water supply due to the combination of slope instability and slope gradient. Although the slope risk may be able to be mitigated for the purpose of dwellings on the land, Council's own risk tolerance for key water and wastewater infrastructure excludes this site from being serviced.

Slope Instability Risk Area (SIRA) Review

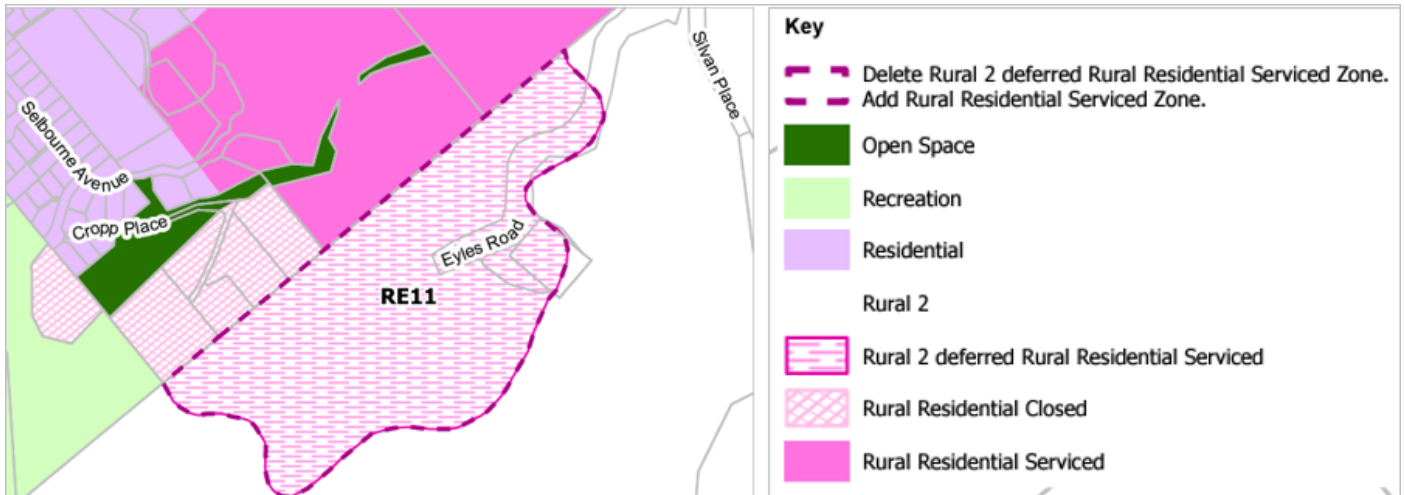
The sites are within the current TRMP SIRA. In 2021, Council reviewed the SIRA information for Richmond. The information updates the TRMP SIRA planning layer. At PC79 notification, 2024, the information has not yet been incorporated into the TRMP.

RICHMOND EAST

11. Site Location RE11

Area Name:	Richmond East hills
Town/Location:	Richmond East
Current Zone:	Rural 2 deferred Rural Residential Serviced
Reason for Deferred Zoning in Current TRMP:	Reticulated wastewater service required. Above the 62.5 metre contour (Secs 1, 3 and 7 SO452872) reticulated water supply service required.
Council LTP Development Area:	Part DA 72
Area (ha):	12 hectares (rounded)
Recommended Zoning Change:	Delete Rural 2 deferred Rural Residential Serviced. Add Rural Residential Serviced.

Draft Zone Map: Site Location: RE11



2024 Summary of Key Considerations and Reasons for Changes to planning maps

Wastewater Servicing	Wastewater servicing capacity is available from the existing 250mm gravity main along Champion Road, which currently terminates at the Saxton Creek crossing. Capacity is available for up to 40 rural residential lots to be accommodated in the RE11 site. Connection to the existing 250mm main is to be provided by the developer.
Water Supply Servicing	Water supply capacity is available from adjacent 250mm water main leading from Council reservoir off Eyles Road.

Stormwater Servicing	Onsite stormwater solution suitable for rural residential greenfield development to be provided by the developer, as per NTLDM. Discharge to the environment is available at Saxton Creek.
Transportation/Roadin g Servicing	Transportation access is available off Eyles Road, via Champion Road. Potential upgrade to Eyles Road to be assessed at resource consent stage.
Natural Hazards and Sea Level Rise	The site is within the TRMP Slope Instability Risk Area reflecting some parts of the Richmond foot hill slopes having a moderate to high slope instability hazards. Generally, these slope instability hazards can be managed through careful subdivision and building design and location.

2024 Review - Natural Hazards

Slope Instability Risk

This site is located on elevated land located between the active Waimea and Eighty-eight faults. These faults pass close to, but not through, the site. The slopes adjacent to the site are relatively steep (which access needs to traverse), but the site itself has relatively moderate slopes.

The site is within the TRMP Slope Instability Risk Area reflecting some parts of the Richmond foot hill slopes having a moderate to high slope instability hazards. Generally, these slope instability hazards can be managed through careful subdivision and building design and location.

Just prior to PC20, Council updated its Fault Rupture and Slope Instability Risk Area information for the Richmond East Development Area. This updated information was incorporated into the plan change process.

2024 Review - Other relevant planning issues

Population and growth	At the time the plan change, was notified in 2010, the population projections relied on showed that the Richmond East Development Area supply of lots would contribute to the residential demand of 2,300 new dwellings needed for Richmond to 2031. The Richmond East area was also assessed as an appropriate place for residential development as it lies between the Nelson and Richmond urban areas. This allows for the efficient movement of people and use of infrastructure. It avoids the spread of urban development across the productive Waimea Plains. <u>Currently, at 2024</u> , the capacity of this deferred site is estimated at about 60 Rural Residential Serviced lots (minimum TRMP lot size - 2 ha). Also, this deferred site forms part of a larger greenfield area identified by the Nelson Tasman Future Development Study, 2022 as needed for residential development.
Urban design and managing cross boundary / reverse sensitivity effects	<u>PC20, 2012</u> , proposed that the land should be used as efficiently as possible for residential development, subject to natural hazards and retaining a quality living environment, due to its central location both within the Nelson Richmond urban area.
Iwi interest, values and cultural heritage	<u>PC20, 2012</u> , gave effect to the concept of ki uta ki tai in that the provisions help to connect the Richmond hills to the Waimea Inlet through a network of linked green spaces following Saxton and a Reservoir Creek tributary.

	<p>The concept of ki uta ki tai reflects a holistic planning approach, where the wider environment and interconnectedness of areas are considered.</p>
Natural and Historic places and sites	<p>Richmond East, particularly the area above Hill Street, is valued for its park-like characteristics, established trees and low-density character. <u>PC20, 2012</u>, took these values into account when assessing appropriate density levels for the residential areas.</p> <p><u>PC20, 2012</u>, assessed and provided for provided for the protection of several significant trees in the Richmond east locality No further assessment is needed.</p> <p><u>Current</u> council information indicates that there are no cultural heritage sites in the precinct.</p> <p><u>Currently</u>, both historic and cultural heritage information is being updated through current work projects and any new information will be included in the TRMP at that stage.</p>
Community facilities including parks, reserves and green corridors	<p><u>PC20, 2012</u>, addressed this issue.</p> <p>PC20 provided for a network of linked greenways in Richmond East both across the hill slope and along the waterways connecting the hills to the sea. This network connects Richmond East with other parts of Richmond and with Nelson South including Saxton Field recreation park.</p> <p>Above Hill Street, the development of a green link that would daylight the upper section of Reservoir Creek between Selbourne and Angelus Avenues through to Hill Street was assessed by staff and reported on in EP08/08/07. In summary, staff considered the proposal had merit but was unaffordable. Thus, only a walkway link is shown on the planning maps.</p> <p>An indicative reserve is shown along the portion of Saxton Creek that flows through the development area. This will link with the Saxton Creek greenway in Nelson.</p> <p>The current proposal for this land requires no further assessment of this topic.</p>
Topography and Productive Land	<p><u>PC20, 2012</u>, addressed this issue.</p> <p>At the time, Council used a productive land classification system (PLC) in Tasman, developed by Agriculture Zealand in 1994 when it found that the National Land Use Capability classification system consistently undervalued some soil types and climatic regions in the region.</p> <p>In terms of PLC, 1994, The land being rezoned from Rural 2 for Rural Residential Serviced is predominantly class F land with limited productive value.</p> <p>Similarly in terms of the LUC system the land is predominantly LUC 6 – non arable with moderate to very severe limitations.</p> <p><u>Currently</u>, the land is zoned and serviced for urban development, so the NPS-HPL is of limited application.</p>
Ecology - values, streams, SNAs, wetlands discharge implications	<p><u>Currently</u>, there are no identified sites of natural significance on this land.</p>
Natural hazards	<p><u>Fault Rupture and Slope Instability Risk</u></p> <p><u>The 2024 Natural Hazard Review (above) updated this issue.</u></p>

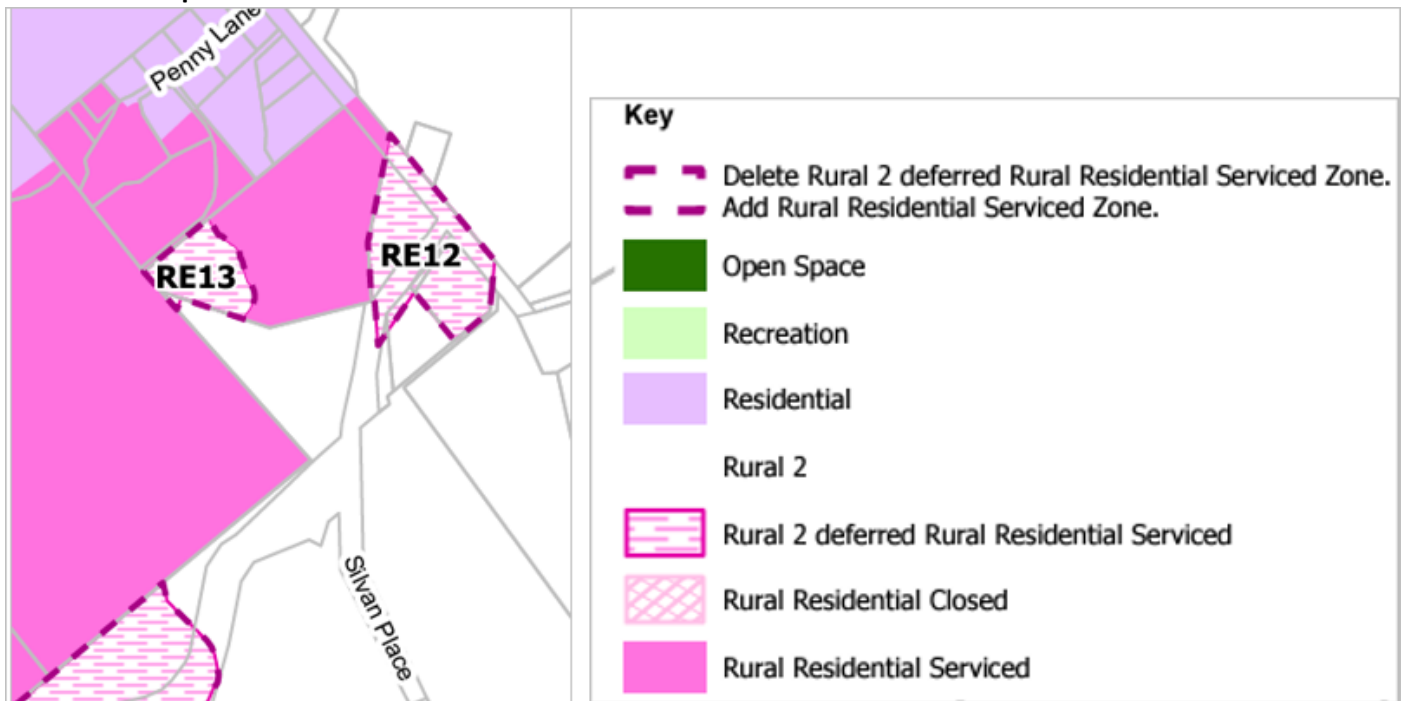
	<p>At the time, <u>PC20, 2012</u> assessed the fault rupture and slope instability risks as follows:</p> <ul style="list-style-type: none"> • Some parts of the Richmond East hill slopes have a moderate to high instability risk as a result of the weak rocks and past faulting and ground movement associated with the Waimea - Flaxmore fault system which has fault planes running through the area. Generally, the instability risk can be managed through appropriate zoning, careful subdivision and building design and location. The TRMP Fault Rupture and Slope Instability Risk Area rules manage the risks of and regulate development within or in close proximity to these areas. <p>Just prior to <u>PC20,2012</u>, Council updated its Fault Rupture and Slope Instability Risk Area information for the Richmond East Development Area. This updated information was incorporated into the plan change process.</p>
<p>Infrastructure Services - Three waters and transport</p>	<p>The <u>2024, Infrastructure Background Report</u> (Appendix 2) updates this issue.</p> <p>At the time <u>PC20,2012</u>, provided for the deferral of parts of the rezoned land until the water and wastewater services became available:</p> <p>The deferral on some of the plan change land has been uplifted, as largely, the services have been provided.</p> <p>A list of infrastructure projects relating to three waters and transport included in the LTP for 2009/10 were included in the s32 report (page 14). This is available on request.</p>

RICHMOND EAST

12. Site Location RE12

Area Name:	Richmond East hills
Town/Location:	Richmond East
Current Zone:	Rural 2 deferred Rural Residential Serviced
Reason for Deferred Zoning in Current TRMP:	Reticulated wastewater service required. Above the 62.5 metre contour (Secs 1, 3 and 7 SO452872) reticulated water supply service required.
Council LTP Development Area:	Part DA 1 (rural)
Area (ha):	1.1 hectare (rounded)
Recommended Zoning Change:	Delete Rural 2 deferred Rural Residential Serviced. Add Rural Residential Serviced.

Draft Zone Map: Site Location: RE12



2024 Summary of Key Considerations and Reasons for Changes to planning maps

Wastewater Servicing	Wastewater servicing capacity is available from the existing 250mm gravity main along Champion Road, which currently terminates at the Saxton Creek crossing. Connection to the existing 250mm main is to be provided by the developer.
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Water Supply Servicing	Water supply capacity is available from adjacent 250mm water main along Champion Road.
Stormwater Servicing	Onsite stormwater solution suitable for rural residential development to be provided by the developer, as per NTLDM. Discharge to the environment is available at Saxton Creek.
Transportation/Roadin g Servicing	Transportation access is available off Champion Road and Eyles Road.
Natural Hazards and Sea Level Rise	The southern edge of the site is within the TRMP Slope Instability Risk Area reflecting some parts of the Richmond foot hill slopes having a moderate to high slope instability hazards. Generally, these slope instability hazards can be managed through careful subdivision and building design and location.

2024 Review - Natural Hazards

Slope Instability Risk

The site is relatively steeply sloping. Strands of the active Waimea Fault pass across the northern and southern ends of the site. The southern edge of the site is within the TRMP Slope Instability Risk Area reflecting some parts of the Richmond foot hill slopes having a moderate to high slope instability hazards. Generally, these slope instability hazards can be managed through careful subdivision and building design and location.

2024 Review - Other relevant planning issues

Same as for site location RE11 and including the following:

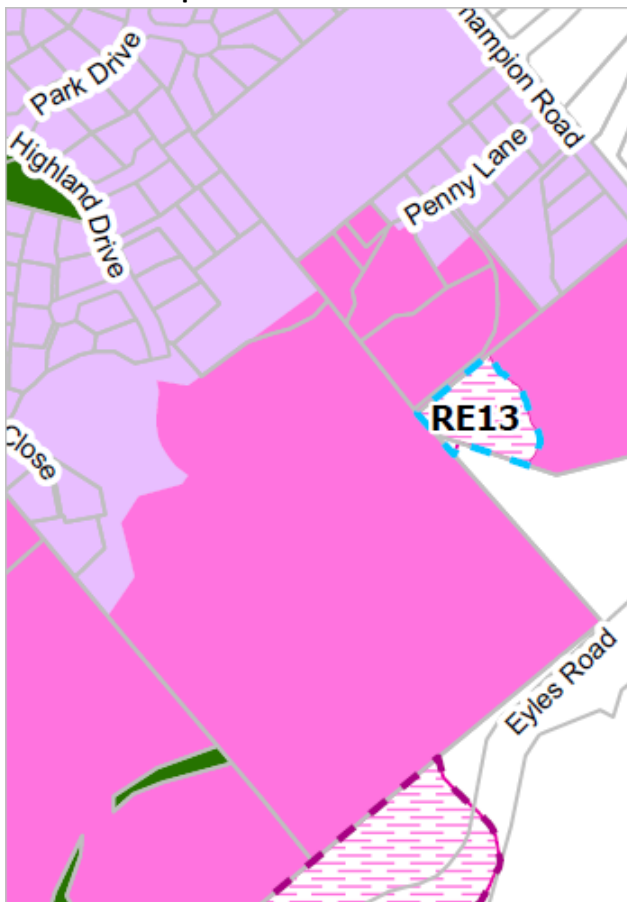
Population and growth	Currently the sites are not earmarked for more intensive residential development.
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RICHMOND EAST

13. Site Location RE13

Area Name:	Richmond East hills
Town/Location:	Richmond East
Current Zone:	Rural 2 deferred Rural Residential Serviced
Reason for Deferred Zoning in Current TRMP:	Reticulated wastewater service required. Above the 62.5 metre contour (Secs 1, 3 and 7 SO452872) reticulated water supply service required.
Council LTP Development Area:	Part DA 1 (rural)
Area (ha):	0.45 hectare (rounded)
Recommended Zoning Change:	Delete Rural 2 deferred Rural Residential Serviced. Add Rural 2.

Draft Zone Map: Site Location RE13



2024 Summary of Key Considerations and Reasons for Changes to planning maps

Wastewater and Water Supply Servicing	Site RE13 is considered unserviceable for wastewater and water supply due to the combination of slope instability and slope gradient. Although the slope risk may be able to be mitigated for the purpose of dwellings on the land, Council’s own risk tolerance for key water and wastewater infrastructure excludes this site from being serviced.
Stormwater Servicing	N/A, downzoning to Rural 2.
Transportation/Roadin g Servicing	N/A, downzoning to Rural 2.
Natural Hazards and Sea Level Rise	This site is relatively steeply sloping. It is located between strands of the active Waimea Fault. These faults pass close to, but not through, the site. The site is within the TRMP Slope Instability Risk Area. Generally, these slope instability hazards can be managed through careful subdivision and building design and location.

2024 Review - Natural Hazards

Slope Instability Risk	<p>This site is relatively steeply sloping. It is located between strands of the active Waimea Fault. These faults pass close to, but not through, the site. The site is within the TRMP Slope Instability Risk Area reflecting some parts of the Richmond foot hill slopes having a moderate to high slope instability hazards. Generally, these slope instability hazards can be managed through careful subdivision and building design and location.</p>
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2024 Review - Other relevant planning issues

Same as for site location RE11 and including the following:	
Population and growth	Currently the sites are not earmarked for more intensive residential development.
Infrastructure Services - Three waters and transport	The current 2024 Infrastructure Background Report (Appendix 2) updates this issue.

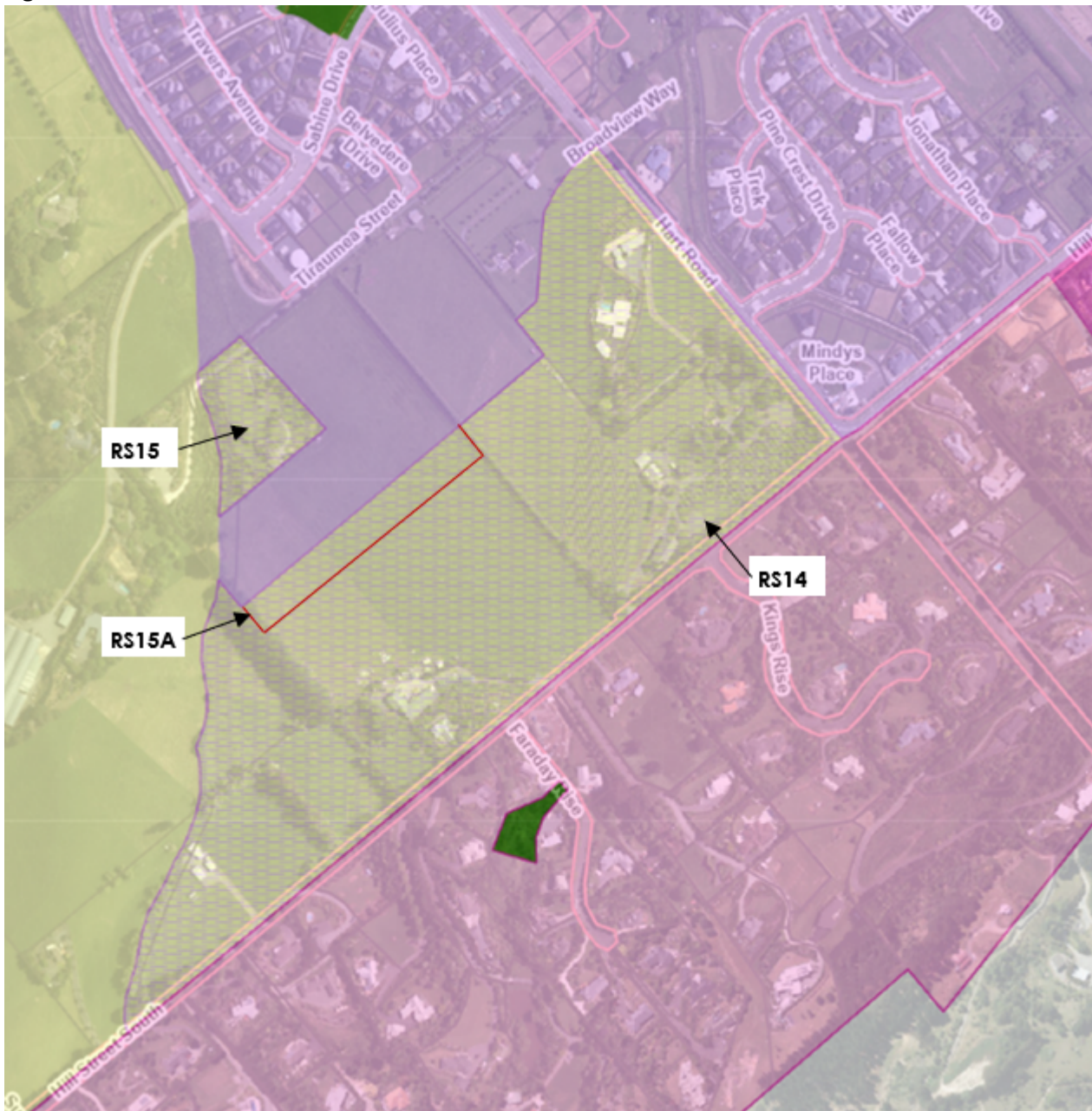
RICHMOND SOUTH

14. Context

There are three deferred locations in Richmond South that are included in this draft plan change.

The Figure 6 below shows the deferred locations in context of Richmond.

