



Tasman Resource Management Plan

**PROPOSED PLAN CHANGE NO. 66
WITHOUT LEGAL EFFECT**

Richmond Housing Choice

**Explanatory Statement
and
Schedule of Amendments**

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

NOTE:

- Red underlined text denotes proposed new text inserted or amended.
- Red strikethrough text denotes text deleted.
- Grey-shaded, red strikethrough text indicates text moved elsewhere but not materially modified. (This excludes rule headings in a lighter grey.)
- Grey-shaded, red underlined text indicates text moved *from* elsewhere but not materially modified. (This excludes rule headings in a lighter grey.)

Notified: Saturday 14 October 2017

TASMAN DISTRICT COUNCIL
Tasman Resource Management Plan

PROPOSED PLAN CHANGE 66
Richmond Housing Choice

Notified 14 October 2017

Explanatory Statement

The purpose of the Plan Change is to increase the choice of living opportunities in Richmond to allow for:

- (a) residential intensification in central Richmond in the Richmond Intensive Development Area (RIDA) as shown on the planning maps; and
- (b) a change to the compact density provisions for Richmond South and West.

RIDA is located close to the facilities provided in the town centre. In addition to standard density residential development, RIDA provides the opportunity for intensive residential development.

RIDA is intended to absorb some of the further residential growth of Richmond, together with Richmond South, West and East development areas.

The Richmond Development Study (2003) assessed the growth options for Richmond. Denser growth and development was identified by Council as part of a package of options, which included outward expansion onto new greenfields land and intensification of existing urban areas.

The Study identified more compact forms of urban growth as important for the following reasons:

- Encroachment onto rural productive land is reduced.
- The extent of adverse effects associated with urban development can be better managed.
- Services such as water, wastewater, and stormwater can be provided more efficiently.
- Better energy efficiency can be achieved, particularly where associated with urban transportation.

An aging population and reduced household sizes are resulting in an increased demand for small and compact properties.

Currently the Plan provides for medium density housing development in Richmond locations in the form of Compact Density development in new greenfield locations in Richmond South and West, and in the form of Comprehensive development in the rest of Richmond except for Richmond East above Hill Street.

The Plan Change introduces additional objectives and policy provisions to support medium density housing development in Richmond and to enable intensive housing through infill and redevelopment in RIDA, an existing 'brownfield' location in central Richmond around the town centre.

Intensive Housing in RIDA

The Plan Change promotes intensive housing in RIDA with a high standard of amenity through adherence to minimum standards for density, height, setbacks, bulk and scale of the housing relative to its context, and adjacent land uses, including streets. For RIDA, the Plan Change introduces a new reduced lot size (200 sqm) along with reduced parking and access standards that are appropriate for intensive housing located close to the town centre. Some of the bulk and location standards for intensive housing are the same as those for Compact Density housing, including the requirements for outdoor living space, the building envelope and external boundary setback standards. For RIDA, the Change includes existing standards and also introduces a new standard that protects privacy and visual amenity.

The Plan Change enables consents for subdivision and residential building activity for intensive development in RIDA to be applied for separately. Subdivision for intensive housing in RIDA is a Controlled activity provided that a complying building envelope is shown and key standards are met. Land Use (building construction) is a Restricted Discretionary activity if key standards are met.

The Plan Change aims to manage development so that stormwater from additional development does not cause flooding or contribute to any damage caused by flooding. To that end, the Plan Change introduces a new permitted stormwater standard that provides for onsite stormwater detention for additional site coverage resulting from new development; for specified flood flowpath protection and for infiltration of stormwater into the ground. A new planning map titled 'Specified Stormwater Flood Flowpaths—Richmond Intensive Development Area' shows the major flowpaths within RIDA. It does not show minor stormwater flowpaths or flows resulting from unexpected blockages.