Figure 6 - Richmond South deferred zone locations



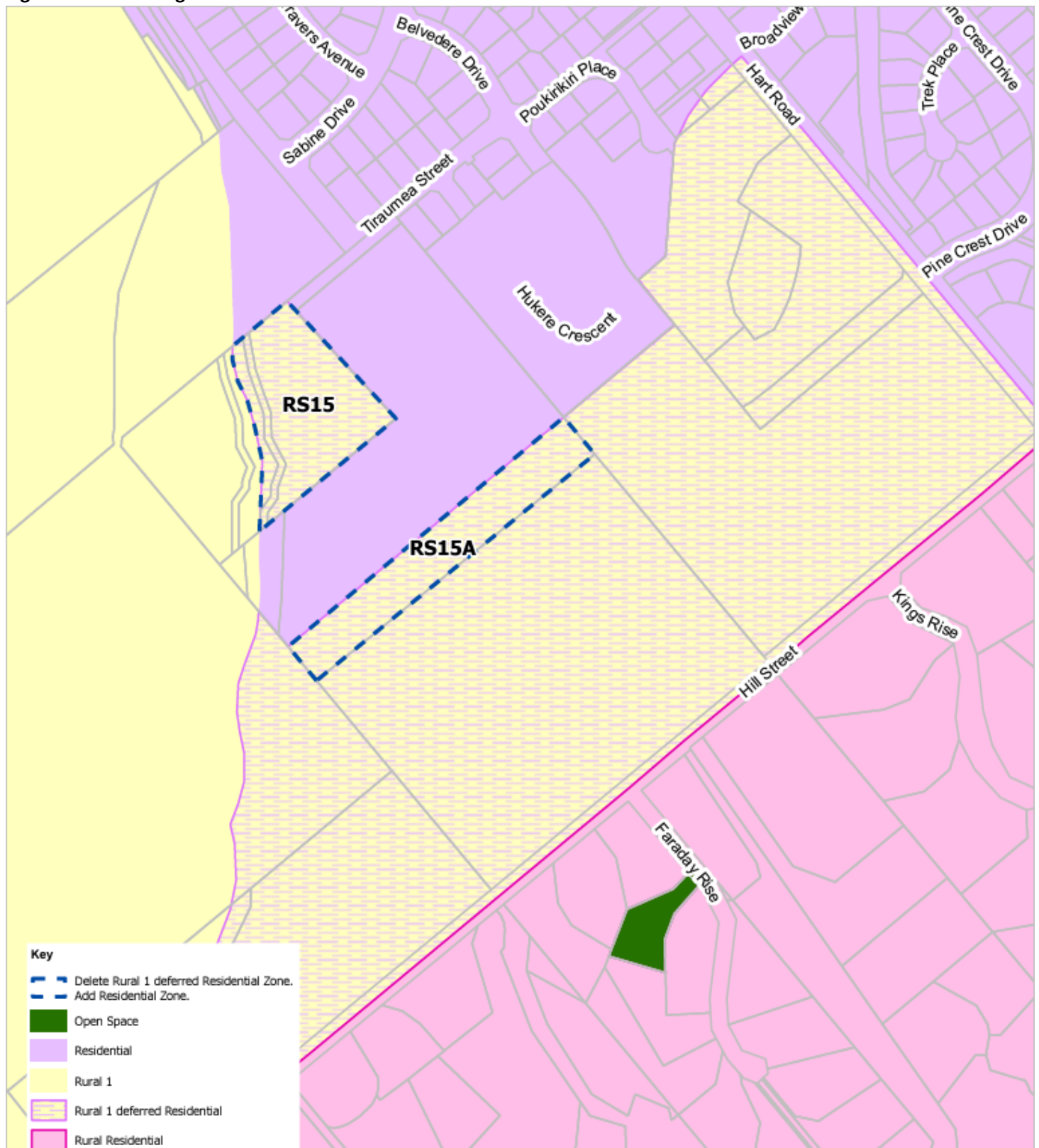
The plan change proposes to:

- Change the zoning of sites RS15 and RS15A from Rural 1 deferred Residential to Residential.
- Retain the deferred zoning of RS14 (Rural 1 deferred Residential) and add more specific reasons for the deferral.

The changes are considered for each site.

The map below (Figure 7) shows the draft changes to the TRMP Zone map in Richmond South.

Figure 7: Draft changes to deferred zone sites in Richmond South



Planning Background to Richmond South deferred zone sites

This land was deferred for urban development by **Plan Change 5 - Richmond South Development Area**, (notified March 2006, operative October 2010) and originally notified as Variations 49 and 50.

PC5 formed part of a long-term strategic approach to provide for the growth of Richmond commenced through the Richmond Development Study (2003). PC5 was the first of several plan changes following the Richmond Development Study, which assessed options to provide for the growth of Richmond into the future.

PC5 provided for limited southwards expansion of Richmond of approximately 125 hectares between State Highway 6 north of Hope and Hill Street, to accommodate the future urban growth needs for the town as informed by Richmond Development Study (2003).

The RSDA expansion comprised medium density residential development, with the ability to provide for compact density forms of residential development.

An urban design guide, which formed part of the TRMP, was prepared to support development decision-making in this area.

PC5 also introduced into the TRMP a new chapter 6.1 - Sustainable Urban Design - with objective and policies, supported by changes to some residential subdivision rules, to apply to all future urban development in the district, beyond the RSDA. These provisions address sustainable urban design principles and seek to enhance living, working and recreational uses of urban areas.

The PC5 planning maps showed the location of indicative road network, infrastructure networks, greenway reserve network (incorporating cycleways/walkways and stormwater).

A significant portion of RSDA southwest of Hart/Bateup Roads remained deferred for water supply for several years.

Currently, at 2023, water supply for the remaining deferred land is planned to be provided from a new reservoir to be built within next 5 years on TDC land located above Hill Street.

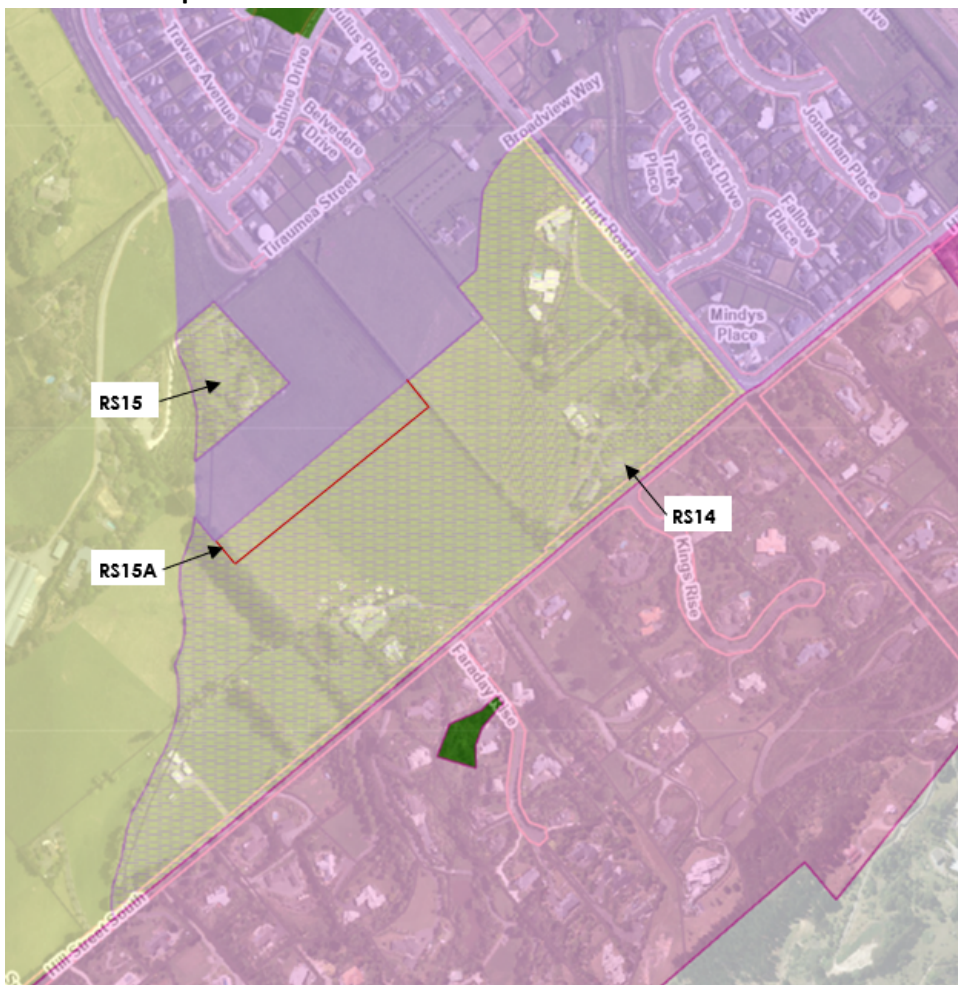
Currently, the planning maps provide for the extension of the fire ban area to include this land for the purpose of maintaining and enhancing the quality of the air by managing the discharge of contaminants.

RICHMOND SOUTH

15. Site Location RS14

Area Name:	Southwest Hart Road
Town/Location:	Richmond South
Current Zone:	Rural 1 deferred Residential
Reason for Deferred Zoning in Current TRMP:	Reticulated water supply
Council LTP Development Area:	Part DA 127
Area (ha):	15 hectares (rounded)
Recommended Zoning Change:	No change to zone Retain Rural 1 deferred Residential.

Draft Zone Map: Site Locations: RS14



2024 Summary of Key Considerations and Reasons for Changes to planning maps	
Wastewater Servicing	Wastewater servicing capacity is available via the existing 150mm diameter gravity main along Hart Road, with connectivity to the main either directly through a developer-provided extension of the main up Hart Road or through intermediary reticulation present in the Sabine Drive development area.
Water Supply Servicing	Transition to destination zone requires: provision of the planned Richmond High Level Reservoir to service the Richmond South area, or equivalent measure proposed by Council or developers to provide adequate level of service for water supply.
Stormwater Servicing	Stormwater capacity is available in the planned future Borck Creek corridor along the western boundary of the site, or via Eastern Hills Creek on the eastern side of Hart Road for those areas of RS14 that cannot naturally drain to Borck Creek. Areas draining to Eastern Hills Creek must provide stormwater detention as per the NTLDM. Areas draining to the future Borck Creek corridor must provide interim stormwater detention until the corridor is fully constructed.
Transportation/Roadin g Servicing	Transportation connectivity available off Sabine Drive development, Hart Road and Hill Street.
Natural Hazards and Sea Level Rise	Any development of this site will need to account for the presence and function of the watercourses that flow adjacent to and through the site.

2024 Review - Natural Hazards
The sites comprise relatively gently sloping land adjacent to the Richmond foothills. The catchments draining the hillslopes to the southeast flow adjacent and through the site. These watercourses can present a flood hazard during extreme rainfalls. Any development of this site will need to account for the presence and function of these watercourses.

2024 Review – Other relevant planning issues	
Population and growth	At the time of the plan change, the population projections relied on for <u>PC5,2010</u> , showed that the Richmond South Development Area would contribute to the supply of 1,140 new dwellings needed for Richmond for about the next 20 years. <u>Currently, 2024</u> , Council’s growth modelling assesses the land as needed for residential growth. In terms of Council’s growth modelling, the remaining capacity of the whole of the remaining deferred residential area (DA 27) is assessed at 175 sites, with these needed in the next 10 years. ⁱⁱ
Urban design and managing cross boundary / reverse sensitivity effects	<u>PC5, 2010</u> , addressed this issue. <u>PC5</u> assessed Richmond South as an appropriate place for residential development, due to: Its ability to define a town edge (southern boundary); Encompassed areas of historical ad-hoc, isolated areas of residential development; Ability to create a rural-residential buffer; Majority of the area was greenfield, enabling a high quality residential environment to be created; Located in close proximity to existing urban area and major transport links, Contributing to good urban

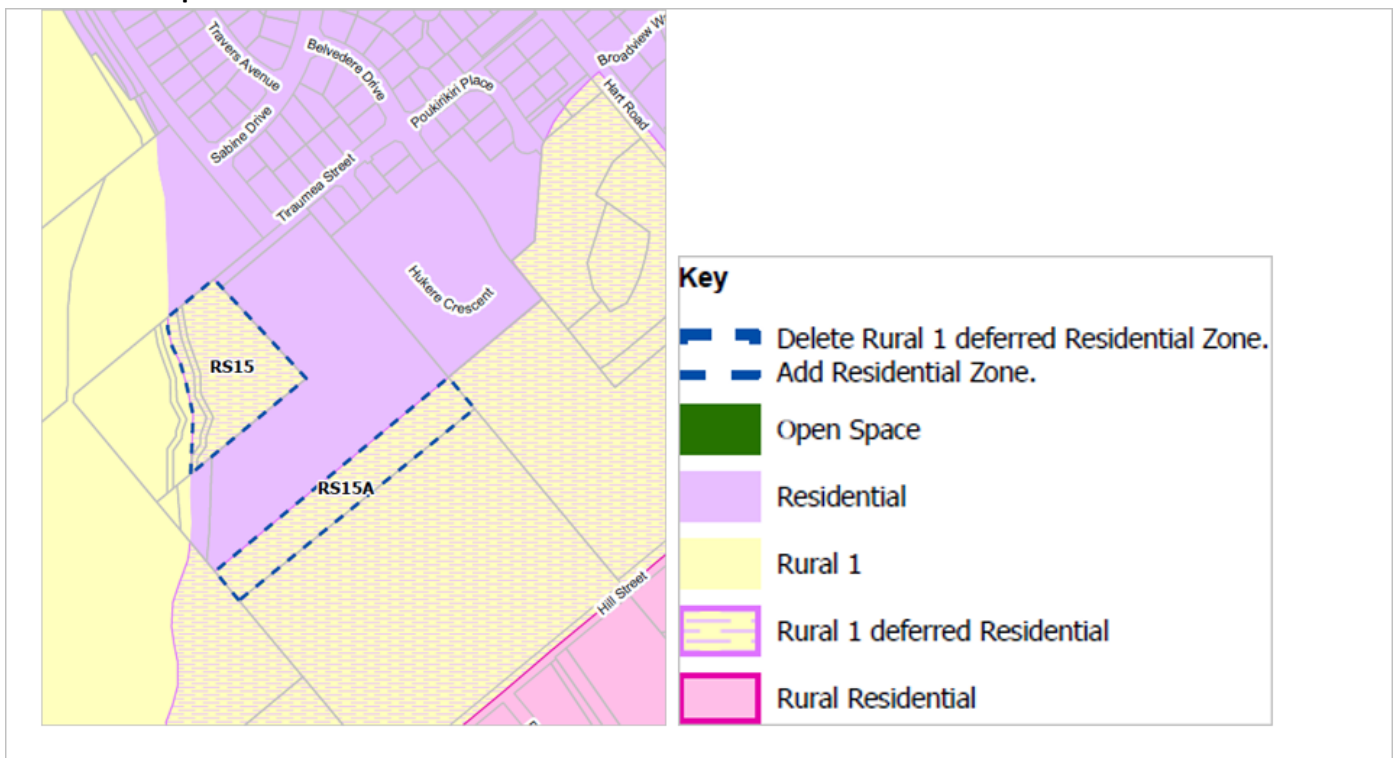
	<p>form; Excellent aspect and topography for residential development; Provides the ability to manage stormwater in an integrated manner.</p> <p>The issue was also addressed through the introduction of a new Urban Design Guide and new Sustainable Urban Design plan provisions.</p>
Iwi interest, values and cultural heritage	<p>PC5, 2020, gives effect to the concept of ki uta ki tai in that the provisions helped to connect the Richmond hills to the Waimea Inlet through a network of linked greenway reserves.</p> <p>The concept of ki uta ki tai reflects a holistic planning approach, where the wider environment and interconnectedness of areas are considered.</p>
Natural and Historic places and sites	<p><u>Current</u> council information indicates that there are no cultural or historic heritage sites in the precinct.</p> <p><u>Currently</u>, both historic and cultural heritage information is being updated through current TEP work projects and any new information will be included in the TRMP at that stage.</p>
Community facilities including parks, reserves and green corridors	<p><u>PC5, 2010</u>, addressed this issue.</p> <p>The planning maps showed the location of features including indicative road network, infrastructure networks, greenway reserve network (incorporating cycleways/walkways and stormwater).</p>
Topography and Productive Land	<p>The Richmond Development Study, 2003 and <u>PC5 s32</u> process identified the following growth options for Richmond: Central area intensification; South Richmond; South Nelson; Lower Queen Street (Richmond West) and Containment and jump. It found that none were ideal. With the exception of central Richmond intensification and limited hillslope expansion, all of the possible development options available for consideration involve the urbanisation of some productive rural land. There is a trade-off between land available for productive purposes and land available for urban development. At the time, Richmond South was assessed as a suitable location for residential growth for reasons described in the paragraph entitled ‘urban design’ above.</p> <p><u>Currently</u>, the land is zoned and partially serviced for urban development so the NPS-HPL is of limited application.</p>
Ecology - values, streams, SNAs, wetlands discharge implications	<p><u>Currently</u>, there are no identified sites of natural significance on the land.</p>
Natural Hazards	<p>The current <u>2024 Natural Hazard Review (above)</u> updates this issue.</p> <p>At the time <u>PC5, 2010</u>, addressed this issue as follows:</p> <ul style="list-style-type: none"> The planning maps showed the indicative location of multipurpose greenway reserve network designed, amongst other things, to manage stormwater through the development area.
Infrastructure Services - three waters and transport	<p>The current 2024 Infrastructure Background Report (Appendix 2) updates this issue.</p> <p>At the time <u>PC5, 2020</u>, addressed this issue.</p> <p>The document entitled ‘RSDA - Infrastructure Services Programme, May 2006 formed part of the PC5 s32 information. The report is available on request.</p>

RICHMOND SOUTH

16. Site Locations RS15 and RS15A

Area Name:	Southwest Hart Road
Town/Location:	Richmond South
Current Zone:	Rural 1 deferred Residential
Reason for Deferred Zoning in Current TRMP:	Reticulated water supply
Council LTP Development Area:	Part DA 127
Area (ha):	Sites RS15 and RS15A: 3 hectares (rounded)
Recommended Zoning Change:	Delete Rural 1 deferred Residential. Add Residential.

Draft Zone Map: Site Locations: RS15 and RS15A



2024 Summary of Key Considerations and Reasons for Changes

Wastewater Servicing	Wastewater servicing capacity is available through existing gravity reticulation present in the Sabine Drive development area, with connections from Sabine Drive and Tiraumea Street.
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Water Supply Servicing	Water supply servicing capacity is available through existing reticulation present in the Sabine Drive development area, with connections from Sabine Drive and Tiraumea Street. Developer-led pressure testing has identified sufficient level of service is possible for RS15A despite elevation at or above RL 50m.
Stormwater Servicing	Stormwater capacity is available in the planned future Borck Creek corridor along the western boundary of the sites. Areas draining to the future Borck Creek corridor must provide interim stormwater detention until the corridor is fully constructed.
Transportation/Roadin g Servicing	Transportation access to RS15 and RS15A is available off Tiraumea Street in the Sabine Drive development area.
Natural Hazards and Sea Level Rise	Any development of the sites will need to account for the presence and function of the watercourses that flow adjacent to and through the sites.

2024 Review - Natural Hazards

The sites comprise relatively gently sloping land adjacent to the Richmond foothills. The catchments draining the hillslopes to the southeast flow adjacent and through the site. These watercourses can present a flood hazard during extreme rainfalls. Any development of this site will need to account for the presence and function of these watercourses.

2024 Review – Other relevant planning issues

Same as for site location RS14 above.

BRIGHTWATER

17. Context

There are two deferred locations in Brightwater that are included in this draft plan change.

The Figure 8 below shows the locations in context of Brightwater.

Figure 8 – Brightwater deferred zone locations



This plan change proposes to:

- Change the zoning of BW18 from Rural 1 deferred Residential Zone to Conservation Zone.
- Retain the deferred zoning of BW17 (Rural 1 deferred Residential) and add more specific reasons for the deferral.

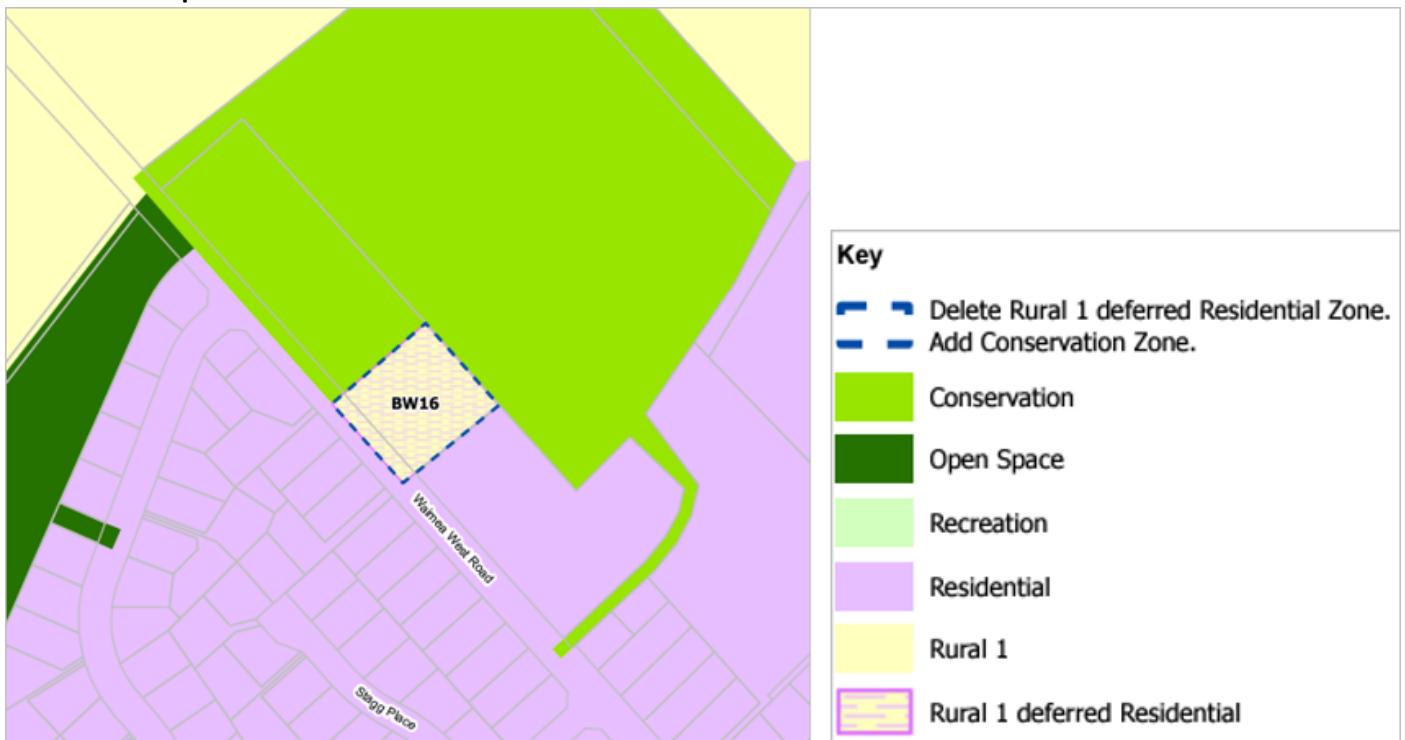
The changes are considered for each site.

BRIGHTWATER

18. Site Location BW16

Area Name:	104 Waimea West Road
Town/Location:	Brightwater
Current Zone:	Rural 1 deferred Residential
Reason for Deferred Zoning in Current TRMP:	Reticulated water supply
Council LTP Development Area:	Part DA 17
Area (ha):	0.4 hectare (rounded)
Recommended Zoning Change:	Delete Rural 1 deferred Residential Zone. Add Conservation Zone.

Draft Zone Map:



Summary of Key Considerations and Reasons for Changes to Planning maps

Wastewater Servicing	N/A as zoning is being changed to Conservation Zone.
Water Supply Servicing	N/A as zoning is being changed to Conservation Zone.
Stormwater Servicing	N/A as zoning is being changed to Conservation Zone.

Transportation/Roadin g Servicing	Access to zone is available from Waimea West Road, if needed.
Natural Hazards and Sea Level Rise	Site is not subject to natural hazards.

Planning Background to Site BW16

This land was rezoned from Rural 1 to Rural 1 deferred Residential by the Omnibus Plan Change 68, notified July 2018 and made operative June 2019, at the request of the then owner, the Nelson Tasman Diocesan Trust.

The Planning Context has now changed in that the land has now been gazetted as a scenic reserve and has vested to the Department of Conservation to form part of the Snowdens Bush Scenic Reserve.

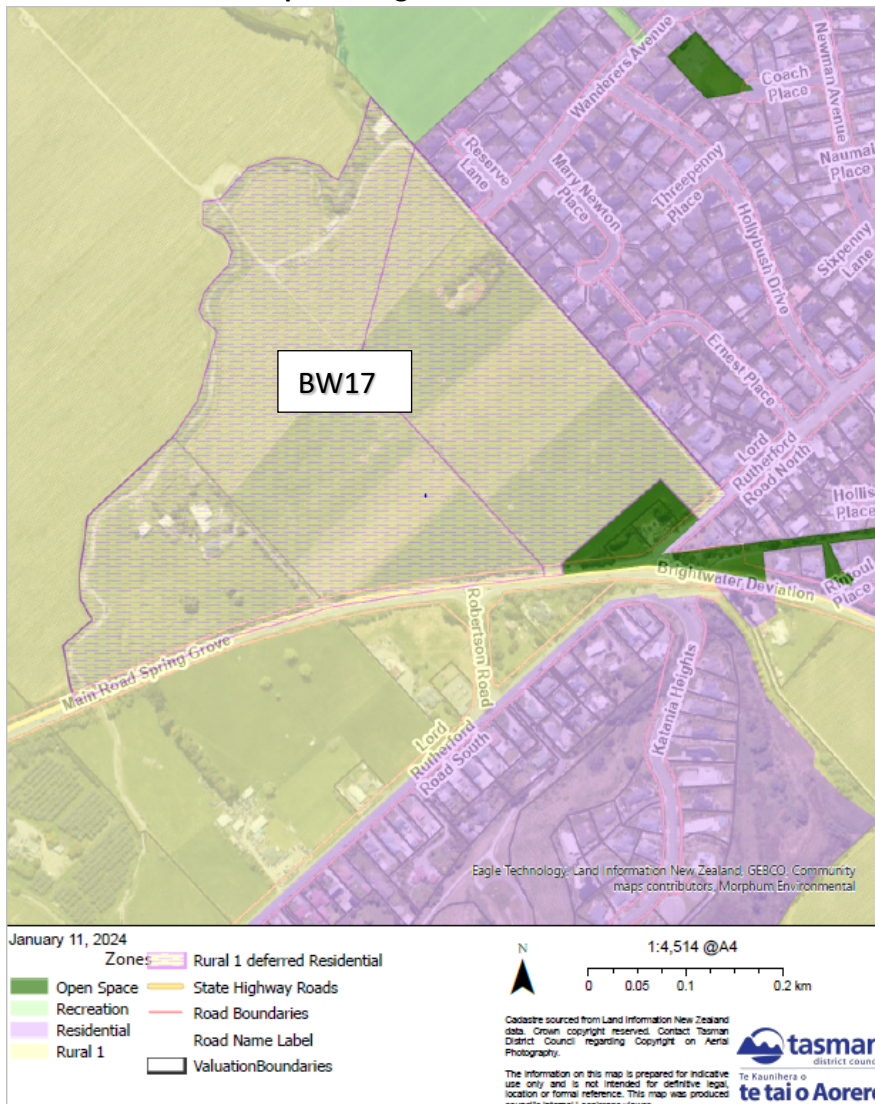
Accordingly, it is appropriate that the land is rezoned Conservation.

BRIGHTWATER

19. Site Location BW17

Area Name:	Between Lord Rutherford Road, Main Road Spring Grove (SH6) and Pitfure Stream
Town/Location:	Brightwater
Current Zone:	Rural 1 deferred Residential
Reason for Deferred Zoning in Current TRMP:	Stormwater and water supply required
Council LTP Development Area:	DA 4
Area (ha):	18 hectares (rounded)
Recommended Zoning Change:	No change. Retain Rural 1 Deferred Residential.

Current TRMP Zone Map showing BW1



2024 Summary of Key Considerations and Reasons for Changes	
Wastewater Servicing	<p>Wastewater servicing capacity is NOT available until the implementation of the Waimea Wastewater Strategy (aka part of the Waimea Plains Strategy) which will enable development in Wakefield and Brightwater. The strategy will involve bypassing wastewater flows from Wakefield around the Brightwater pump station, and construction of a new pressure main from Burkes Bank to Beach Road to carry the additional flows. This work is budgeted in Council's 2024 LTP.</p> <p>Transition to destination zone requires: construction of the Waimea Wastewater Strategy.</p>
Water Supply Servicing	<p>Water supply servicing capacity is NOT available until the implementation of the Waimea Water Strategy (aka part of the Waimea Plains Strategy) which will enable development in Wakefield and Brightwater while also upgrading existing water supplies to modern standards. The strategy will involve development of a new bore field and water treatment plant at Clover Road, and associated reticulation, reservoirs and pump stations to distribute the water to Wakefield and Brightwater. This work is budgeted in Council's 2024 LTP.</p> <p>Transition to destination zone requires: construction of the Waimea Water Strategy.</p>
Stormwater Servicing	<p>Stormwater discharge to the environment is available to Pitfure Stream which flows adjacent to the site, and will require detention as per NTLDM requirements for greenfield development. The development will require flood setbacks and protection from the Pitfure Stream.</p>
Transportation/Roadin g Servicing	<p>Transportation access is available from Lord Rutherford Road and SH6; developer to obtain any necessary NZTA approvals or consents to facilitate access from SH6.</p>
Natural Hazards and Sea Level Rise	<p>The flood hazard is dominated by shallow overland flows and will need to be mitigated to allow development.</p> <p>A key mitigation option available is that floodwaters can be diverted from the southeastern side of the Pitfure Stream to the northwestern side due to one landowner owning the land on both sides of the stream.</p>

Planning Background for Site BW17
<p>Originally the northeast portion of the site was deferred for Residential development by Plan Change 57 – Brightwater Strategic Review (notified November 2015, made operative December 2018.)</p> <p>The recent Growth Plan Change - Brightwater Residential growth and Waimea West Road Rezoning Plan Change 75 (notified September 2022, operative December 2023) deferred the rest of the plan change development area for residential development. <u>PC75</u> supercedes <u>PC57</u>.</p> <p><u>PC75, 2023</u>, provisions aim to make optimum use of the expanded greenfield site by encouraging a range of residential densities and requiring a certain lot yield per hectare. PC75 also addresses constraints relating to transport (in particular, access to the site and promoting active transport modes), reverse sensitivity effects in relation to the adjacent state highway, and stormwater management.</p> <p><u>PC75</u> has extended the TRMP Fire Sensitive overlay which already applied to the remainder of the Brightwater township to this site.</p>

2024 Review – Natural Hazards

This site is located on the flood plain of the Wai-iti River and Pitfure Stream. Flows from the Jefferies Road catchment also cross this site. The flood hazard is dominated by shallow overland flows and will need to be mitigated to allow development.

Key to the mitigation options available is that the land to the northwest of the Pitfure Stream is under the same ownership as the site (i.e. floodwaters can be diverted from the southeastern side of the Pitfure to the northwestern side if the landowner wishes to develop the site).

2024 Review – Other relevant planning issues

<p>Population and growth</p>	<p>Currently, Brightwater is part of the Nelson Tasman Urban Environment under the National Policy Statement on Urban Development 2020 (NPS-UD). This means that Council is required under the NPS-UD to provide sufficient capacity to meet residential growth demands.</p> <p>The Future Development Strategies 2019 and 2022, looked at residential growth projections over the next 30 years, and how these could be accommodated within the district. Following multicriteria analysis, the FDS identified this site as suitable for residential development.</p> <p><u>PC75, 2022</u>, provides additional land for residential housing and encourages both intensification and a variety of densities within the Brightwater Development Area to ensure efficient use of the land.</p> <p>Currently at 2024, Council’s growth modelling expects the site to provide for 226 additional dwellings, 107 of which are required within 10 years. ⁱⁱⁱ</p>
<p>Urban design and managing cross boundary / reverse sensitivity effects</p>	<p>The growth area is bordered by State Highway 6 to the south.</p> <p><u>PC75, 2022</u>, addressed the issue of traffic cross boundary effects.</p> <p>In line with Waka Kotahi guidelines, PC75 includes proposed reverse sensitivity provisions to mitigate noise and vibration effects from the state highway on the inhabitants of any new or altered dwelling for development within 100m of the state highway corridor including a 20-metre setback from the SH for any new development. (Plan Change 75, Section 32 report, page 10 refers).</p>
<p>Iwi interest, values and cultural heritage</p>	<p><u>PC75, 2022</u>, addressed this issue.</p> <p>There are no known cultural or heritage sites on the site.</p> <p>Iwi of Te Tau Ihu were involved in the development of <u>PC 75</u> and issues of significance and relevance to iwi are detailed in the s32 report. (Plan Change 75, Section 32 report, pages 18, 27 and 37 refer).</p> <p>At a November 2021 hui, iwi raised the general aspiration of creating communities with a heart, implementation of Te Mana O Te Wai, iwi placenames, having guiding development principles, and allowing for larger families/ multi-units when providing for housing. No specific concerns or issues were raised regarding the Brightwater growth area or Waimea West Road site.</p>

Natural and Historic places and sites	<p><u>PC75, 2022</u>, addressed this issue.</p> <p>There are no heritage building or protected trees on the site.</p>
Community facilities including parks, reserves and green corridors	<p><u>PC75, 2022</u>, addressed this issue.</p> <p>Several new indicative reserves, and walkways are provided for by PC75 as shown on the planning maps.</p>
Topography and Productive Land	<p><u>PC75, 2022</u>, addressed this issue.</p> <p>“The proposed Brightwater Development Area includes soils that are classed as highly productive under the Land Use Capability classification system, the Productive Land Classification 1994 and the Productive Land Classification 2021 which is currently being refined. However, the actual productive capability of the site is limited due to land fragmentation and physical constraints as it is situated between Pitfure Stream, the State Highway, and an existing residential area.”</p> <p>There is a proposed indicative reserve along Pitfure Stream which increases the physical separation between future residential development in the proposed Brightwater Development Area and the wider rural land which limits the opportunity for reserve sensitivity effects on existing production activities. (Plan Change 75, Section 32 report, pages 25 and 26 refer).</p>
Ecology - values, streams, SNAs, wetlands discharge implications	<p><u>PC75, 2022</u>, addressed this issue.</p> <p>Council’s Ecology staff have advised that the adjacent section of Pitfure Stream has low ecological value (given that it is dry for a large portion of the year), however, any contaminant discharge still needs to be appropriately managed as it could end up in a more sensitive receiving environment e.g., the Waimea Estuary. The TRMP includes existing provisions to manage contaminant discharge and water quality.</p> <p>(Plan Change 75, Section 32 report, page 27 refers).</p>
Natural hazards	<p><u>2024 Natural Hazard Review (above) updates this issue.</u></p> <p><u>PC75, 2022</u>, also recently addressed this issue. In the section 32 report (page 26) as follows:</p> <ul style="list-style-type: none"> • Council’s Senior Resource Scientist – Hazards has advised that it is feasible to mitigate this flood hazard and that this can be addressed during the consenting process for development. This Plan Change includes policies and rules to ensure that flood hazard is appropriately managed as part of the development of the proposed Brightwater Development Area. It also includes an indicative reserve along the true-right bank of Pitfure Stream, in part to accommodate flood flows and maintain access to the waterway.
Infrastructure Services - Three waters and transport	<p>The current 2024 Infrastructure Background Report (Appendix 2) updates this issue.</p> <p><u>Recently PC75, 2022</u>, addressed this issue. The infrastructure requirements are detailed in the Brightwater Background Report, Annexure 2 to the Plan Change 75, Section 32 report.</p> <p>PC 5 deferred the residential zoning of the site subject to the provision of sufficient stormwater, and potable water servicing. These improvements are not yet in place but are achievable within 10 years.</p>

Regarding transport, PC75 shows indicative road, cycle and active transport corridors on the planning maps. The indicative items are supported by plan rules which provide a building setback from the corridors.

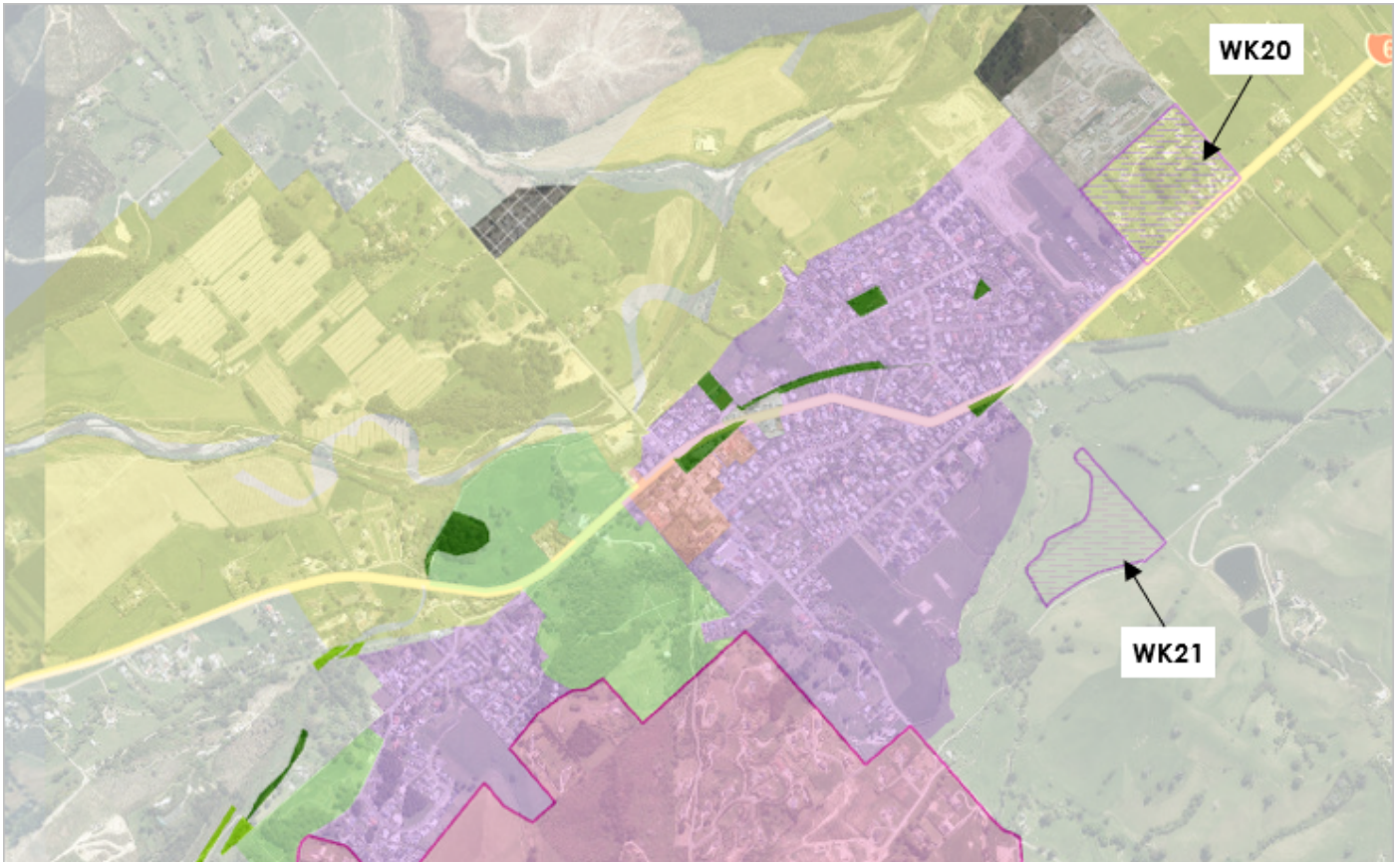
WAKEFIELD

20. Context

There are two deferred locations in Wakefield that are included in this plan change.

The Figure 9 below shows the locations in context of Wakefield.

Figure 9 – Wakefield deferred zone locations



This plan change proposes to:

- Retain the deferred zoning for both locations, i.e.: WK20 (Rural 1 deferred Residential) and WK21 (Rural 1 deferred Rural Residential) and to add more specific reasons for the deferrals.

The changes are considered for each site.

Planning Background to Wakefield deferred zone sites

Originally, both sites, WK21 and WK22, were rezoned from Rural 1 to Rural 1 deferred Residential by **Plan Change 65 –Wakefield Strategic Review Stage 2** (notified October 2017, operative April 2018.)

PC65, 2018 rezoned three specific land areas and added an indicative walkway in Wakefield. These changes followed on from **PC58 - Wakefield Strategic Review, 2017**, (notified November 2015 and operative July 2017). The changes were suggested by submitters but considered out of the scope of PC58.

PC65, 2018:

- rezoned land at Bird Lane, from Rural 1 to deferred Residential
- rezoned land at Totara View Road, from Rural Residential to Rural

- provided for an indicative walkway between Genia Drive and Kilkenny Place
- rezoned land at Higgins Road, from Rural 2 to deferred Rural Residential.

The purpose of the earlier PC58, 2017 was to assess and provide suitable land for future urban development at Wakefield. At the time, PC58, 2017 took account of population projections, available land, and information on flood hazard risk from the Brightwater-Wakefield Flood Modelling Study, 2013.

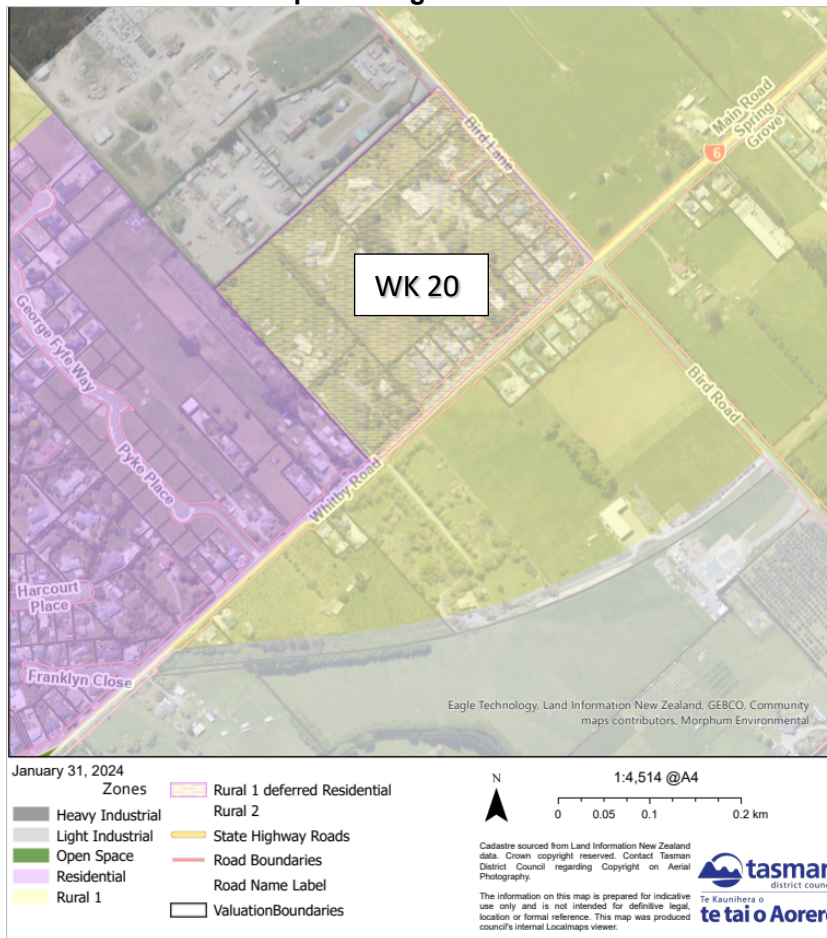
PC65, 2018 provided for the extension of the Fire Sensitive Area that covers urban Wakefield to cover the sites zoned for Residential use. Currently the Fire Sensitive Area is deferred. The Fire Sensitive Area will be applied at the same time the destination zone applied.

WAKEFIELD

21. Site Location WK20

Area Name:	Bird Lane
Town/Location:	Wakefield
Current Zone:	Rural 1 deferred Residential
Reason for Deferred Zoning in Current TRMP:	Stormwater services; reticulated water supply upgrade; and roading improvements to Bird Lane and the intersection with SH6
Council LTP Development Area:	Part DA12
Area (ha):	8.5 hectares (rounded)
Recommended Zoning Change:	No change. Retain Rural 1 Deferred Residential.


Current TRMP Zone Map showing WK20



2024 Summary of Key Considerations and Reasons for Changes	
Wastewater Servicing	<p>Wastewater servicing capacity is NOT available until the implementation of the Waimea Wastewater Strategy (aka part of the Waimea Plains Strategy) which will enable development in Wakefield and Brightwater. The strategy will involve bypassing wastewater flows from Wakefield around the Brightwater pump station, and construction of a new pressure main from Burkes Bank to Beach Road to carry the additional flows. This work is budgeted in Council's 2024 LTP.</p> <p>Transition to destination zone requires: construction of the Waimea Wastewater Strategy.</p>
Water Supply Servicing	<p>Water supply servicing capacity is NOT available until the implementation of the Waimea Water Strategy (aka part of the Waimea Plains Strategy) which will enable development in Wakefield and Brightwater while also upgrading existing water supplies to modern standards. The strategy will involve development of a new bore field and water treatment plant at Clover Road, and associated reticulation, reservoirs and pump stations to distribute the water to Wakefield and Brightwater. This work is budgeted in Council's 2024 LTP.</p> <p>Transition to destination zone requires: construction of the Waimea Water Strategy.</p>
Stormwater Servicing	<p>Stormwater discharge to the environment is not currently available, with no direct flow access to either Pitfure Stream or the Wai-iti River due to impediments from existing development and SH6. Any future development must provide stormwater detention as per NTLDM requirements for greenfield residential development.</p> <p>Transition to destination zone requires: identification and implementation of a stormwater discharge pathway to Pitfure Stream or the Wai-iti River, to be provided by the developer.</p>
Transportation/Roadin g Servicing	<p>Transportation access to this development area requires upgrades to the Bird Lane and SH6 intersection. Access to the site will be from Bird Lane; no direct access onto SH6 is available.</p>
Natural Hazards and Sea Level Rise	<p>This site is not subject to natural hazards.</p>

2024 Review – Natural Hazards	
This site is not subject to natural hazards.	

2024 Review – Other relevant planning issues	
Planning Background - Bird Lane	<p>This Bird Lane site is not subject to natural hazards.</p> <p>The site was originally excluded from the early PC58, 2017, because of uncertainty about soil contamination, as the land immediately abuts the former Brookside sawmill site.</p> <p>Following submissions and further testing of the site, it was assessed that the soil could be remediated under the provisions of the National Environmental Standard for Assessing and</p>

	<p>Managing Contaminants in Soil to Protect Human Health (2012). Consequently, the site was zoned Rural 1 Deferred Residential by <u>PC67, 2018</u>.</p>
<p>Population and growth</p>	<p><u>General</u></p> <p>Over past 30 years, the Wakefield resident population has more than doubled (from about 1,200 residents in 1991 to 2,500 in 2021).</p> <p>The LTP, 2021, growth projection for Wakefield for the next 10 years is shown below. Wakefield is expected to continue to grow into the future.</p>  <p>Wakefield is part of the Nelson Tasman Urban Environment under the National Policy Statement on Urban Development 2020 (NPS-UD). This means that Council is required to provide sufficient capacity to meet residential growth demands. The Future Development Strategies 2019 and 2022, looked at residential growth projections over the next 30 years, and how these could be accommodated within the district.</p> <p><u>Bird Lane</u></p> <p><u>Currently</u>, this site forms part of land assessed by Council as needed for future residential growth. Part of the precinct is currently zoned Residential. In terms of Council's Growth Modelling, currently at 2024, the remaining capacity is assessed at 147 residential lots, with 40 of those needed in the next 10 years.</p>
<p>Urban design and managing cross boundary / reverse sensitivity effects</p>	<p>To accommodate growth, in <u>2017</u> and <u>2018</u>, TRMP PCs <u>58</u> and <u>65</u> zoned additional land for urban purposes. The plan changes adopted an integrated approach to urban development and updated the overall planning framework for Wakefield.</p> <p><u>PC58, 2017</u> specifically addressed the issue of reverse sensitivity / cross boundary effects between residential and light industrial uses by requiring larger residential lot sizes to enable dwellings to meet the new 30 metre setback requirement from the Light Industrial. PC58 also amended the Light Industrial zone noise rule to ensure the proposed abutting Residential zone do not constrain the existing industrial activity.</p> <p>The south boundary of the site lies adjacent to State Highway 6.</p> <p>Currently, existing residential development largely buffers the rest of the site from the SH6 corridor. Waka Kotahi NZ Transport Agency (Waka Kotahi) have developed a Reverse Sensitivity Guideline to mitigate the effects of noise and other disturbances from the state highway network on the habitants of any new dwelling.</p> <p>When this land is transitioned to its destination zone, Waka Kotahi may require the Guidelines to be applied in respect of any new development within a buffer zone.</p>
<p>Iwi interest, values and cultural heritage</p>	<p><u>PC58, 2017</u> and <u>PC65, 2018</u> did not specifically address this issue.</p> <p>Currently there are no TRMP listed cultural heritage or known archaeological sites or precincts within Wakefield town.</p> <p>Waimea, Wai-iti, and Wairoa Rivers and tributaries are a statutory acknowledgement area for all Top of the South Iwi except for Ngati Toa.</p>