Compact Density Development in the Richmond South and West Development Areas

The Plan Change proposes a reduction in the current minimum parent site size for Compact Density subdivision in the Richmond South and West Development Areas from 5,000 sqm to 1,500 sqm thus aligning the standard with that for the Mapua Special Development Area and the Motueka Compact Density Residential Area.

Other minor changes to the Compact Density provisions correct errors or are made for consistency purposes.

Residential Subdivision Provisions

The Plan Change makes some minor changes to the residential subdivision rules for the purpose of aligning specific provisions with other parts of the Plan. Schedule 16.3C relating to services required on subdivision is amended to correctly reflect the Permitted activity subdivision provision for stormwater. Also, the subdivision provision which subjects sites located within 60 metres of Designation 127 to a consent notice to ensure compliance with the Residential Zone (building construction and alteration) Permitted rule relating to internal sound levels is amended to align with the Residential Zone rule.

Urban Design Guide

In addition to a new Plan standard that protects privacy and visual amenity in RIDA, the Plan Change introduces a new urban design guideline to facilitate privacy for internal spaces.

Plan Legibility

For the purpose of improving Plan legibility, substantial portions of text in Chapter 16.3.1 relating to Residential subdivision and Chapter 17.1 relating to the Residential Zone have been relocated within the Chapter. The text which has not changed, but just moved, is shown in grey shading.

CHAPTER 2: MEANINGS OF WORDS

[Unchanged text omitted]

2.2 DEFINED WORDS

Annual Exceedance Probability or AEP - means the probability that an occurrence or event, including any natural hazard, that is greater than a given size, happens within a period of a year.

[Unchanged or irrelevant text omitted]

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

C5 3/06 Op 10/10

C10 10/07 Op 3/14

C22 2/11 Op 1/15

Comprehensive residential development – means a comprehensively planned and designed collection of three or more dwellings on one site.

[Unchanged or irrelevant text omitted]

Groundwater – means water occupying openings, cavities, or spaces in soils or rocks under the ground.

Groundwater recharge - means stormwater that passes through surface soil and adds to groundwater.

[Unchanged or irrelevant text omitted]

Impervious surface – means any man-made or modified land surface that prevents or significantly reduces the infiltration of water into the soil or any naturally occurring ground surface during a rainfall event, and includes buildings, concrete, asphalt, and sealed pavers.

C7 7/07
Op 10/10

[Unchanged text omitted]

Intensive development – means medium density residential housing development in the Richmond Intensive Development Area, where there is one or more dwellings on any site.

[Unchanged or irrelevant text omitted]

Medium density development - means residential development with a dwelling density between 20 – 30 dwellings per hectare on sites averaging between 200 – 300 square metres in extent including Compact Density, Comprehensive and Intensive housing development.

[Unchanged or irrelevant text omitted]

Standard density development - means residential development with a dwelling density between 10 – 20 dwellings per hectare on sites averaging between 350 – 1,000 square metres in extent.

[Unchanged or irrelevant text omitted]

Void volume - means the volume within a stormwater device that can effectively be filled with water.

CHAPTER 5: SITE AMENITY EFFECTS

5.0 INTRODUCTION

Land use frequently has effects which cross property boundaries. Those effects may add to or detract from the use and enjoyment of neighbouring properties. They may also affect natural resource values, such as air and water quality, or common goods such as views or local character.

[Unchanged text omitted]

5.3 VISUAL AND AESTHETIC CHARACTER

5.3.1 Issues

5.3.1.1 Some localities exhibit special characteristics which people wish to retain.

5.3.2 Objective

Maintenance and enhancement of the special visual and aesthetic character of localities.

5.3.3 Policies

Refer to Rules sections 16.3, 17.5 – 17.8, 18.1, 18.3, 18.12.

5.3.3.1 To maintain the low or medium density residential character within the existing urban areas, except where higher residential density is provided for in specified development areas.

C5 3/06
Op 10/10

5.3.3.1A To enable medium density housing with a high standard of amenity in specified locations.