	<p>High-level feedback from a Council hui with iwi in relation to residential growth held in November 2021 included support for creating communities with a heart/ centre, implementing Te Mana o te Wai, using Māori placenames, having guiding development principles, and the need for housing that provides for larger families and multigenerational living.</p>
Natural and Historic places and sites	<p><u>PC58, 2017</u> and <u>PC65, 2018</u> did not specifically address this issue.</p> <p>The TRMP protects several listed heritage buildings, all except one of which is located in Edward Street.</p> <p>There are also several heritage trees within the urban area, one of which is located on this site. TRMP provisions manage the protection of listed trees on development.</p>
Community facilities including parks, reserves and green corridors	<p><u>PC58, 2017</u> addressed this issue.</p> <p>PC58 section 32 report assessed that Council is generally exceeding the desired levels of service for most facilities in Wakefield. The exceptions are recreation centres, cemeteries, public halls and visitor toilets. Mapping showed that there are no gaps in the levels of service (500 meters from an open space) for open space reserves. (PC57, section 32 report page 14).</p> <p>New indicative active transport connections linking the existing and indicative road network were provided for in the plan change and across this site.</p> <p><u>Recently</u>, as the community is growing, Council has purchased 7.5ha of land between the Wakefield Recreation Reserve and Edward Baigent Memorial Scenic Reserve for the provision of future sports fields, recreational activities and facilities.</p>
Topography and Productive Land	<p>Productive land surrounds Wakefield to the north and west and includes this site.</p> <p><u>PC65, 2018</u> specifically addressed the option of retaining this site for productive use.</p> <p>However, previous subdivision has already fragmented the land into 22 allotments, with existing residential activity located close to the Light Industrial zone boundary. The perimeter residential activity already creates cross boundary sensitivities.</p> <p>There are also water flow restrictions that limit the potential for productive land use without investment in pumps and wells.</p> <p>Currently, the land is zoned for urban development, so the NPS-HPL is of limited application.</p>
Ecology - values, streams, SNAs, wetlands discharge implications	<p><u>PC58, 2017</u> and <u>PC65, 2018</u> did not specifically address this issue.</p> <p>Currently, there are no identified locations of natural significance on this site other than the protected tree T564. However, despite the relatively low ecological values, the discharges of sediment and nutrients still need to be managed well because they will end up in sensitive areas e.g. Waimea Inlet and Waimea River.</p>
Natural hazards	<p>The <u>2024 Natural Hazard Review</u> above reassesses this issue for this site.</p> <p>At the time, <u>PC58, 2017</u> and <u>PC65, 2018</u> addressed the issue of flooding as follows:</p> <ul style="list-style-type: none"> • Council, in 2013 and more recently in 2020, completed a flood hazard mapping project for the area. This information assisted Council in assessing the suitability of land for future growth based on demand and capacity for efficient servicing. • The Wai-iti River, the Eighty-Eight Valley Stream and the Pittfure Stream are prone to flooding. For this reason, development is directed to the upper river terraces. In urban context, low-lying land still has value for recreational and rural purposes.

<p>Infrastructure Services - Three waters and transport</p>	<p><u>The current 2024 Infrastructure Background Report (Appendix 2) updates this issue.</u></p> <p>At the time, <u>PC58, 2017</u> and <u>PC65, 2018</u> addressed this issue as follows:</p> <p><u>Three waters</u> PC65 section 32 report noted that Infrastructure improvements to stormwater (reticulation), water supply (upgrade from 40mm to 150mm pipes) and roading are anticipated in the next 10 years of the Long-Term Plan.</p> <p><u>Transport</u> The intersection with State Highway 6 would require an upgrade (a right turn bay), as well as maintenance and improvements associated with increased residential activity and heavy transport usage from the industrial area (footpath, and kerb and channel on the southern side).</p>
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WAKEFIELD

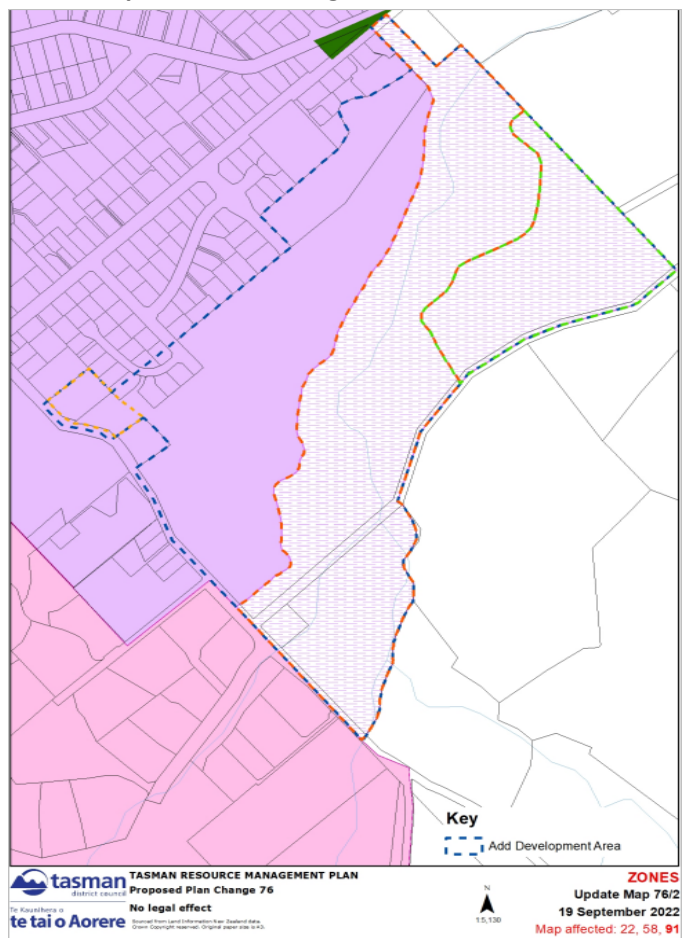
22. Site Location WK21

Area Name:	Higgins Road
Town/Location:	Wakefield
Current Zone:	Rural 2 deferred Rural Residential
Reason for Deferred Zoning in Current TRMP:	Deferred for Higgins Road upgrade south of the Pitfure Bridge to ensure access in a Q100 event. And (for) pedestrian /cycle link over the Pitfure Stream to Ryeland Avenue.
Council LTP Development Area:	Part DA13
Area (ha):	5.5ha
Recommended Zoning Change:	No change. Retain Rural 2 Deferred Rural Residential zone.

Current TRMP Zone Map showing WK21



Proposed Plan Change 76



2024 Summary of Key Considerations and Reasons for Changes

<p>Wastewater Servicing</p>	<p>Wastewater servicing capacity is NOT available until the implementation of the Waimea Wastewater Strategy (aka part of the Waimea Plains Strategy) which will enable development in Wakefield and Brightwater. The strategy will involve bypassing wastewater flows from Wakefield around the Brightwater pump station, and construction of a new pressure main from Burkes Bank to Beach Road to carry the additional flows. This work is budgeted in Council’s 2024 LTP.</p> <p>Transition to destination zone requires: construction of the Waimea Wastewater Strategy.</p>
<p>Water Supply Servicing</p>	<p>Water supply servicing capacity is NOT available until the implementation of the Waimea Water Strategy (aka part of the Waimea Plains Strategy) which will enable development in Wakefield and Brightwater while also upgrading existing water supplies to modern standards. The strategy will involve development of a new bore field and water treatment plant at Clover Road, and associated reticulation, reservoirs and pump stations to distribute the water to Wakefield and Brightwater. This work is budgeted in Council’s 2024 LTP.</p> <p>Transition to destination zone requires: construction of the Waimea Water Strategy.</p>
<p>Stormwater Servicing</p>	<p>This site is the subject of Plan Change 76 which proposes to change the zone to Rural 1 deferred Residential, rather than deferred Rural Residential. The provisions of PC76 will supersede those listed here, including new stormwater provisions for the development. As such, stormwater servicing needs are not necessary to specify here, particularly as they were not one of the original deferral conditions for this site.</p>
<p>Transportation/Roadin g Servicing</p>	<p>Access to this site is limited, as Higgins Road is not fully formed up to the site boundary yet (this is to be provided by the developer). In addition, the Higgins Road crossing over the Pitfure Stream, southwest of Bird Road, provides insufficient flood capacity over Pitfure Stream and requires upgrading to service a new residential development.</p>
<p>Natural Hazards and Sea Level Rise</p>	

2024 Review – Natural Hazards

This site is not subject to natural hazards. The northwestern boundary of the site follows a terrace riser with a lower terrace and the Pitfure stream channel present immediately adjacent to the site. This lower terrace is subject to flood hazard. Access to the site from Wakefield will need to cross the Pitfure Stream and the lower terrace.

2024 Review – Other relevant planning issues

<p>Planning background - Higgins Road site</p>	<p>The current deferred zoned site was assessed for urban use through the PC58, 2017 and PC65, 2018 processes and rezoned by PC65, 2018. The site was decided upon after consideration of issues relating to flooding, road and active transport access, hazard risks associated with break of nearby dams and the estimated cost of securing infrastructure to mitigate the effects of</p>
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	<p>subdivision (rather than directly attributable to growth per se) (PC65 section 32 report, page 10-11).</p> <p>The site was considered the best option as it provided flexibility for the landowner to consider serviced or un-serviced lots under deferred zone provisions. Access design would require the current Higgins Road shared cycle arrangement to extend as far as the southern land parcel. From that point access design would be required to minimise conflict with the existing cycle trail.</p> <p>Recently the Proposed Plan Change 76 (notified September 2022) reconsidered the broader location including the deferred site, for residential, instead of rural residential development. The PC 76 site is approximately 33 hectares in extent, i.e.: much larger than the current deferred site which is about 5.5ha in extent. Decisions on this plan change are expected during 2024.</p>
Population and growth	<p><u>General</u></p> <p>Same as for site WK20 (Bird Lane) above.</p> <p><u>Higgins Road</u></p> <p>The capacity of the deferred site for Rural Residential development provides for about 11 un-serviced rural residential lots.</p> <p>Since the 2016 deferral for Rural Residential development, the Council’s Future Development Strategy and growth modelling has assessed the broader area bounded by Pitfure Road, State Highway 6 to the north, Edward Street to the south, and Higgins Road/ The Great Taste Trail, as needed for future residential growth. Council current growth modelling assesses the capacity at 291 residential lots, with 50 of those needed in the next 10 years. The purpose of the proposed PC76, 2022 is to rezone this broader area, including the currently deferred Rural Residential site for Residential use including medium density use.</p>
Urban design and managing cross boundary / reverse sensitivity effects	<p>The current deferred Rural Residential site and broader proposed <u>PC76, 2022</u> area is located on Wakefield’s suburban fringe and borders rural land to the east. There is limited potential for reverse sensitivity effects between the existing farmland to the east and the development of the growth area. This will be managed through the TRMP’s existing building bulk and location rules, noise, and discharge provisions.</p>
Iwi interest, values and cultural heritage	<p>Same as for site WK20 (Bird Lane) above.</p>
Natural and Historic places and sites	<p><u>PC58, 2017</u> and <u>PC65, 2018</u> did not specifically address this issue.</p> <p>Current TRMP protects several listed heritage buildings and trees within the urban area. There are no listings on this site.</p>
Community facilities including parks, reserves and	<p>Same as for site WK20 (Bird Lane) above.</p>

green corridors	
Topography and Productive Land	Productive capacity has recently been assessed for the <u>PC76, 2022</u> broader location including the deferred site. In summary, despite the high productive land classification around Pitfure stream, the productive capability of the site is limited due to the existing residential development and 'Rural 2 deferred Rural Residential' zoning. ^{iv}
Ecology - values, streams, SNAs, wetlands discharge implications	Same as for site WK20 (Bird Lane) above. In addition, <u>PC76, 2022</u> , includes indicative reserves along Pitfure Stream to allow space for the waterway and flood flows. This also promotes access to, and care for, the stream, and presents an opportunity for biodiversity enhancement.
Natural hazards	The current, <u>2024 Natural Hazard Review</u> (above) reviews this issue. Previously, <u>PC58, 2017</u> and <u>PC65, 2018</u> addressed this issue. Also, <u>PC76, 2022</u> recently assessed the location for natural hazards as follows: <ul style="list-style-type: none"> • The site is dissected by Pitfure Stream. Flood modelling indicates that the lower terraces adjacent to the Pitfure Stream area are required to accommodate flood flows. This will need to be considered as part of any development and appropriately managed to avoid adverse effects. • There are two irrigation dams located to the north-east of the plan change site, which present a flooding hazard for the north-east corner of the plan change site in the event of an overflow. The dam break hazard will need to be addressed at the time of development and resource consent. <u>PC76, 2022</u> includes provisions to ensure that this occurs, including relevant policies and matters of control/ restricted discretion.
Infrastructure Services – Three waters and Transport	The current 2024 Infrastructure Background Report (Appendix 2) updates this issue.

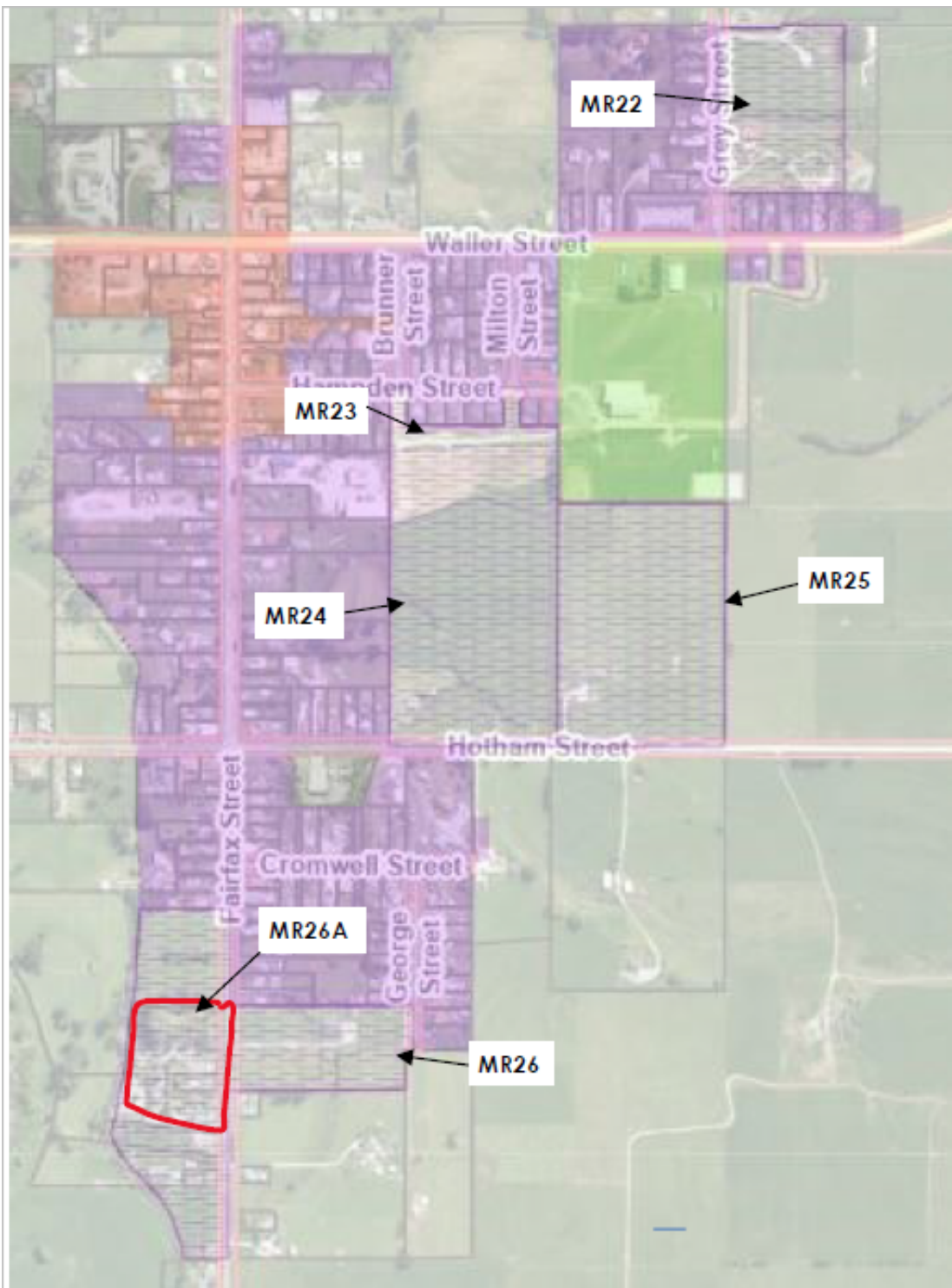
MURCHISON

23. Context

There are five deferred locations in Murchison that are included in draft plan change.

The Figure 10 below shows the locations in context of Murchison.

Figure 10 – Murchison deferred zone locations

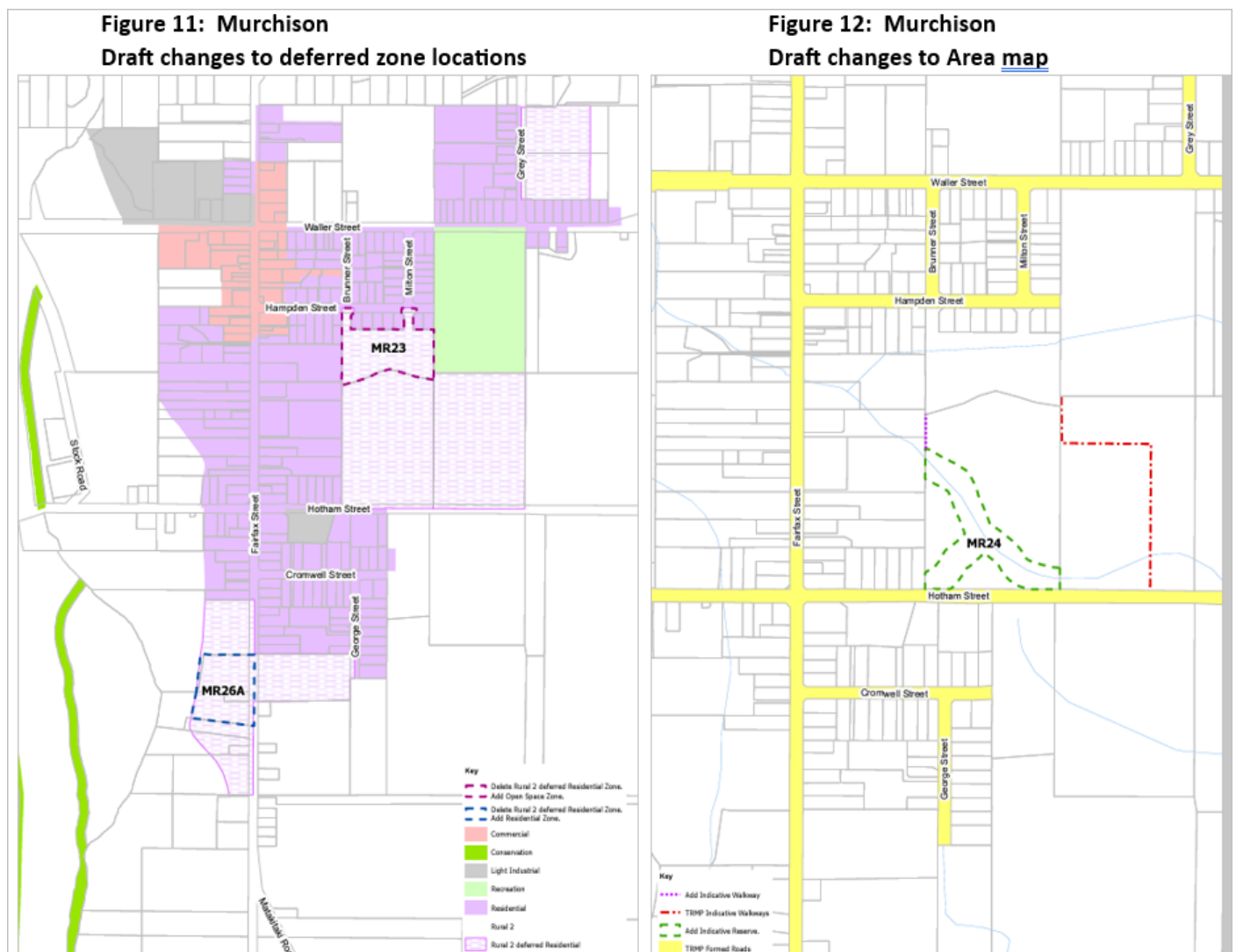


This plan change proposes to:

- Upzone part of MR26 (MR26A - the campground site) from Rural 2 deferred Residential Zone to Residential Zone.
- Change the zoning of MR23 from Rural 2 deferred Residential to Open Space.
- Retain the deferred zoning of MR22, MR24, MR25 and MR26 (all zoned Rural 2 deferred Residential); and
 - delete 'stormwater' as a reason for deferral as the service will be provided by the developer; but
 - add or maintain water and wastewater as reasons for deferral.
- Add an Indicative reserve to the part of MR24 that follows the water course.

The maps below Figures (11 and 12) show the draft changes to the TRMP Zone and Area maps in Murchison.

The changes are considered for each site.



Planning Background to Murchison deferred zone sites

Over past 30 years, the Murchison resident population has decreased slightly (from 580 residents in 1991 to 490 in 2021). Modest growth is expected for the future.

Due to this modest population growth, Murchison received little planning attention during the 20-year period spanning 1995 – 2015. To date new development in Murchison does not pay development contributions.

Over the last several years, however, Council has received strong feedback from the community on the need for more residential land in Murchison and rural residential zoning in the wider Murchison area. This includes feedback from the Murchison and Districts Community Council, the local school principal, local residents, a local real estate agent, and local business owners.

Overall, Tasman District is experiencing high levels of residential growth, putting pressure on existing Residential zoned areas. This growth is anticipated to continue, with the Long-Term Plan 2021-2031 growth model projecting that Tasman's population will increase by 7,700 residents between 2021 and 2031, to reach 64,300. This includes a projected 55 additional people and 35 additional dwellings in Murchison.

The deferred sites

Sites MR22, and MR23 and M24 were zoned Rural 2 deferred Residential in the original TRMP, (notified May 1996, operative November 2008) with deferrals for stormwater.

Recently, Council purchased MR23 to assist with the management of stormwater in the town.

Council Plan Change 77 (notified in September 2022, operative October 2023) zoned sites MR25 and MR26 Rural 2 deferred Residential to provide for the residential growth needs of the town. PC77, 2023 deferred the sites for three waters (stormwater, wastewater and water supply).

PC77, 2023 provided for the extension of the Fire Sensitive Area that covers urban Murchison to cover sites MR25 and MR26 zoned for Residential use. Currently the Fire Sensitive Area is deferred. The Fire Sensitive Area will be applied at the same time the site is changed to its destination zone.

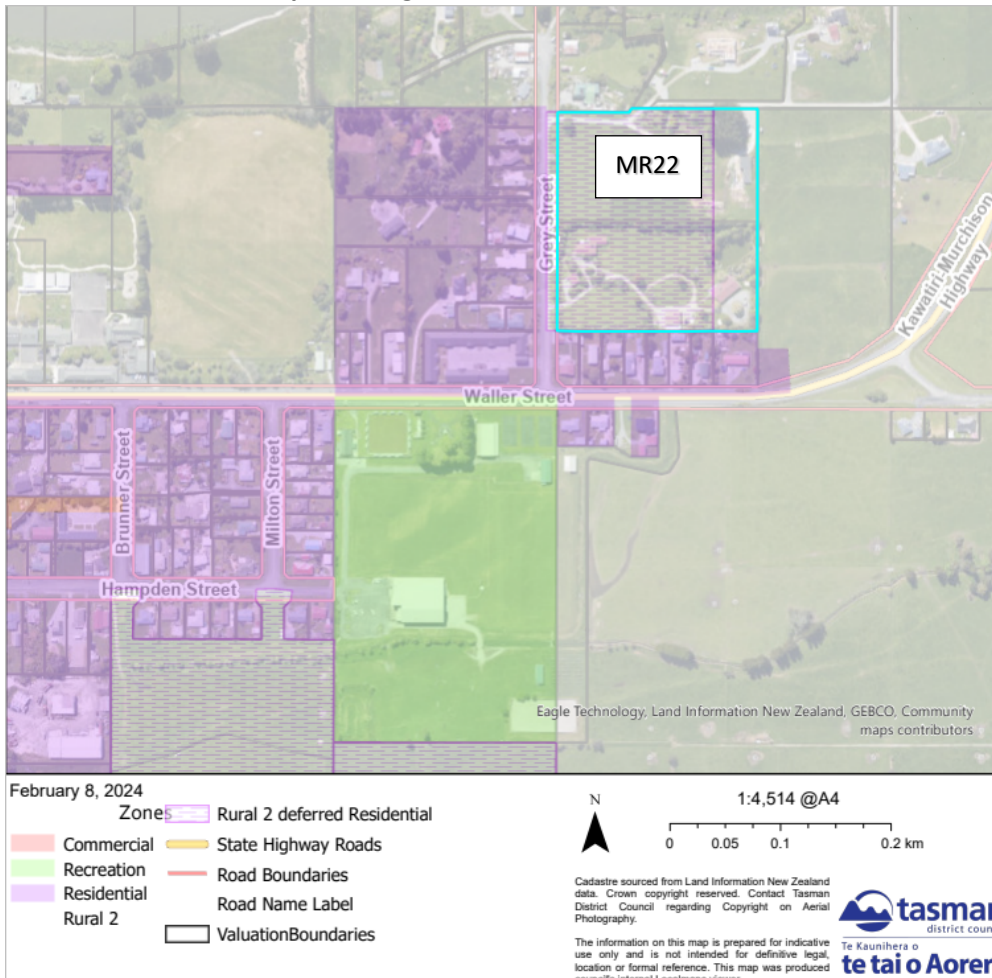
This plan change 79 has reviewed the need the for the deferrals of the sites.

MURCHISON

24. Site Location MR22

Area Name:	Grey Street
Town/Location:	Murchison
Current Zone:	Rural 2 deferred Residential
Reason for Deferred Zoning in Current TRMP:	Stormwater service required.
Council LTP Development Area:	DA2
Area (ha):	3.6 hectares (rounded)
Recommended Zoning Change:	No change. Retain Rural 2 Deferred Residential.

Current TRMP Zone Map showing MR22



2024 Summary of Key Considerations and Reasons for Changes	
Wastewater Servicing	<p>The Murchison wastewater network is near capacity and requires upgrade to maintain level of service. In particular, the existing Hotham Street pump station needs to be upgraded, and a new rising main to the wastewater treatment plant is required to accommodate the increased flows (preferable to upgrading the current rising main).</p> <p>Transition to destination zone requires: upgrade of the Hotham Street wastewater pump station and a new rising main to the Murchison wastewater treatment plant.</p>
Water Supply Servicing	<p>The Murchison water supply network is near capacity and requires upgrade to maintain adequate levels of service. In particular, the Hotham Street main feeding the town from the Murchison Reservoirs requires upgrade.</p> <p>Transition to destination zone requires: upgrade of the Hotham Street watermain.</p>
Stormwater Servicing	<p>Deferral requirement for stormwater servicing to be removed, as discharge pathway to the environment is available for the site. Onsite stormwater solution to be provided by the developer at time of development, managed through the resource consent process. Stormwater detention will be required for greenfield residential development as per NTLDM.</p>
Transportation/Roadin g Servicing	<p>Transportation access to the site is available from Grey Street. Developer to provide a traffic assessment to NZTA at the time of development to assess if intersection upgrades at SH6 are required to accommodate increased traffic.</p>
Natural Hazards and Sea Level Rise	<p>This site is not subject to natural hazards.</p>

2024 Review – Natural Hazards
<p>This site is not subject to natural hazards.</p>

2024 Review – Other relevant planning issues	
Population and growth	<p>Currently, this site forms part of land assessed by Council as needed for future residential growth. In terms of Council’s Growth Modelling, currently the capacity of the site is assessed at 7 residential lots, needed within 20 years.</p>
Urban design and managing cross boundary / reverse sensitivity effects	<p>The growth area is located on Murchison’s urban fringe and borders rural land to the north and east. It is an ideal location for further residential development due to its adjacency to existing residential development.</p> <p>There is limited potential for reverse sensitivity effects between the existing farmland and the site. This will be managed through the TRMP’s existing building bulk and location rules, noise, and discharge provisions.</p>
Iwi interest, values and cultural heritage	<p>Currently there are no TRMP listed cultural heritage or known archaeological sites or precincts within Murchison town.</p>

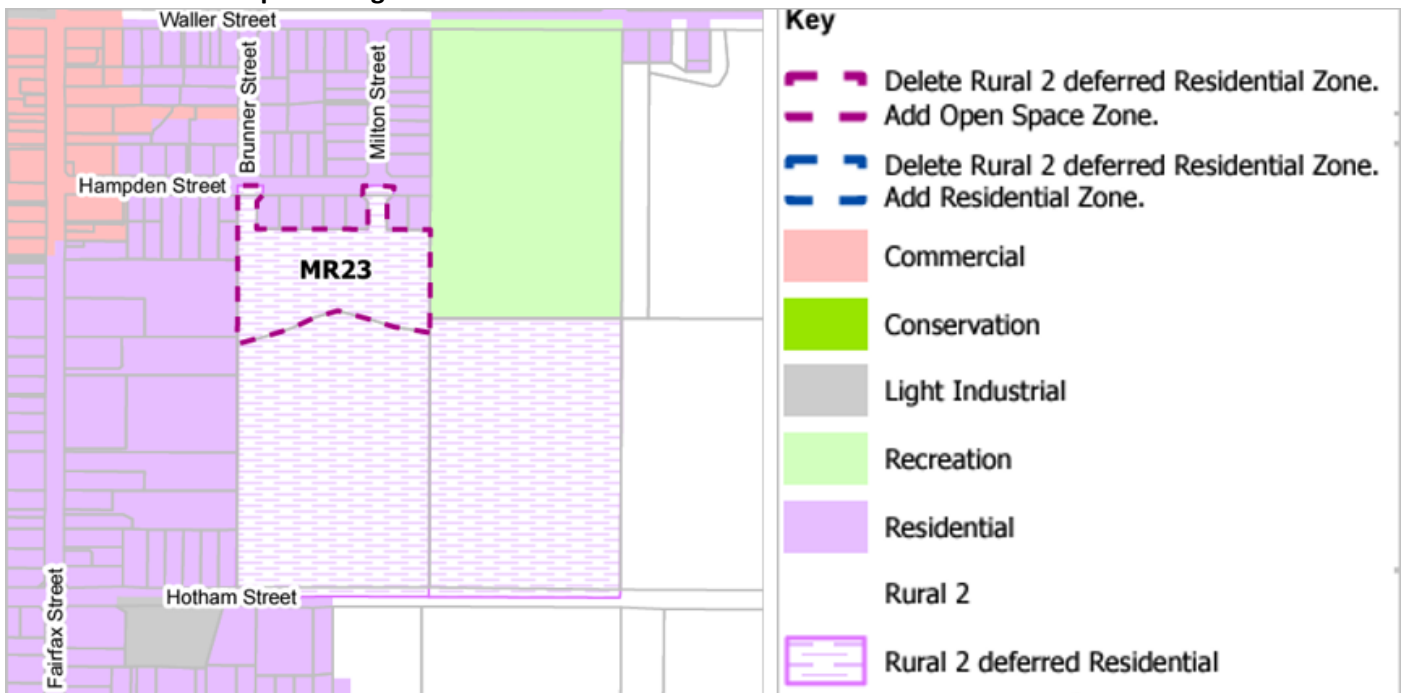
	High-level feedback from a Council hui with iwi in relation to residential growth held in November 2021 included support for creating communities with a heart/ centre, implementing Te Mana o te Wai, using Māori placenames, having guiding development principles, and the need for housing that provides for larger families and multigenerational living.
Natural and Historic places and sites	Current TRMP protects several listed heritage buildings within the urban area., but there are no listings on this site.
Community facilities including parks, reserves and green corridors	<p>The Murchison community is serviced by a range of parks, reserves and community facilities. These include facilities at the Sport, Recreation and Cultural Centre at the Murchison Recreation Reserve. Council provides a subsidy to the school for the public use of the school pool. There are two playgrounds located within existing reserves and one at Murchison School. The Murchison Recreation Reserve has outdoor sporting facilities.</p> <p>Although the town does not have many neighbourhood reserves or link walkways this is partly due to the low density of the town. Many residences are within an easy walking distance to the Buller/Kawatiri and Matakitaki Rivers.^v</p> <p>The recent <u>PC77, 2023</u> - Murchison Growth improves connectivity by providing for an indicative walkway from Hotham Street through to newly acquired Council land (DA 18) with access onto Hampden Street.</p>
Topography and Productive Land	<p><u>Topography</u></p> <p>Murchison township is relatively flat and is bordered by mountains to the east and west, by the Buller River to the north, and the Matakitaki River to the west.</p> <p><u>Productive Land</u></p> <p>The productive capability of the site is limited due to its adjacency to existing residential development and the 'Rural 2 deferred Residential' zoning which has earmarked the site for residential development since 1996.</p>
Ecology - values, streams, SNAs, wetlands discharge implications	<p>There are no identified locations of significance on this site.</p> <p>However, despite the relatively low ecological values, the discharges of sediment and nutrients still need to be managed well because they will end up in sensitive areas such as the Buller River.</p>
Natural hazards	The current, <u>2024 Natural Hazard Review</u> (above) assesses this issue.
Infrastructure Services - Three waters and transport	<p>The current 2024 Infrastructure Background Report (Appendix 2) updates this issue.</p> <p>This site was deferred for stormwater in 1996. Since then, the urban area has developed up to the west and south boundaries of the site. Issues relating to stormwater are expected be resolved through the resource consent process.</p>

MURCHISON

25. Site Location MR23

Area Name:	Off Hampden Street
Town/Location:	Murchison
Current Zone:	Rural 2 Deferred Residential
Reason for Deferred Zoning in Current TRMP:	Stormwater service required.
Council LTP Development Area:	DA18
Area (ha):	1.5 hectares (rounded)
Recommended Zoning Change:	Delete Rural 2 Deferred Residential Add Open Space

Draft TRMP Zone Map showing MR23



2024 Review – Other relevant planning issues

Same as for MR22 above, including:

Services and facilities – parks, reserves, green corridors and community facilities

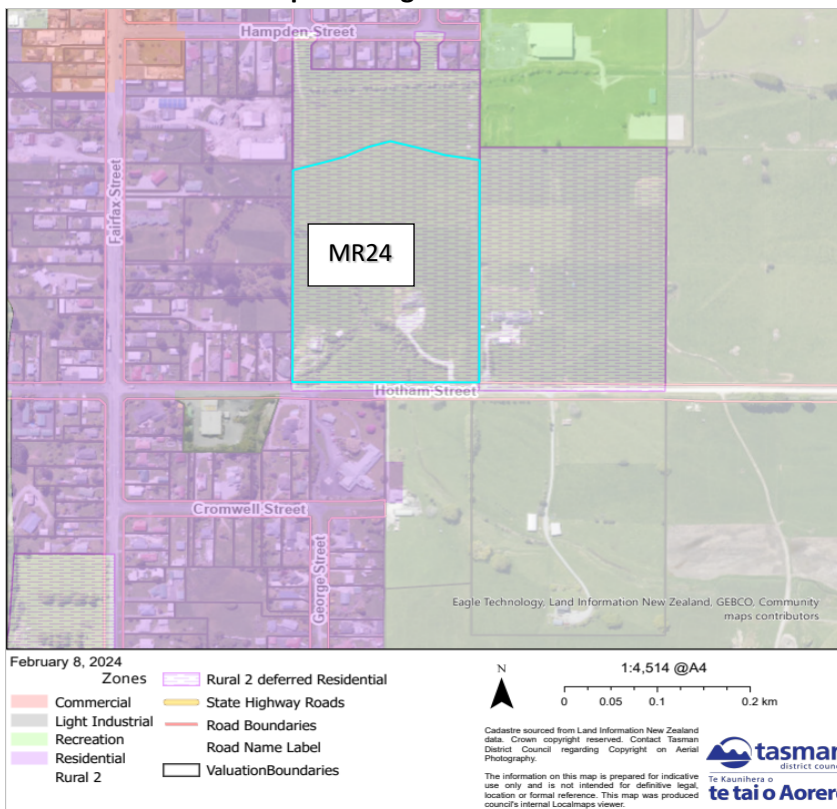
Currently Council owns this site. It was purchased for the purpose of assisting with management of stormwater in the town. There are no infrastructure requirements for Open Space zone.

MURCHISON

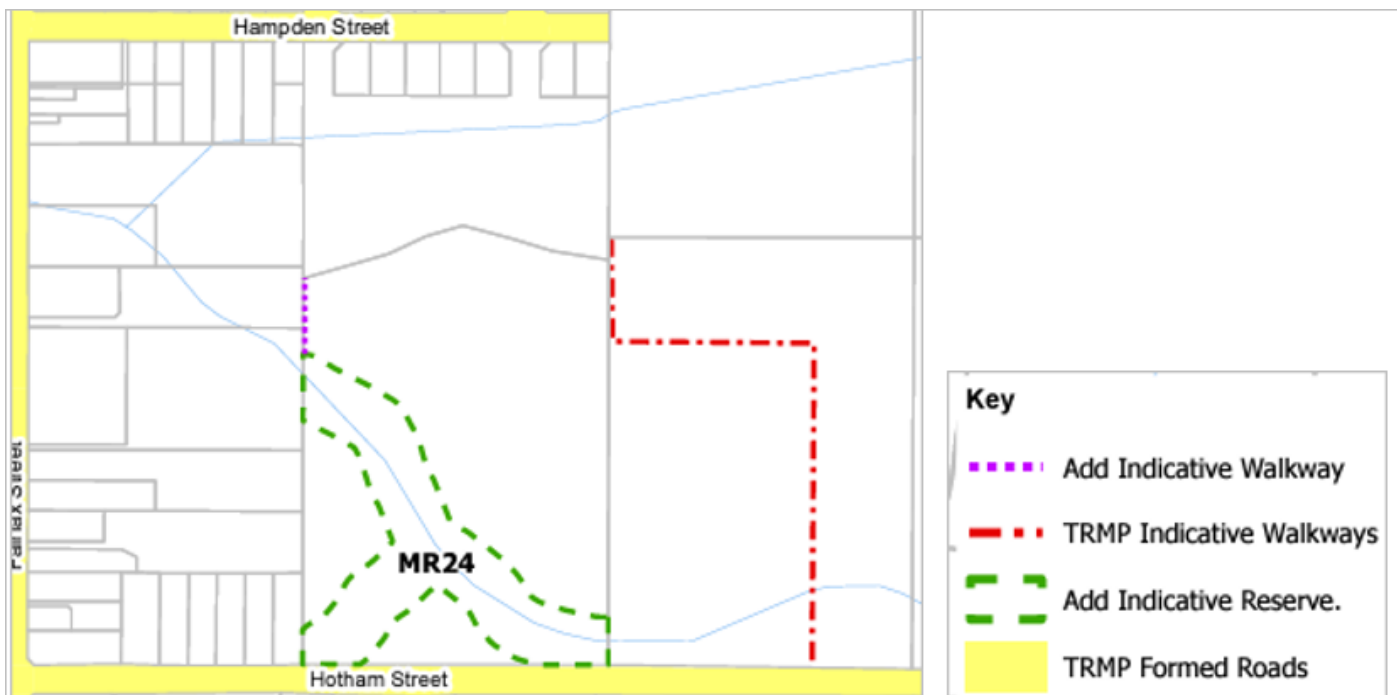
26. Site Location MR24

Area Name:	55 Hotham Street
Town/Location:	Murchison
Current Zone:	Rural 2 deferred Residential
Reason for Deferred Zoning in Current TRMP:	Stormwater service required.
Council LTP Development Area:	DA9, 20, 21
Area (ha):	5.5 hectares (rounded)
Recommended Zoning Change:	No change. Retain Rural 2 Deferred Residential.

Current TRMP Zone Map showing MR24



TRMP Draft Area map – showing proposed change to MR24



2024 Summary of Key Considerations and Reasons for Changes	
Wastewater Servicing	<p>The Murchison wastewater network is near capacity and requires upgrade to maintain level of service. In particular, the existing Hotham Street pump station needs to be upgraded, and a new rising main to the wastewater treatment plant is required to accommodate the increased flows (preferable to upgrading the current rising main).</p> <p>Transition to destination zone requires: upgrade of the Hotham Street wastewater pump station and a new rising main to the Murchison wastewater treatment plant.</p>
Water Supply Servicing	<p>The Murchison water supply network is near capacity and requires upgrade to maintain adequate levels of service. In particular, the Hotham Street main feeding the town from the Murchison Reservoirs requires upgrade.</p> <p>Transition to destination zone requires: upgrade of the Hotham Street watermain.</p>
Stormwater Servicing	<p>Deferral requirement for stormwater servicing to be removed, as discharge pathway to the environment is available for the site. Onsite stormwater solution to be provided by the developer at time of development, managed through the resource consent process. Stormwater detention will be required for greenfield residential development as per NTLDM.</p>
Transportation/Roadin g Servicing	<p>Transportation access to the site is available from Hotham Street.</p>
Natural Hazards and Sea Level Rise	<p>The development of a greenway along Neds Creek and its tributary is expected to maintain the existing flood capacity of the channels.</p>

2024 Review – Natural Hazards

This site is not subject to flood hazard from the Buller or Matakītaki rivers. A tributary of Neds Creek flows across the southern part of the site. Low lying land adjacent to this watercourse is subject to periodic flood hazard.

2024 Review – Other relevant planning issues

Population and growth	<u>Currently</u> , this site forms part of land assessed by Council as needed for future residential growth. In terms of Council’s Growth Modelling, currently the capacity of the site is assessed at about 21 residential lots.
Urban design and managing cross boundary / reverse sensitivity effects	<u>Currently</u> , the growth area is located on Murchison’s urban fringe and is surrounded by residential development on three sides. It is an ideal location for further residential development due to its adjacency to existing residential development. There is limited potential for reverse sensitivity effects between the existing farmland and the site. This will be managed through the TRMP’s existing building bulk and location rules, noise, and discharge provisions.
Iwi interest, values and cultural heritage	Same as for Site MR22, Grey Street above.
Natural and Historic places and sites	Current TRMP protects several listed heritage buildings within the urban area, but there are no listings on this site.
Community facilities including parks, reserves and green corridors	The Murchison community is serviced by a range of parks, reserves and community facilities. These include facilities at the Sport, Recreation and Cultural Centre at the Murchison Recreation Reserve. Council provides a subsidy to the school for the public use of the school pool. There are two playgrounds located within existing reserves and one at Murchison School. The Murchison Recreation Reserve has outdoor sporting facilities. Although the town does not have many neighbourhood reserves or link walkways this is partly due to the low density of the town. Many residences are within an easy walking distance to the Buller/Kawatiri and Matakītaki Rivers. The recent PC77, 2023 - Murchison Growth improves connectivity by providing for an indicative walkway from Hotham Street through to newly acquired Council land (MR23) with access onto Hampden Street. In addition, this draft 79 is proposing a ‘green corridor’ /open space reserve along the tributary of Neds Creek that flows through this site MR24. The draft TRMP Area map shows the location of the proposed indicative reserve that will protect the opportunity for a green corridor should the site be developed and manage the risk of flooding on the site.
Topography and Productive Land	Same as for site MR22, Grey Street above.

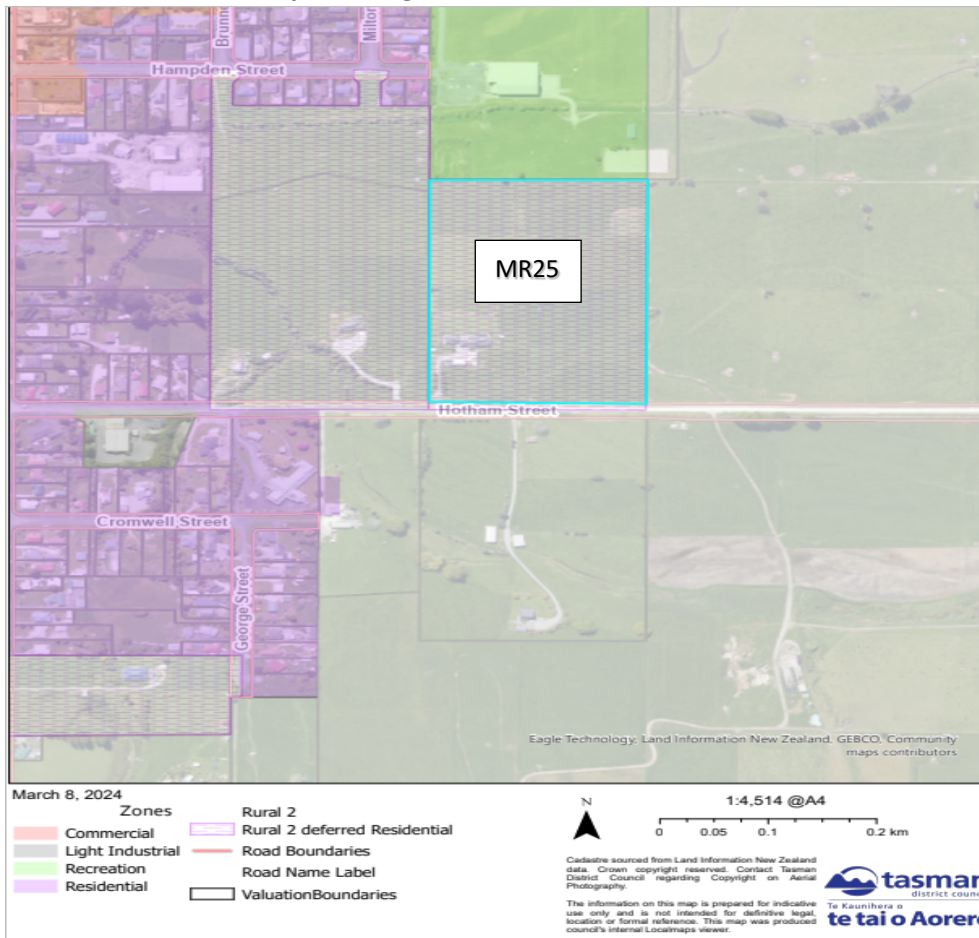
Ecology - values, streams, SNAs, wetlands discharge implications	Same as for site MR22, Grey Street above.
Natural hazards	The current <u>2024 Natural Hazards Review</u> updates this issue.
Infrastructure Services - Three waters and transport	<p>The current 2024 Infrastructure Background Report (Appendix 2) updates this issue.</p> <p>This site was deferred for stormwater in 1996. Since then, the urban area has developed around the site. Issues relating to stormwater are expected be resolved through the resource consent process.</p>

MURCHISON

27. Site Location MR25

Area Name:	65 Hotham Street
Town/Location:	Murchison
Current Zone:	Rural 2 deferred Residential
Reason for Deferred Zoning in Current TRMP:	Deferred for water, stormwater and wastewater
Council LTP Development Area:	DA3
Area (ha):	5.7 hectares (rounded)
Recommended Zoning Change:	No change. Retain Rural 2 Deferred Residential.