5.3.3.2 To maintain the open space value of rural areas.

5.3.3.3 To avoid, remedy or mitigate the adverse effects of the location, design and appearance of buildings, signs and incompatible land uses in areas of significant natural or scenic, cultural, historic or other special amenity value.

5.3.3.4 To avoid, remedy or mitigate the adverse effects of activities on the character and sets of amenity values in specific urban locations.

5.3.3.5 To maintain and enhance features which contribute to the identity and visual and aesthetic character of localities, including:

- (a) heritage sites and buildings;
- (b) vegetation;
- (c) significant landmarks and views.

5.3.3.6 To provide clear and distinctive boundaries to urban areas in relation to main highway routes.

[Unchanged text omitted]

CHAPTER 6: URBAN ENVIRONMENT EFFECTS

6.0 INTRODUCTION

The District contains a dispersed pattern of over 30 small settlements in a mainly rural setting - with only Richmond and Motueka having a population of over 5,000. Population growth requires careful monitoring so that the reasonably foreseeable needs of future generations for land and other resources can be predicted and met.

There has been rapid growth in the settlements of Richmond, Brightwater and Wakefield on the Waimea Plains (which contain some of the District's most versatile land), at Mapua, Motueka and at coastal settlements in Golden Bay such as Pohara and Parapara since 1985. C58 11/15
Op 7/17

The population of some inland towns such as Murchison and Tapawera has declined slightly in recent years. New residents have been attracted to the District because of its intrinsic qualities such as good climate and attractive environment. The major urban area of Nelson City lies a few kilometres to the north east of the District and many residents of the Waimea Basin settlements commute to work in industrial and commercial areas in Nelson.

The key locational and urban form issues are:

- (a) Urban development that provides a liveable and sustainable environment for the community through the use of careful design. C5 3/06
Op 10/10
- (b) Urban growth that minimises the loss of the most productive and versatile land in the District.
- (c) Urban development that avoids locations where it has the potential to be adversely affected by loss or damage from natural hazards.
- (d) The ability to service urban growth (including new residential subdivision) cost effectively and sustainably. Compact urban form can promote efficient use of existing utility services, energy and infrastructure.
- (e) The effect of urban expansion on the character of coastal locations.
- (f) The efficient use and development of the scarce industrial land resource.
- (g) Effective use of commercial land resources.
- (h) Maintenance and enhancement of environmental character and design features in towns. The relationship between buildings and ridgeline features is an issue in some towns.
- (i) The extent of urban expansion bordering national parks.
- (j) The cumulative effect of more dense development on stormwater quality and flood risk. C7 7/07
Op 10/10
- (k) Residential development that provides for a diversity and choice of housing density and form to cater for a growing population, a changing demographic profile and a range of living options.

Six general urban objectives and related policies cover all broad urban issues and some settlements have further policies which relate to particular local land issues.

6.1 SUSTAINABLE URBAN DESIGN AND DEVELOPMENT

6.1.1 Issue

C5 3/06
Op 10/10

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

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

C5 3/06
Op 10/10

6.1.2 Objectives

C5 3/06
Op 10/10

6.1.2.1 Urban buildings, places, spaces and networks that together, by design, sustain towns as successful places to live, work and play.

6.1.2.2 A wide range of living opportunities in urban locations that incorporate urban design principles.

6.1.3 Policies

Refer to Rule sections 16.3, 16.4.

6.1.3.1 To encourage subdivision and development to incorporate sustainable urban design principles by:

C5 3/06
Op 10/10

- (a) encouraging a sense of place and identity;
- (b) working with the natural characteristics of sites;
- (c) creating opportunities to enhance natural values;
- (d) providing a high degree of connectivity within road networks;
- (e) providing for safe walking and cycling;
- (f) designing local roads to ensure a safe low traffic speed environment on local streets and accessways;
- (g) creating a streetscape which enhances perceptions of safety;
- (h) managing stormwater run-off on site where possible, and ensuring off-site stormwater run-off does not increase flood risk nor adversely affect water quality in waterways and the coastal marine area for aquatic ecosystems and recreation; and
- (i) locating and designing development to address cross-boundary effects between land uses.
- (j) encouraging ~~locating~~ medium density housing development ~~more in the forms of~~ compact density and comprehensive housing and intensive residential development within walking distance of or close to town centres and urban facilities, including public transport.