Current TRMP Zone Map showing MR25



2024 Summary of Key Considerations and Reasons for Changes	
Wastewater Servicing	<p>The Murchison wastewater network is near capacity and requires upgrade to maintain level of service. In particular, the existing Hotham Street pump station needs to be upgraded, and a new rising main to the wastewater treatment plant is required to accommodate the increased flows (preferable to upgrading the current rising main).</p> <p>Transition to destination zone requires: upgrade of the Hotham Street wastewater pump station and a new rising main to the Murchison wastewater treatment plant.</p>
Water Supply Servicing	<p>The Murchison water supply network is near capacity and requires upgrade to maintain adequate levels of service. In particular, the Hotham Street main feeding the town from the Murchison Reservoirs requires upgrade.</p> <p>Transition to destination zone requires: upgrade of the Hotham Street watermain.</p>
Stormwater Servicing	<p>Deferral requirement for stormwater servicing to be removed, as discharge pathway to the environment is available for the site. Onsite stormwater solution to be provided by the developer at time of development, managed through the resource consent process. Stormwater detention will be required for greenfield residential development as per NTLDM.</p>
Transportation/Roadin g Servicing	<p>Transportation access to the site is available from Hotham Street.</p>
Natural Hazards and Sea Level Rise	<p>Development of the site will need to address stormwater and the potential for flooding on low lying land. It is anticipated that this can be undertaken at the time of subdivision.</p>

2024 Review – Natural Hazards
<p>This site is not subject to flood hazard from the Buller or Matakitaki rivers. A tributary of Neds Creek flows across the southern part of the site. Low lying land adjacent to this watercourse is subject to periodic flood hazard.</p>

2024 Review – Other relevant planning issues	
Population and growth	<p>Currently, this site forms part of land assessed by Council as needed for future residential growth. In terms of Council's Growth Modelling, currently the capacity of the site is assessed at about 46 residential lots, 30 of which will be needed within the next 10 years and the remaining 16 between 10 and 20 years.</p>
Urban design and managing cross boundary / reverse sensitivity effects	<p>PC77, 2023 provides for detached residential dwellings with an average lot size 800m².</p> <p>This is in keeping with current residential density in Murchison which has an average density of about 5 dwellings per hectare and lot sizes varying from about 800m² to 5,000 m²^{vi}</p> <p>There is limited potential for reverse sensitivity effects between the existing farmland and the site. This will be managed through the TRMP's existing building bulk and location rules, noise, and discharge provisions.</p>

Iwi interest, values and cultural heritage	<p>Same as for MR22, Grey Street, above.</p> <p>In addition, <u>PC77, 2023</u> addressed this issue.</p> <p>“Murchison is in the rohe of Ngāti Waewae. Information on the proposed Plan Change was provided to Ngāti Waewae at a hui on 2nd February 2022. Ngāti Waewae have been kept informed on the Plan Change. No feedback has been received from this engagement. Ngāti Waewae do not have an Iwi Management Plan for this area which is lodged with Council.” ^{vii}(PC77, section 32 report page 13.)</p>
Natural and Historic places and sites	<p>Same as for site MR22, Grey Street, above.</p>

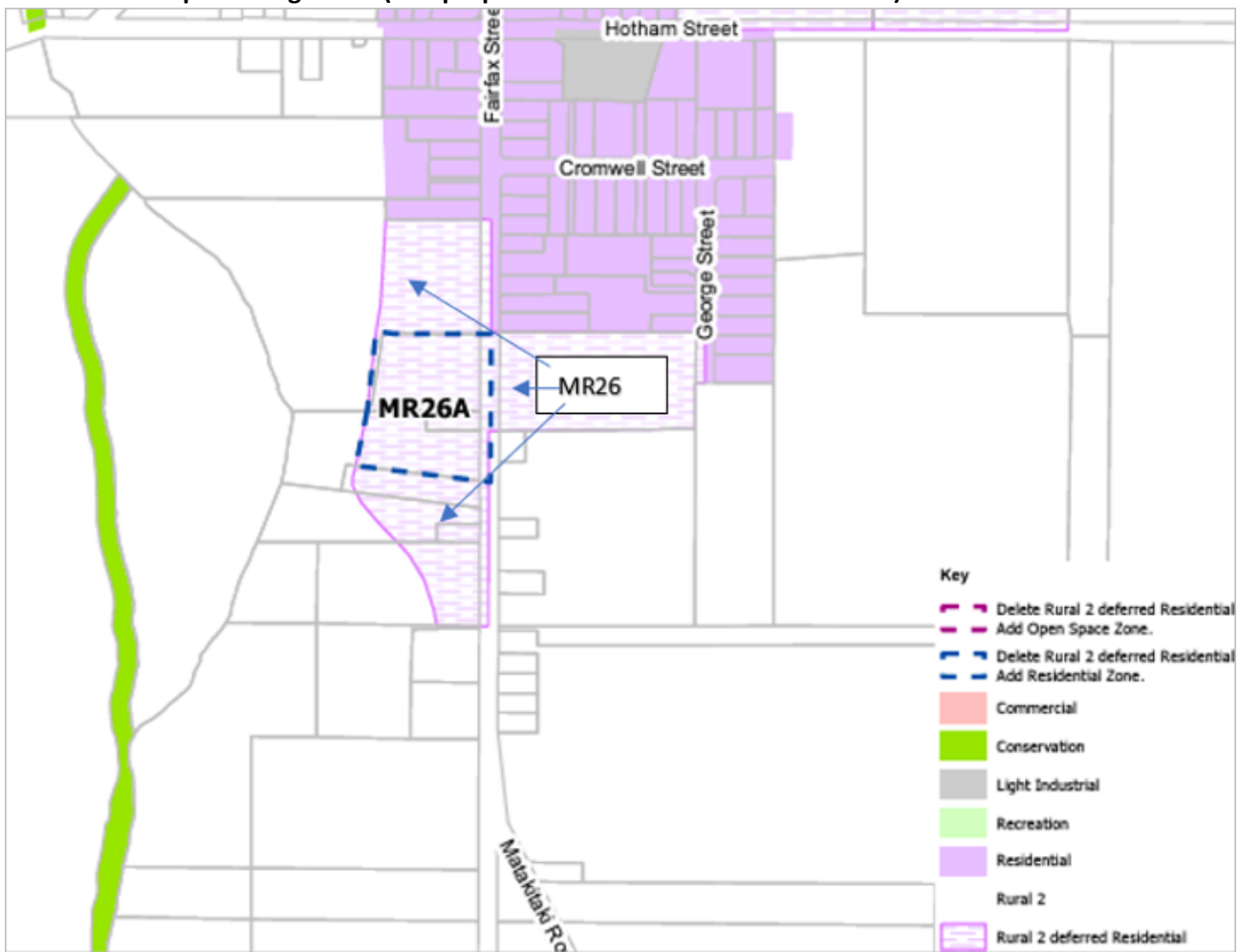
Community facilities including parks, reserves and green corridors	<p>The Murchison community is serviced by a range of parks, reserves and community facilities. These include facilities at the Sport, Recreation and Cultural Centre at the Murchison Recreation Reserve. Council provides a subsidy to the school for the public use of the school pool. There are two playgrounds located within existing reserves and one at Murchison School. The Murchison Recreation Reserve has outdoor sporting facilities.</p> <p>Although the town does not have many neighbourhood reserves or link walkways this is partly due to the low density of the town. Many residences are within an easy walking distance to the Buller/Kawatiri and Matakītaki Rivers.</p> <p>The recent <u>PC77, 2023</u>, improves connectivity by providing for an indicative walkway from Hotham Street through to newly acquired Council land (MR23) with access onto Hampden Street.</p>
Topography and Productive Land	<p><u>PC77, 2023</u> addressed this issue.^{viii}</p> <p>The assessment concluded that although the site is considered to have productive values under the LUC system, the actual productive capability of the site is limited due to proximity to adjoining residential areas, and existing fragmentation (not large enough to be highly productive) (Growth Plan Change- Murchison Background Report – Technical Reference Document, 28 July 2022, page 23).</p>
Ecology - values, streams, SNAs, wetlands discharge implications	<p><u>PC77, 2023</u> addressed this issue.^{ix}</p> <p>This site contains a tributary of Neds Creek. The waterway has become degraded with fine sediment, and faecal contamination (E.coli). Parts of Neds Creek have been restored, resulting in the return of eels and trout in these areas. There is an opportunity to enhance the waterway on the site at the time of consenting development. (PC77, section 32 report page 19.)</p>
Natural hazards	<p>The current <u>2024 Natural Hazards Review</u> (above) reviewed this issue.</p>
Infrastructure Services - Three waters and transport	<p>The current <u>2024 Infrastructure Background Report</u> (Appendix 2) updates this issue as addressed by <u>PC77, 2023</u>.</p>

MURCHISON

28. Site Location MR26

Area Name:	Fairfax Street South
Town/Location:	Murchison
Current Zone:	Rural 2 deferred Residential
Reason for Deferred Zoning in Current TRMP:	Deferred for water, stormwater and wastewater
Council LTP Development Area:	Part DA11
Area (ha):	About 5 hectares (rounded)
Recommended Zoning Change:	No change. Retain Rural 2 Deferred Residential.

TRMP Zone Map showing MR26 (and proposed MR26A for ease of reference)



2024 Summary of Key Considerations and Reasons for Changes	
Wastewater Servicing	<p>The Murchison wastewater network is near capacity and requires upgrade to maintain level of service. In particular, the existing Hotham Street pump station needs to be upgraded, and a new rising main to the wastewater treatment plant is required to accommodate the increased flows (preferable to upgrading the current rising main).</p> <p>Transition to destination zone requires: upgrade of the Hotham Street wastewater pump station and a new rising main to the Murchison wastewater treatment plant.</p>
Water Supply Servicing	<p>The Murchison water supply network is near capacity and requires upgrade to maintain adequate levels of service. In particular, the Hotham Street main feeding the town from the Murchison Reservoirs requires upgrade.</p> <p>Transition to destination zone requires: upgrade of the Hotham Street watermain.</p>
Stormwater Servicing	<p>Deferral requirement for stormwater servicing to be removed, as discharge pathway to the environment is available for the site. Onsite stormwater solution to be provided by the developer at time of development, managed through the resource consent process. Stormwater detention will be required for greenfield residential development as per NTLDM.</p>
Transportation/Roadin g Servicing	<p>Transportation access to the site is available from Fairfax Street.</p>
Natural Hazards and Sea Level Rise	<p>This site is located on an elevated terrace and is not subject to flood hazards from the Matakītaki River. Some very minor pockets on the western boundary which are subject to flood hazard are manageable through the subdivision process.</p>

2024 Review – Natural Hazards
<p>Although the Matakītaki River is located approximately 325 metres to the west, this site is essentially located on an elevated terrace and is not subject to flood hazards from the Matakītaki. Some very small areas of the site along its western boundary may extend down on to the lower terrace (which is subject to flood hazards from the Matakītaki River).</p>

2024 Review – Other relevant planning issues	
Population and growth	<p><u>Currently</u>, this site forms part of land assessed by Council as needed for future residential growth. In terms of Council’s Growth Modelling and il Plan Change 77, 2023), currently the capacity of the site is assessed at about 53 residential lots, 22 of which will be needed within the next 10 years and the remaining site between 10 and 20 years.</p>
Urban design and managing cross boundary / reverse	<p><u>PC77, 2023</u> addressed this issue.</p> <p>Same as for MR25, 65 Hotham Street above.</p>

sensitivity effects	
Iwi interest, values and cultural heritage	Same as for MR25, 65 Hotham Street above.
Natural and Historic places and sites	Same as for site MR22, Grey Street, and for MR25, 65 Hotham Street above.
Community facilities including parks, reserves and green corridors	Same as for site MR22, Grey Street, above.
Topography and Productive Land	<u>PC77, 2022</u> addressed this issue. ^x The assessment concluded that productive capability of the site is limited due to proximity to adjoining residential areas, and existing fragmentation (not large enough to be highly productive) (Growth Plan Change- Murchison Background Report – Technical Reference Document, 28 July 2022, page 23).
Ecology - values, streams, SNAs, wetlands discharge implications	<u>PC77, 2023</u> addressed this issue. Same as for site MR23, Grey Street, above.
Natural hazards	The current <u>2024 Natural Hazards Review</u> (above) reviewed this issue.
Infrastructure Services - Three waters and transport	The current <u>2024 Infrastructure Background Report</u> (Appendix 2) updates this issue as addressed by <u>PC77, 2023</u> .

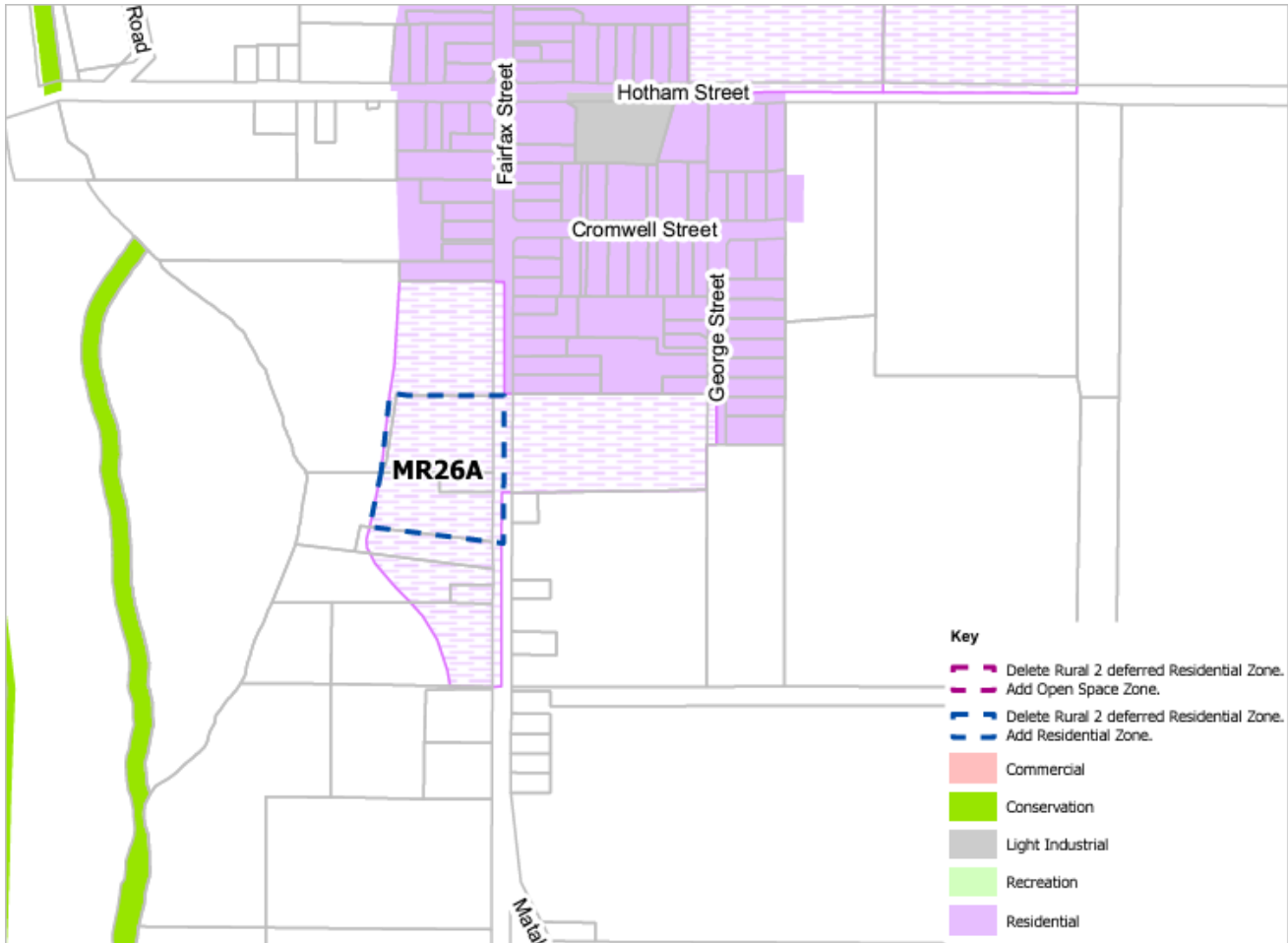
MURCHISON

29. Site Location MR26A

Area Name:	Fairfax Street South – Holiday Park
Town/Location:	Murchison
Current Zone:	Rural 2 deferred Residential
Reason for Deferred Zoning in Current TRMP:	Deferred for water, stormwater and wastewater

Council LTP Development Area:	Part DA11
Area (ha):	About 1.8 hectares (rounded)
Recommended Zoning Change:	Delete Rural 2 Deferred Residential zone. Add Residential zone.

Draft TRMP Zone Map showing MR26A



2024 Summary of Key Considerations and Reasons for Changes	
Wastewater Servicing	This portion of the MR26 site, identified as MR26A, has a number of existing wastewater connections that service cabins, and as such sufficient capacity exists in the Murchison network to accommodate residential development up to the existing number of connections currently supported.
Water Supply Servicing	This portion of the MR26 site, identified as MR26A, has a number of existing water supply connections that service cabins, and as such sufficient capacity exists in the Murchison network to accommodate residential development up to the existing number of connections currently supported.

Stormwater Servicing	Deferral requirement for stormwater servicing to be removed, as discharge pathway to the environment is available for the site. Onsite stormwater solution to be provided by the developer at time of development, managed through the resource consent process. Stormwater detention will be required for greenfield residential development as per NTLDM.
Transportation/Roadin g Servicing	Transportation access to the site is available from Fairfax Street.
Natural Hazards and Sea Level Rise	This site is located on an elevated terrace and is not subject to flood hazards from the Matakītaki River. Some minor pockets on the western boundary which are subject to flood hazard are manageable through the subdivision process.

2024 Review – Natural Hazards

Although the Matakītaki River is located approximately 325 metres to the west, this site is essentially located on an elevated terrace and is not subject to flood hazards from the Matakītaki. Some very small areas of the site along its western boundary may extend down on to the lower terrace (which is subject to flood hazards from the Matakītaki River).

2024 Review – Other relevant planning issues

Population and growth	<u>Currently</u> , this site forms part of land assessed by Council as needed for future residential growth. In terms of Council's Growth Modelling and il Plan Change 77, 2023), currently the capacity of the site is assessed at about 25 residential lots, 22 of which will be needed within the next 10 years and the remaining between 10 and 20 years.
Urban design and managing cross boundary / reverse sensitivity effects	<u>PC77, 2023</u> addressed this issue. Same as for MR25, 65 Hotham Street above.
Iwi interest, values and cultural heritage	Same as for MR25, 65 Hotham Street above.
Natural and Historic places and sites	Same as for site MR22, Grey Street, and for MR25, 65 Hotham Street above.

Community facilities including parks,	Same as for site MR22, Grey Street, above.
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reserves and green corridors	
Topography and Productive Land	<u>PC77, 2022</u> addressed this issue. ^{xi} Same as for site MR26, Grey Street, above
Ecology - values, streams, SNAs, wetlands discharge implications	<u>PC77, 2023</u> addressed this issue. Same as for site MR22, Grey Street, above.
Natural hazards	The current <u>2024 Natural Hazards Review</u> (above) updates this issue.
Infrastructure Services - Three waters and transport	The current 2024 Infrastructure Background Report ((Appendix 2)) updates this issue as addressed by <u>PC77, 2023</u> .

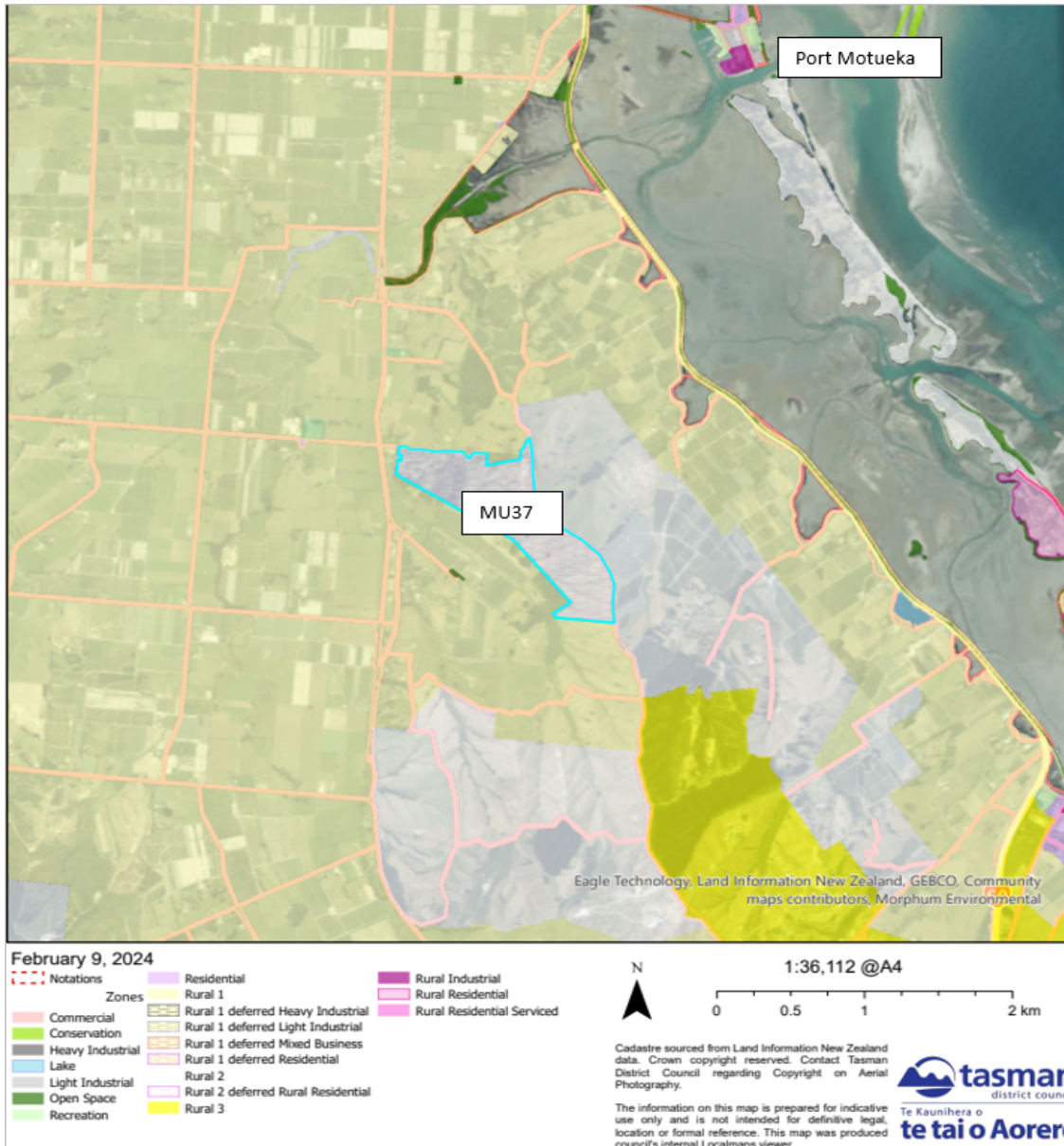
LOWER MOUTERE

30. Context

There is one deferred zone location in Lower Moutere that is included in this plan change. Figure 13 below shows its location, in Tasman View Road, in context of Lower Moutere. The general area consists of rolling hills with rural lifestyle as the predominant current land use.

The plan change proposes to upzone MU37 from Rural 2 deferred Rural Residential zone to Rural Residential zone.

Figure 13: Lower Moutere deferred zone location

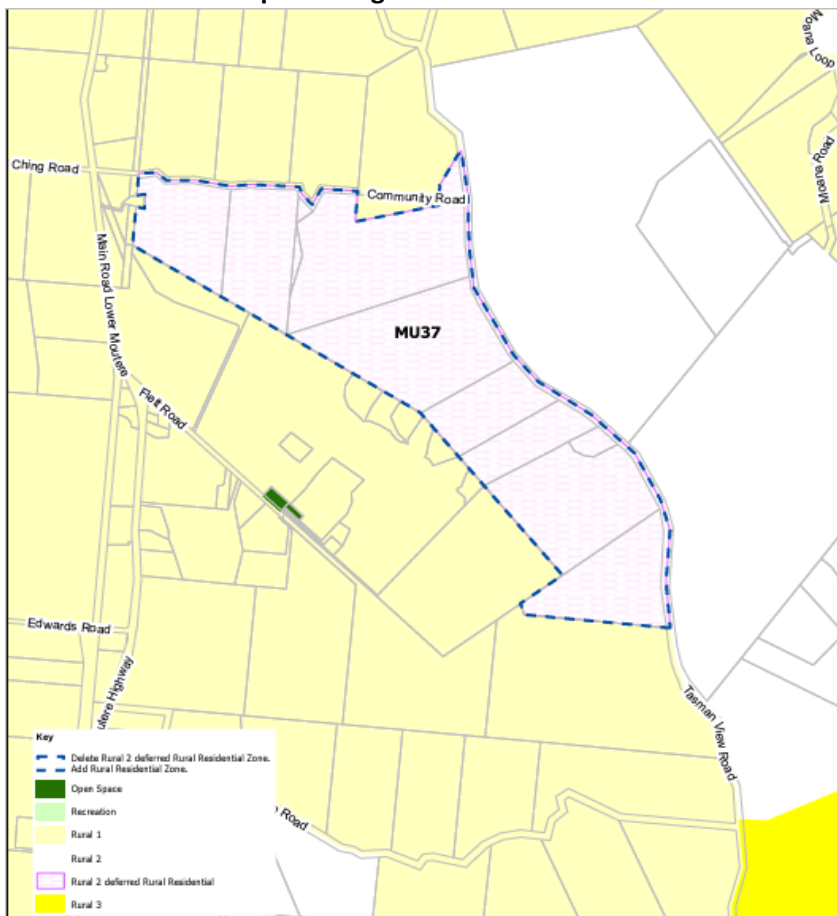


LOWER MOUTERE

31. Site Location MU37

Area Name:	Tasman View Road
Town/Location:	Mariri
Current Zone:	Rural 2 deferred Rural Residential
Reason for Deferred Zoning in Current TRMP:	Road upgrading required once the existing tree crop has matured and been harvested.
Council LTP Development Area:	DA4 Moutere
Area (ha):	69 hectares (rounded)
Recommended Zoning Change:	Delete Rural 2 deferred Rural Residential zone. Add Rural Residential zone (Unserviced).

Draft TRMP Zone Map showing MU37



2024 Summary of Key Considerations and Reasons for Changes


Wastewater Servicing	There are currently no Council wastewater services provided to this area, and there are no plans to provide such services in the future. Future rural residential zoning can proceed on the basis that such lots will be unserved by Council, and they will need to provide a Council-approved private wastewater disposal solution at the time of resource consent.
Water Supply Servicing	There are currently no Council water supply services provided to this area, and there are no plans to provide such services in the future. Future rural residential zoning can proceed on the basis that such lots will be unserved by Council, and they will need to provide a Council-approved private water supply solution at the time of resource consent.
Stormwater Servicing	Future rural residential development to provide adequate stormwater management plan to Council at time of resource consent. Stormwater discharge pathways to the environment are available for this site.
Transportation/Roadin g Servicing	Transportation access available from Tasman View Road.
Natural Hazards and Sea Level Rise	This site is not subject to natural hazards.

2024 Review – Natural Hazards

This site is not subject to natural hazards. It has moderate hillslopes and numerous small, typically ephemeral, tributary streams flow across the site.

2024 Review – Other relevant planning issues

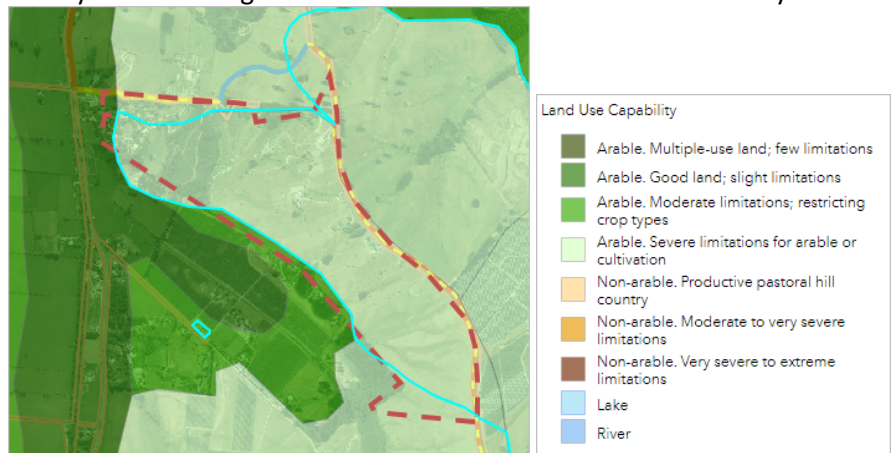
Planning background	This site was zoned Rural 2 deferred Rural Residential in December 2002, following decisions on the proposed Tasman Resource Management Plan in May 1996.
Population and growth	<u>Currently</u> Council's Growth Modelling assesses the site as contributing to rural residential capacity. Given that the most northern site already contains a substantial number of dwellings, being the site on which Riverside Community dwellings and buildings are located and three of the remaining four lots are already used for lifestyle purposes, modest further rural residential development is anticipated for this location.
Urban design and managing cross boundary / reverse	The location is close to Lower Moutere and is about nine kms, from Motueka town, that is within cycling distance. Given the low density of the rural residential development permitted by the TRMP for this location (minimum lot size of 5,000 m ²), there is limited potential for reverse sensitivity effects between the existing farmland and the site. The issue is expected to be managed

sensitivity effects	through the TRMP's existing building bulk and location rules, noise, and discharge provisions for rural zones.
Iwi interest, values and cultural heritage	<u>Currently</u> there are no TRMP listed cultural heritage or known archaeological sites or precincts on the deferred land.
Natural and Historic places and sites	<u>Currently</u> , the TRMP protects several listed trees heritage buildings in the area., but there are no listings on the deferred land.
Community facilities including parks, reserves and green corridors	<u>Currently</u> , the Tasman Great Taste Trail follows Tasman View Road which runs adjacent to the east boundary of the location.
Topography and Productive Land	<p><u>Topography</u></p> <p>The land slopes off the inland, southwest side of Tasman View ridge from about the 50 metre to about the 10 metre contour.</p> <p><u>Productivity</u></p> <p>At the time the land was deferred for rural residential development, Council used a classification system developed by Agriculture Zealand in 1994 as it found that the LUC system consistently undervalued some soil types and climatic regions in the region.</p> <p><u>Tasman Productive Land Classification system, 1994</u></p> <p>In terms of PLC, 1994, the land is predominantly class E land. with limited productive value.</p> <div data-bbox="357 1234 1267 1720" style="border: 1px solid black; padding: 5px;"> <p>EnvironmentLandcover Productive Land Classification 1994</p> <p>CLASSIFICATION</p> <ul style="list-style-type: none"> A B C D E F G H UT2 UT4 estuary exclude  </div>

Range of enterprises that could be sustained on a land unit	TDC Class							
	Very Flexible				Inflexible			
	A	B	C	D	E	F	G	H
Very Intensive Horticulture	■							
Semi-Intensive Horticulture	■	■						
Intensive Cropping	■	■	■					
Cropping	■	■	■	■				
Intensive Pastoral	■	■	■	■	■			
Extensive Pastoral	■	■	■	■	■	■		
Production Forestry	■	■	■	■	■	■	■	
Non Productive	■	■	■	■	■	■	■	■

Land Use Capability Classification

In terms of the national LUC system the land is predominantly LUC 4. Although this land class can be productive (not highly productive) particularly for pastoral use, it has severe physical limitations for arable use and moderate susceptibility to erosion. Here, the deferred site is mainly on the rolling lands with Ultic soils which have low fertility.



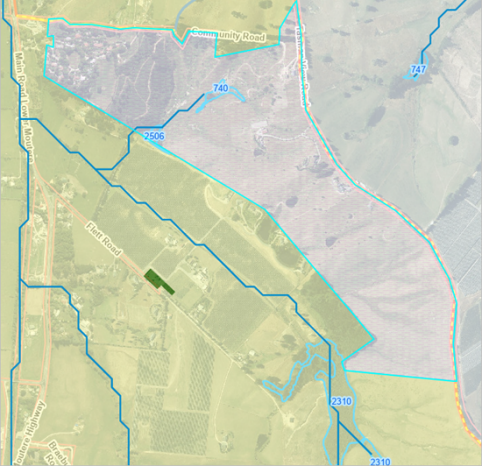
The southern most title within the deferred area forms part of a horticultural farm but is not being used for that productive purpose. As the title is located on the western side of the hill, likely reasons are, direction of the prevailing winds (from the west), shading (to less extents) and the resultant microclimate added to the main limitation (slope) make it less suitable for horticulture use than the eastern side of the hill.^{xii}

Overall, the productive capability of the deferred land is limited due to its mixed classification and long standing zoning, albeit deferred, for rural residential use.

Ecology - values, streams, SNAs, wetlands discharge implications

Currently, there are two identified wetlands within one of the titles within the deferred location. There are wetlands and an identified significant natural area on rural land just to the south of the deferred zoned location.

There is an opportunity to enhance the wetlands and connecting waterway on the deferred land at the time of consenting development.

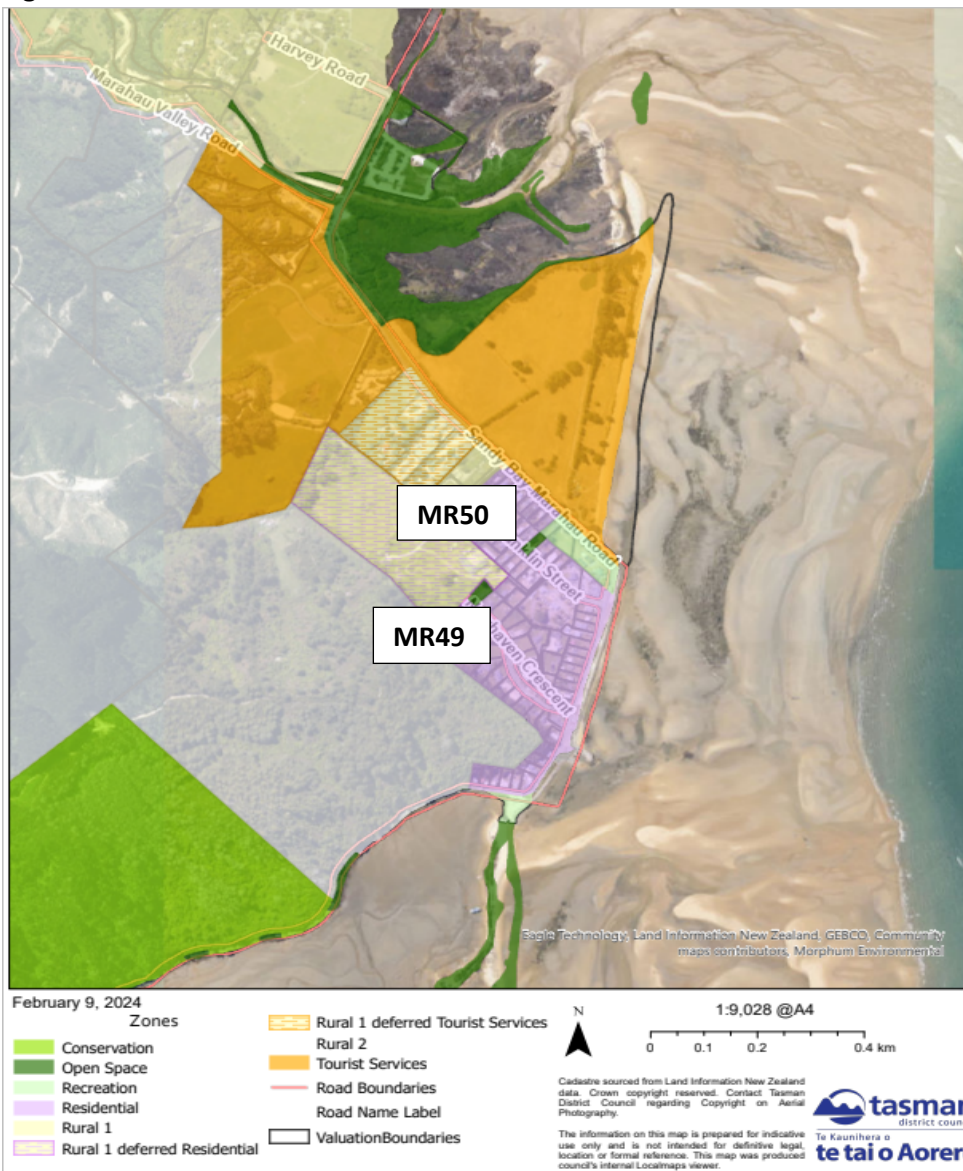
	
Natural hazards	The current <u>2024 Natural Hazards Review</u> (above) updates this issue.
Infrastructure Services - Three waters and transport	The current <u>2024 Infrastructure Background Report</u> (Appendix 2) addresses this issue. Services are not required for (unserved) Rural Residential zoned land.

32. Context

There are two deferred locations in Mārahau that are included in this draft plan change.

The Figure 14 below shows the locations in context of the village.

Figure 14 – Mārahau deferred zone locations



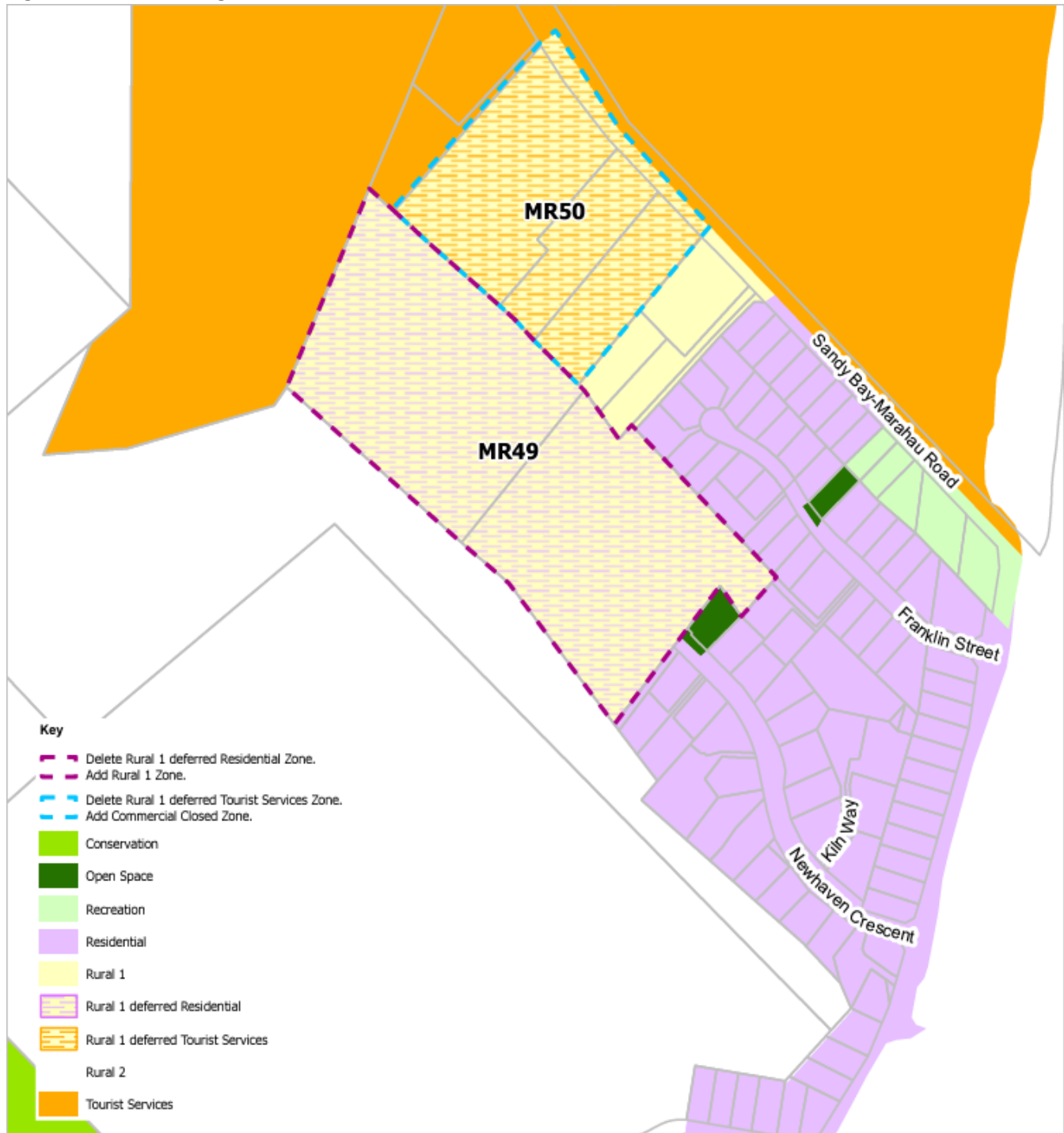
This plan change proposes to:

- Down zone site MR49 to Rural 1 from Rural 1 deferred Residential (served).
- Rezone site MR50 to Tourist Services – Closed from Rural 1 deferred Tourist Services.

The map below (Figure 15), shows the draft changes to the TRMP Zone map for Mārahau.

The changes are considered for each site.

Figure 15 - Draft Changes to Mārahau deferred zone locations



Planning Background to deferred zone sites in Mārahau

Mārahau, is located in a highly scenic location adjacent to the Able Tasman National Park and together with Kaiteriteri serves as the primary southern gateway into the ATNP.

Mārahau functions primarily as a service centre for visitors and tourists to ATNP. Commercial activities include accommodation, boat and kayak hire and seasonal café / restaurants. Use of the beachfront for recreation and commercial leisure activities causes congestion during the height of the season.

New Information

Both deferred zone sites, MR49 and MR50 were zoned for urban development in the early 2000's (planning background for individual site refers).

Updated flood modelling and sea level rise information now held by Council demonstrates that the road access and the village is vulnerable to a range of natural hazards such as flooding, coastal erosion (resulting in the rock wall adjacent to the access road), coastal inundation and future sea level rise, and slope instability.

The steep hill slopes that surround the Mārahau settlement are a Separation Point Granite geology that is susceptible to instability in high intensity rainfall events regardless of the type of land cover. Council acknowledges the concerns the community has with slope instability issues being exacerbated by plantation forestry harvest cycles.

There are geological constraints to provision of on-site water supply and wastewater on the deferred zone and other sites in the village. Consequently, the village is subject to TRMP Special Domestic Wastewater Disposal Area provisions.

MĀRAHAU

33. Site Location MR49

Area Name:	Newhaven Crescent
Town/Location:	Mārahau
Current Zone:	Rural 1 deferred Residential (serviced)
Reason for Deferred Zoning in Current TRMP:	Reticulated wastewater service required
Council LTP Development Area:	Part DA3
Area (ha):	6.8 hectares (rounded)
Recommended Zoning Change:	Delete Rural 1 deferred Residential (serviced). Add Rural 1.

Refer to Figure 15 above for Draft TRMP Zone Map showing MR49

2024 Summary of Key Considerations and Reasons for Changes

Wastewater Servicing	There is currently no Council wastewater reticulation system in Marahau, and there are no plans to provide such a system in the future. Previous investigations have identified no feasible alternative solution for wastewater disposal at this site.
Water Supply Servicing	There is currently no Council water supply reticulation system in Marahau, and there are no plans to provide such a system in the future.
Stormwater Servicing	There are no significant barriers to stormwater management on this site, but options will become increasingly limited in the future due to increasing coastal hazards as discussed below.
Transportation/Roadin g Servicing	Transportation access to the site is available off Newhaven Crescent.
Natural Hazards and Sea Level Rise	This site is subject to coastal hazards in terms of accepted planning timeframes.

2024 Review – Natural Hazards

Ground levels at this site are in the order of 3.4 to 4.0 metres (NZVD2016 vertical datum). The coast is approximately 200 metres east of the site and mean high water springs is currently 1.72 metres elevation (NZVD2016). As such, this site is subject to coastal hazards in terms of accepted planning timeframes.

The site is an area where seismic liquefaction damage is considered possible based on the underlying geology and relatively shallow groundwater levels.

2024 Review – Other relevant planning issues

<p>Planning Background</p>	<p>The southeast portion of the current deferred site was rezoned from Rural 1 to Rural 1 deferred Residential in February 2000, following decisions 374.4; 374.6 and 374.7 on the proposed TRMP, 1996.</p> <p>The remaining northeast portion was rezoned from Rural 1 to Rural 1 deferred Residential in December 2023 by Decision 496.1 and Variation 20 to the proposed TRMP. The variation added an indicative road through the site.</p> <p>In terms of government legislation (now repealed) in 2017, a Special Housing Area (SHAs) was gazetted for the site. The pattern of development proposed by the SHA was more intensive than anticipated by the TRMP and due to constraints associated with wastewater servicing, the application was withdrawn.</p>
<p>Population and growth</p>	<p><u>Currently</u>, in terms of Council’s Growth Modelling, the capacity of this site is assessed at 48 residential units, two of which are projected as needed in the next three years and the rest beyond 30 years.</p>
<p>Urban design and managing cross boundary / reverse sensitivity effects</p>	<p>The deferred site is not well placed to provide for residential use due to the risk and effects of natural and coastal hazards on the site.</p>
<p>Iwi interest, values and cultural heritage</p>	<p><u>Currently</u>, much of the land in low-land Mārahau is covered by a Cultural Heritage Precinct overlay, with multiple archaeological sites located within the precinct.</p> <p>TRMP records two cultural heritage sites on this deferred land and as mentioned above, for the NZ Archaeological Association register of sites records several sites in the wider vicinity.</p> <p>Both historic and cultural heritage information is being updated through current TEP work projects.</p> <p>In addition to the above, the Te Tau Coastal Marine Area, adjacent to Mārahau is a coastal statutory acknowledgement area for all Top of the South iwi except for Ngāti Tama ki Te Tau Ihu.</p>
<p>Natural and Historic places and sites</p>	<p><u>Currently</u>, Mārahau along with Kaiteriteri form part of the proposed Abel Tasman Landscape Character Area.</p> <p>The natural features of Otuwhero and Mārahau inlets have high visual and natural values, as do the ridge top and backdrop native forest behind the village. The native forest and wetland adjoining Otuwhero form an attractive entrance to Mārahau beside having</p>

	<p>intrinsic ecological values. The clear blue-green waters and golden sand beaches backed by forested hills contribute to their distinct and special coastal character.^{xiii}</p> <p>A portion of the village fronting the coast is located within the TRMP coastal environment area but the village area is excluded from the updated draft natural coastal environment area.^{xiv}</p>
<p>Community facilities including parks, reserves and green corridors</p>	<p><u>Currently</u>, the community is serviced locally by two neighbourhood reserves within the residential area, one with a playground and esplanade reserves adjoining the coast. There are two public toilets provided along the coastal area and one at the DOC carpark by the entrance to the ATNB.</p> <p>Most of the community facilities for Mārahau residents are provided in Motueka and Riwaka.</p>
<p>Topography and Productive Land</p>	<p>As the site has been deferred for residential use since 2003 and is located directly adjacent to the urban area, the NPS-HPL is of limited application.</p>
<p>Ecology - values, streams, SNAs, wetlands discharge implications</p>	<p><u>Currently</u>, there are no identified locations of natural significance on this site.</p> <p>There are identified Significant Natural Areas and a wetland on Tourist Service and Conservation zoned land to the north of this site and around Otuwhero Inlet.</p> <p>The discharges of sediment and nutrients need to be managed well due to the proximity of the coast.</p>
<p>Natural hazards</p>	<p>The <u>current 2024 Natural Hazards review</u> (above) reviews this issue.</p>
<p>Infrastructure Services - Three waters and transport</p>	<p>The <u>current 2024 Infrastructure Background Report</u> (Appendix 2) updates this issue.</p> <p>Currently, Council provides stormwater services to the residential parts of the Mārahau settlement and a largely rural road network with limited footpaths and walkways. There is no water supply or wastewater service meaning that residents must provide their own. There are geological constraints to provision of on-site water supply and wastewater.</p> <p>There is no existing or planned public transport service for Mārahau. Private touring bus and shuttle companies offer services from Nelson and Motueka to Mārahau, Kaiteriteri and ATNP.</p>

MĀRAHAU

34. Site Location MR50

Area Name:	Mārahau
Town/Location:	Mārahau
Current Zone:	Rural 1 deferred Tourist Services
Reason for Deferred Zoning in Current TRMP:	Reticulated wastewater and water supply services.
Council LTP Development Area:	Part DA4
Area (ha):	3.7 hectares (rounded)
Recommended Zoning Change:	Delete Rural 1 deferred Tourist Services. Add Commercial Closed Zone.