C22 2/11
Op 1/15

(k) providing for a choice of residential density and form within the District, taking into account people's preferences, the existing character of neighbourhoods, topography,

proximity to town centre, the capacity of infrastructure and the constraints of the land resource.

6.1.3.1A To encourage medium density housing developments that achieve a high standard of amenity in areas identified on the planning maps as the Richmond South, Richmond West, Mapua Special and Richmond Intensive development areas and the Motueka West Compact Density Residential Area by:

- (a) ensuring the suitable and compatible location, height, density, scale and bulk of intensive residential development relative to its context and adjacent land uses, including streets and reserves.
- (b) encouraging best practice and design through the use of the Council’s Urban Design Guide.

6.1.3.2 To integrate the management of stormwater run-off with the maintenance and enhancement of natural waterways, vegetation and wetlands, and co-locate provision of passive recreational opportunities, and pedestrian and cycle access. C5 3/06
Op 10/10

6.1.3.3 To ensure the establishment of riparian planting along urban waterways to maintain and enhance water quality and natural habitats, improve indigenous biodiversity of the catchment, and reduce stream bank erosion while providing access for channel maintenance. C5 3/06
Op 10/10

6.2 LAND EFFECTS FROM URBAN GROWTH

6.2.1 Issues

6.2.1.1 How to provide for urban growth that keeps the loss of land of high productive value to a minimum and that avoids or mitigates the risks of extending onto land subject to natural hazards.

6.2.1.2 How to use existing urban land and infrastructure effectively and efficiently to accommodate the growing population, the changing demographic profile and a diversity of living opportunities.

6.2.2 Objectives

6.2.2.1 Urban growth that avoids or mitigates the loss of land of high productive value and the risks of extending onto land subject to natural hazards.

6.2.2.2 Urban growth and sufficient opportunities, including redevelopment opportunities that encourage more efficient use of land, energy and provision of infrastructure, services and amenities.

6.2.3 Policies

Refer to Policy sets 7.1, 7.4, 13.1.

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

6.2.3.1 To allow infill development of existing allotments in the serviced townships that have an urban zoning as a means of minimising encroachment on the most versatile land in the District.

6.2.3.2 To permit smaller residential lot sizes in the townships of Motueka, Richmond and part of Mapua. C22 2/11
Op 1/15

6.2.3.2A To encourage and promote medium density development that achieves a high standard of amenity in areas specified on the planning maps as the Richmond South, Richmond West, Mapua Special and Richmond Intensive development areas and the Motueka West Compact Density Residential Area.

6.2.3.3 To minimise the loss of land of high productive value in allowing for further urban development, while having regard to:

- (a) the efficient use of resources, including land, infrastructure, and energy;
- (b) the quality of the urban environment.

[Unchanged text omitted]

6.2.20 Methods of Implementation

6.2.20.1 Regulatory

- (a) Subdivision rules permitting small residential allotments in urban zones except on the urban-rural interface.
- (b) Subdivision rules permitting the smallest residential lots in Motueka and Richmond.
- (c) Zones that contain urban development away from land of high productive value.
- (d) Zones that contain urban development away from land with a moderate to high risk of natural hazard.
- (e) Subdivision and land use rules limiting development where inundation cannot be mitigated. **C10 10/07
Op 3/14**
- (f) Subdivision and land use rules requiring minimum ground levels above mean sea level for buildings and allotments.
- (g) Subdivision and zone rules and an urban design guide that manage medium density development.