Refer to Figure 15 above for Draft TRMP Zone Map showing MR50

2024 Summary of Key Considerations and Reasons for Changes	
Wastewater Servicing	Site is currently used for tourist services and manages wastewater disposal. Future closed zoning will allow current activities to continue while not increasing environmental or infrastructure burden from increased wastewater flows.
Water Supply Servicing	Site is currently used for tourist services and manages private water supply (or individual supplies). Future closed zoning will allow current activities to continue with current water supplies.
Stormwater Servicing	There are no significant barriers to stormwater management on this site, but options will become increasingly limited in the future due to increasing coastal hazards as discussed below.
Transportation/Roadin g Servicing	Transportation access to the site is available off Sandy Bay-Marahau Road.
Natural Hazards and Sea Level Rise	The site is subject to coastal hazards in terms of accepted planning timeframes.

2024 Review – Natural Hazards

Ground levels at this site are in the order of 3.3 to 3.8 metres (NZVD2016 vertical datum). The coast is approximately 250 metres east of the site and mean high water springs is currently 1.72 metres elevation (NZVD2016). As such, this site is subject to coastal hazards in terms of accepted planning timeframes.

The site is an area where seismic liquefaction damage is considered possible based on the underlying geology and relatively shallow groundwater levels.

2024 Review – Other relevant planning issues

<p>Planning Background</p>	<p>The site was rezoned from Rural 1 to Rural 1 deferred Tourist Services in February 2000, following decisions 374.4; 374.6 and 374.7 on the proposed TRMP, 1996.</p> <p>Due to high demand, tourist services have been developed on this site despite the deferred zoning.</p> <p>Currently, in this PC79, the proposed zone is labelled ‘Commercial Closed Zone’ instead of ‘Tourist Services Closed Zone’ – to align with the National Planning Standards – which does not have a tourist services zone.</p> <p>Currently, the TRMP zone provisions for the Commercial and Tourist Services Zones are the same.</p>
<p>Population and growth</p>	<p><u>Currently</u>, in terms of Council’s Growth Modelling, the remaining capacity of this site is assessed at 1.5 business units, one of which is projected as needed in the next three years.</p>
<p>Urban design and managing cross boundary / reverse sensitivity effects</p>	<p>But for the risk and effects of natural hazards, <u>currently</u> the site, it is well placed to provide tourist services as it is located on the main road in the village centre and within a cluster of sites zoned for tourist services.</p>
<p>Iwi interest, values and cultural heritage</p>	<p><u>Currently</u>, much of the land in low-land Mārahau is covered by a Cultural Heritage Precinct overlay, with multiple archaeological sites located within the precinct.</p> <p>NZ Archaeological Association register of heritage sites records two sites within the deferred area and two further sites on the periphery.</p> <p>Both historic and cultural heritage information is being updated through current TEP work projects.</p> <p>In addition to the above, the Te Tau Coastal Marine Area, adjacent to Mārahau is a coastal statutory acknowledgement area for all Top of the South iwi except for Ngāti Tama ki Te Tau Ihu.</p>
<p>Natural and Historic places and sites</p>	<p>Same as for site MR49 above.</p>
<p>Community facilities including parks,</p>	<p>Same as for site MR49 above.</p>

reserves and green corridors	
Topography and Productive Land	As the site has been deferred for tourist services use since 2000 and tourist service activities have been consented on the site for over ten years, the NPS-HPL is of limited application.
Ecology - values, streams, SNAs, wetlands discharge implications	<p><u>Currently</u>, there are no identified locations of natural significance on this site. There are, however, identified Significant Natural Areas and a wetland on Tourist Service and Conservation zoned land to the north of this site and around Otuwhero Inlet.</p> <p>The discharges of sediment and nutrients need to be managed well due to the proximity of the coast.</p>
Natural hazards	The <u>current 2024 Natural Hazards review</u> (above) reviews this issue.
Infrastructure Services - Three waters and transport	<p>The <u>current 2024 Infrastructure Background Report</u> (Appendix 2) updates this issue.</p> <p>Currently, Council provides stormwater services to the residential parts of the Mārahau settlement and a largely rural road network with limited footpaths and walkways. There is no water supply or wastewater service meaning that residents must provide their own. There are geological constraints to provision of on-site water supply and wastewater.</p> <p>There is no existing or planned public transport service for Mārahau. Private touring bus and shuttle companies offer services from Nelson and Motueka to Mārahau, Kaiteriteri and ATNP.</p>

PATONS ROCK

35. Context

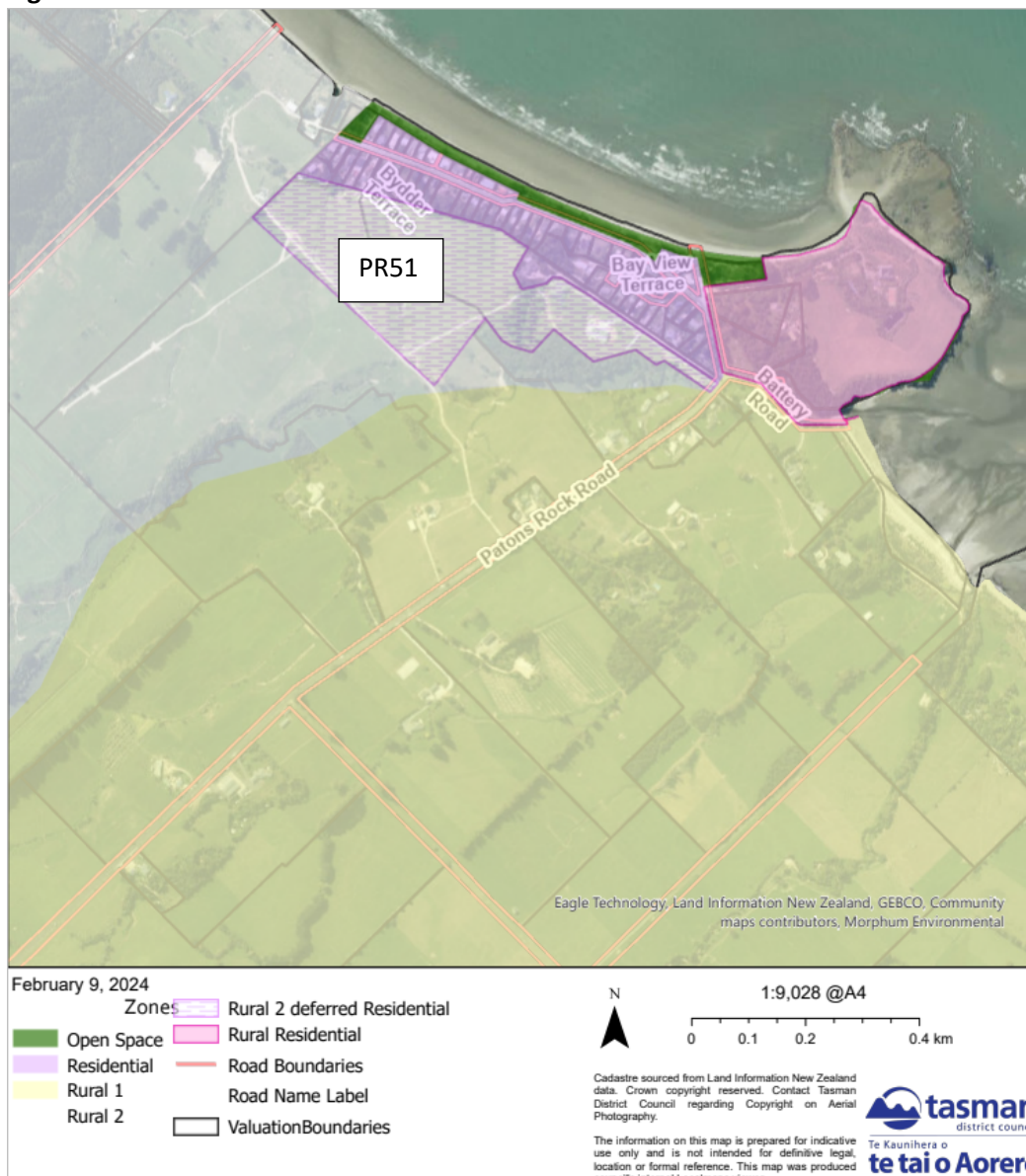
Paton's Rock is a small coastal settlement with holiday homes and a few permanent residents.

Severe problems associated with onsite disposal of wastewater together with the lack of a reticulated wastewater system has limited development.

There is one deferred zone location in Patons Rock that is included in this plan change. Figure 16 below shows its location, in Golden Bay.

The plan change proposes to rezone PR51 to Rural Residential Zone (unserviced) from Rural 2 Deferred Residential Zone) with a minimum lot size on subdivision of two hectares.

Figure 16: Patons Rock deferred zone location

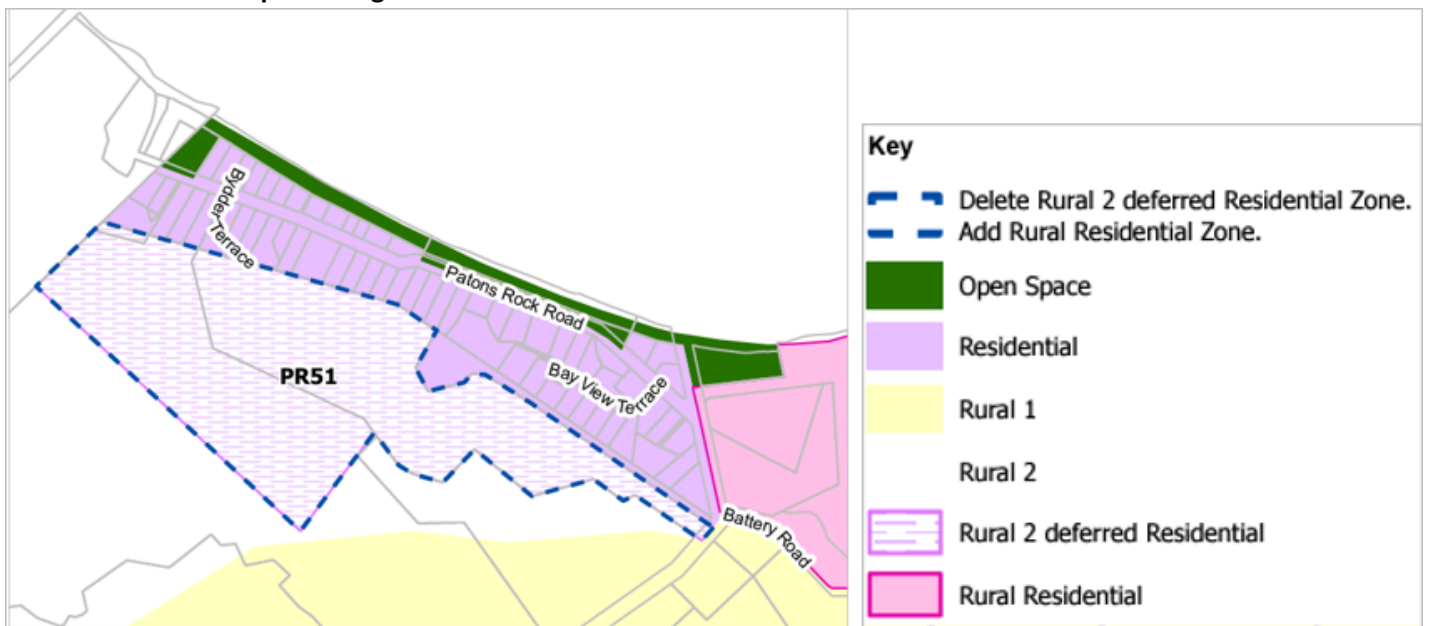


PATONS ROCK

36. Site Location PR51

Area Name:	Patons Rock Road
Town/Location:	Patons Rock
Current Zone:	Rural 2 deferred Residential
Reason for Deferred Zoning in Current TRMP:	Reticulated wastewater service required.
Council LTP Development Area:	Part DA1
Area (ha):	11.5 hectares (rounded)
Recommended Zoning Change:	Delete Rural 2 deferred Residential Zone. Add Rural Residential Zone Unserviced (with a minimum lot size of two hectares on subdivision).


Draft TRMP Zone Map showing PR51



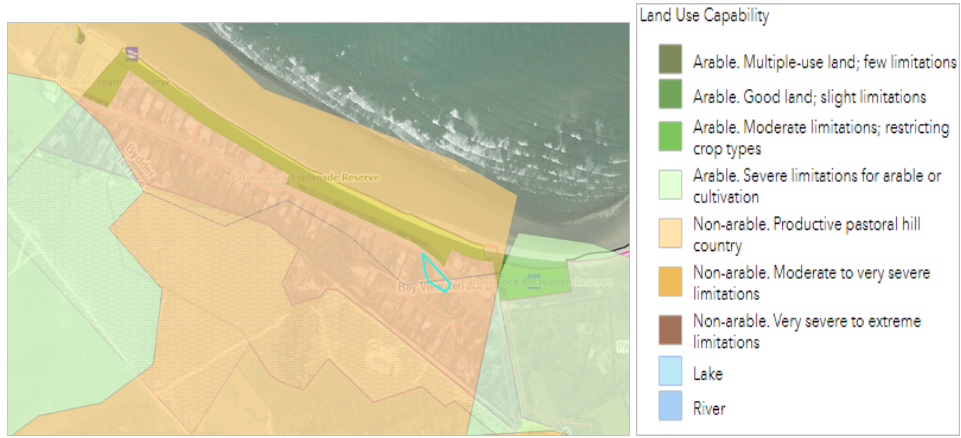
2024 Summary of Key Considerations and Reasons for Changes	
Wastewater Servicing	There are currently no Council wastewater services provided to this area, and there are no plans to provide such services in the future. Future rural residential zoning can proceed on the basis that such lots will be unserviced by Council, and they will need to provide a Council-approved private wastewater disposal solution at the time of resource consent. 2-hectare minimum lot size allows for on-site wastewater discharge. ^{xv}
Water Supply Servicing	There are currently no Council water supply services provided to this area, and there are no plans to provide such services in the future. Future rural residential zoning can proceed on the basis that such lots will be unserviced by Council, and they will need to provide a Council-approved private water supply solution at the time of resource consent.
Stormwater Servicing	Future rural residential development to provide adequate stormwater management plan to Council at time of resource consent. Stormwater discharge pathways to the environment are available for this site.
Transportation/Roadin g Servicing	Transportation access available from Patons Rock Road.
Natural Hazards and Sea Level Rise	This site is not subject to natural hazards.

2024 Review – Natural Hazards
This site is not subject to natural hazards. Several small tributary streams flow across the property.

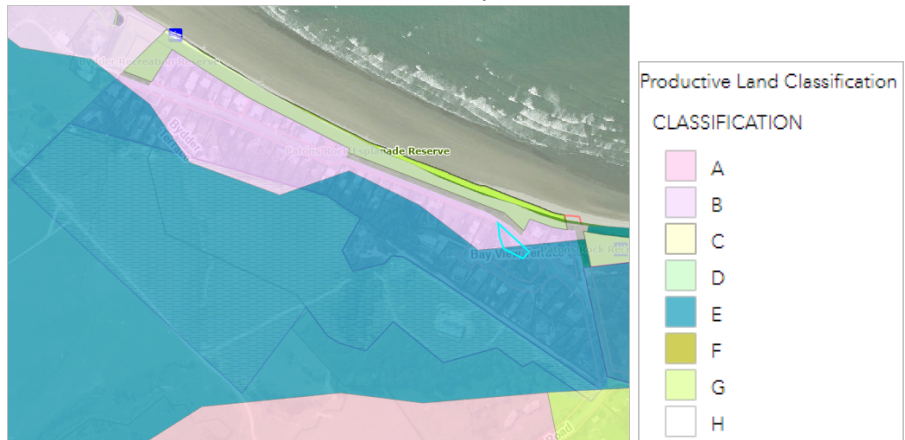
2024 Review – Other relevant planning issues	
Planning Background	<p>The northern or seaward portion of the site has been zoned Rural 2 deferred Residential since the inception of the TRMP.</p> <p>The southwestern portion of the site was rezoned from Rural 2 to deferred Residential in August 1999 in terms of Decision 266.3 on Proposed TRMP, 1996.</p> <p>Currently the TRMP Fire Sensitive Area that manages potential adverse amenity effects from outdoor door burning covers the residential zoned area and this deferred site. The Fire Sensitive Area will be applied at the same time the destination zone applied</p>
Population and growth	<p>Currently, Council has population projections for the Golden Bay/ Mohua but not specifically for small coastal settlements such as Paton’s Rock.</p> <p>Over past 30 years, the resident population of Golden Bay/ Mohua has increased from about 3,000 (in 1991) to 5,500 (in 2021).</p>

	<p>The LTP growth projection for the next 10 years for the Golden Bay / Mohua ward (including Patons Rock, Collingwood, Tākaka and Pohara /Ligar /Tata) is modest, as shown below.</p>  <p>The infographic is divided into two sections. The left section, titled 'CURRENT POPULATION', shows a large green number '5,500' above a row of 11 green human icons. The right section, titled 'THE PLAN'S GROWTH SCENARIO FOR THE NEXT 10 YEARS', contains three circular icons: a group of three people labeled '+200 MORE RESIDENTS', a house icon labeled '+250 NEW HOUSES', and a multi-story building icon labeled '+20 NEW BUSINESS PROPERTIES'. A small 'xvi' is located at the bottom right of the infographic.</p>
<p>Urban design and managing cross boundary / reverse sensitivity effects</p>	<p>The site is an appropriate location for rural residential development as it consolidates the settlement and avoids the spread of further development along the coast.</p> <p>There is limited potential for reverse sensitivity effects between the existing farmland to the south of the site. This will be managed through the TRMP's existing building bulk and location rules, noise, and discharge provisions.</p>
<p>Iwi interest, values and cultural heritage</p>	<p><u>Currently</u>, both TRMP and NZ Archaeological Association register of sites records a cultural heritage site on the deferred land and several sites in the vicinity and the headland area. An archaeological assessment is likely to be required before development proceeds.</p> <p>Both historic and cultural heritage information is being updated through current work projects.</p>
<p>Natural and Historic places and sites</p>	<p><u>Currently</u>, there are no TRMP listed trees or historic buildings on the deferred site.</p> <p>Council's current draft outstanding landscape and features information assesses the whole of Golden Bay / Mohua Coastal Marine area as an outstanding natural landscape with the coastal headland at Paton's Rock noted as a particularly significant land form. Other particularly significant ecological attributes include the habitat that supports a wide range of birds.^{xvii}</p> <p>The deferred site lies partially with the current TRMP coastal environment area and fully within the recently updated draft coastal environment extent. ^{xviii}</p> <p>Build development within the coastal environment extent may be assessed to ensure the district's valued landscapes and coast are safeguarded from specific future activities that would impact on what makes them special.</p>
<p>Community facilities including parks, reserves and green corridors</p>	<p><u>Currently</u>, a boat ramp and toilet facilities are located at Paton's Rock beach within two Recreation reserves adjoining the coastal Esplanade reserve.</p> <p>Most of the community facilities for Paton's Rock residents are provided in Tākaka.</p>
<p>Topography and Productive Land</p>	<p>As the site has been deferred for residential use since 1999 and is located directly adjacent to the urban area, the NPS-HPL is of limited application.</p> <p>In terms of the two productive land classification systems that Council <u>currently</u> refers to, namely: the national Land Use Capability System and the Tasman Productive Land Classification systems 1994, the land is assessed as nonarable or arable with severe limitations.</p>

Land Use Capability System



Tasman Productive Land Classification systems 1994



<p>Ecology - values, streams, SNAs, wetlands discharge implications</p>	<p><u>Currently</u>, there are no identified locations of natural significance on this site.</p> <p>The discharges of sediment and nutrients need to be managed well due to the proximity of the coast and the high natural values of the coastal environment.</p>
<p>Natural hazards</p>	<p>The <u>current 2024 Natural Hazards review</u> (above) reviews this issue.</p>
<p>Infrastructure Services - Three waters and transport</p>	<p>The <u>current 2024 Infrastructure Background Report</u> (Appendix 2) together with the Rounce Project Solutions, 2023 Report addressing on-site Wastewater Disposal Assessment updates this issue.^{xix}</p>

ⁱ Tasman Growth Projections 2021-2051; Summary of Council’s Growth Model as Supporting Information for the Long-Term Plan 2021-2031’. Tasman District Council (<https://www.tasman.govt.nz/my-council/key-documents/more/growth/growth-model/>)

ⁱ National Policy Statement on Urban Development: Housing and Business Assessment for Tasman, July 2021

ⁱⁱ National Policy Statement on Urban Development: Housing and Business Assessment for Tasman, July 2021

ⁱⁱⁱ National Policy Statement on Urban Development: Housing and Business Assessment for Tasman, July 2021

^{iv} WSP: Residential Growth Plan Change -Wakefield, Background Report – technical reference document, 25 July22

^v Tasman Environment Plan Issues and Options Urban report 2 - Tasman Towns and Villages, Murchison chapter.

^{vi} Tasman Environment Plan Issues and Options Urban report 2 - Tasman Towns and Villages, Murchison chapter.

^{vii} Tasman Resource Management Plan: Proposed Plan Change 77: Murchison – Residential Growth, Section 32 Evaluation Report

^{viii} WSP: Residential Growth Plan Change -Wakefield, Background Report – technical reference document, 28 July22

^{ix} Tasman Resource Management Plan: Proposed Plan Change 77: Murchison – Residential Growth, Section 32 Evaluation Report

^{xii} Councils Resource Scientist Soils, email correspondence, August 2023

^{xiii} Tasman Towns and Centres, working draft, Boffa Miskell, July 2022

^{xiv} TeTaio Aorere/Tasman District Coastal Environment Study, Draft, October 2020

^{xv} Rounce Project Solutions, November 2023. On-site Wastewater Disposal Assessment Report – Proposed Patons Rock Road Rezoning (Lot1DP15394 and Part Lot 2DP430877).

^{xvi} Tasman Environment Plan Issues and Options Urban report 2 - Tasman Towns and Villages, page 35.

^{xvii} TeTaio Aorere/Tasman District Coastal Environment Study, Draft, October 2020

^{xviii} TeTaio Aorere/Tasman District Coastal Environment Study, Draft, October 2020

^{xix} Rounce Project Solutions, November 2023. On-site Wastewater Disposal Assessment Report – Proposed Patons Rock Road Rezoning (Lot1DP15394 and Part Lot 2DP430877).