6.2.20.2 Investigations and Monitoring

- (a) Monitoring of lands of different quality and changes in the extent and location of land uses, including buildings.
- (b) Monitoring changes in coastal patterns of seawater inundation and erosion. **C10 10/07
Op 3/14**

6.2.30 Principal Reasons and Explanation

The townships on the Waimea, Motueka and Riwaka plains are located on land with the highest productive value in the District, which coincides with a favourable climate for horticultural, viticultural and agricultural production. Such production contributes significantly to the regional economy. Versatile land is a scarce resource in the District (estimated at only 5.4 percent of the land area of the District) that should be kept available to meet the needs of future generations.

Proposed as at 10 December 2016

[Last sentence above is amended as follows:]

~~Versatile~~ Land with high productive value is a scarce resource in the District (estimated at only 5.4 percent of the land area of the District) that should be kept available to meet the needs of future generations.

**C60 1/16
(D 12/16)**

Any urban expansion onto these lands should be minimised as much as practicable. Where a township is entirely surrounded by versatile soils, some urban encroachment may be necessary from time to time when there are no other practical options.

Proposed as at 10 December 2016

[Last sentence above is amended as follows:]

Where a township is entirely surrounded by ~~versatile~~ high productive value soils, some urban

**D 12/16
(C60)**

encroachment may be necessary from time to time when there are no other practical options.

Options for future urban expansion in each of the main settlements have been assessed, taking into account factors such as traffic effects, access to utility services, hazard effects, landscape effects and effects on versatile soils.

Proposed as at 10 December 2016

[Sentence above is amended as follows:]

Options for future urban expansion in each of the main settlements have been assessed, taking into account factors such as traffic effects, access to utility services, hazard effects, landscape effects and effects on ~~versatile soils~~ productive value.

C60 1/16
(D 12/16)

Each of these factors should be considered in ~~allowing land for further urban development~~ assessing the effects of urban development.

Urban expansion needs to be sensitive to natural drainage processes within catchments. Areas that have significant drainage issues, such as high groundwater, areas that are low-lying, and areas that may be flood prone, are generally not suitable for urban expansion and intensification. Inappropriate residential, recreational, commercial and industrial development will result in downstream stormwater effects such as flooding and a reduction in water quality for ecosystem, human health and recreational values and uses.

C7 7/07
Op 10/10

While the low density and low-rise character and scale of the settlements is to be maintained compared with larger centres outside the District, resubdivision of existing allotments is encouraged to make more efficient use of the existing land resource in serviced settlements zoned urban. The smallest residential allotment size is permitted in the larger settlements that are located on the most versatile soils to lessen the demand for growth onto greenfield sites. Also, Motueka and Richmond are characterised by a relatively high proportion of elderly residents who often prefer small lot sizes.

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

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

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

[Unchanged text omitted]

6.2.40 Performance Monitoring Indicators

6.2.40.1 Area of land taken up for urban purposes, including highly productive land.

Proposed as at 10 December 2016

[Indicator above is amended as follows:]

6.2.40.1 Area and type of land taken up for urban and rural residential purposes, ~~including highly productive land~~.

C60 1/16
(D 12/16)

6.2.40.2 Percentage of consents issued that waives any urban building setback from rural zones.

6.2.40.3 The type and percentage of consents issued that involve comprehensive, intensive and compact density residential development.

6.8 RICHMOND

6.8.1 Issues

The key issues for the future development of Richmond are:

- | | | |
|----------------|---|----------------------|
| 6.8.1.1 | The management of peripheral growth in a manner that enables Council to progressively upgrade services on the western, south-eastern and north-eastern margins of Richmond. | C10 10/07
Op 3/14 |
| 6.8.1.2 | Industrial and mixed business land located to minimise adverse effects on neighbours, on the Waimea estuary, watercourses and their margins, and on the productive potential of land. | |
| 6.8.1.3 | Enhancement of the setting of Richmond, especially the coastal margin and the hill backdrop. | |
| 6.8.1.4 | Upgrading of the amenity of the central business area, main highway routes and town entrances. | C10 10/07
Op 3/14 |
| 6.8.1.5 | Maintaining the Central Business Zone as the central focus for intensive retailing, administration and community interaction, and as the core pedestrian-oriented area. | |
| 6.8.1.6 | <u>Meeting the demand for a range and choice of residential housing within the Residential Zone in Richmond.</u> | |

6.8.3 Policies

- | | | |
|----------------|--|---------------------|
| 6.8.3.1 | To provide serviced residential and rural-residential land on the less versatile land on the north-east fringe of Richmond and to establish higher performance standards for the use of on-site disposal of domestic wastewater systems in the Richmond Foothills Special Domestic Wastewater Disposal Area. | C20 8/10
Op 8/12 |
| 6.8.3.2 | To extend business zoning on Gladstone Road south-west of the existing commercial zone from Lower Queen Street to the northern end of Jubilee Park. | |
| 6.8.3.4 | To develop a reserve network along the coastal margin where practicable to protect the wetlands and high conservation values of the Waimea Inlet and to provide reserve linkages between the coastline and the Richmond hills. | |
| 6.8.3.5 | In the north-east Richmond Residential and Rural Residential Serviced Zones, to utilise as far as practicable natural watercourses in an unenclosed and natural state for stormwater disposal. | C20 8/10
Op 8/12 |
| 6.8.3.6 | To enable the expansion to the south of Richmond, limited by the spur ridges between Hart Road and White Road, while ensuring: <ul style="list-style-type: none"> (a) a range of housing densities with high amenity levels is encouraged; (b) the efficient use of land and infrastructure; and (c) the provision of high levels of amenity and public access within the area; and (d) the reverse sensitivity of existing rural activities to residential development arising from adverse cross-boundary effects and amenity values across the interface of urban and rural areas is addressed. | C5 3/06
Op 10/10 |
| 6.8.3.7 | To retain a rural environment on the spur ridge hill land between Hart Road and White Road but to consider appropriate provision for future residential development to some degree on the | |

land, following structure planning and the provision of an appropriate level of infrastructural servicing.

- 6.8.3.8** To require residential development in the Richmond South, Richmond West and Richmond East development areas to occur in a staged manner based on the provision of infrastructure, including water, wastewater and stormwater, and so defer development until these services can be provided or upgraded to the Council's satisfaction.

C5 3/06
Op 10/10

C10 10/07
Op 3/14

C20 8/10
Op 8/12

- 6.8.3.9** To establish in the Richmond South Development Area a linked open space network with public access, integrated with:

C5 3/06
Op 10/10

(a) walkways and cycleways; and

(b) waterway networks to ensure effective stormwater management.

Proposed as at 18 August 2012

[Policy 6.8.3.9 deleted (refer proposed new Policy 6.8.3.24)]

C37 8/12

Urban Expansion

C10 10/07
Op 3/14

- 6.8.3.10** To provide for the expansion and intensification of the Richmond urban area over a 20-year timeframe from 2006 to 2026 within a contained footprint and clearly identified urban boundaries in the following localities:

Richmond South

Limited southward residential expansion between State Highway 6 north of Hope, and Hill Street, and a local commercial node, with Stage 1 being defined by Spur Ridges between Hart Road and Whites Road.

Central Richmond

Residential and business intensification of central Richmond, ~~and intensification options for compact density development and comprehensive residential development in Residential Zones.~~

The Richmond Intensive Development Area provides for residential intensification through a combination of infill and redevelopment in the existing central residential area close to the town centre.

Richmond East

Limited residential intensification in suitable locations in Richmond east, including land south of Champion Road and east of Hill Street, where this is not limited by identified natural hazards.

Limited serviced rural residential expansion in Richmond east on the south east hill slope fringe of Richmond, where this is not limited by identified natural hazards.

C10 10/07
Op 3/14

C20 8/10
Op 8/12

Richmond West

Limited urban expansion in Richmond west in the Lower Queen Street area northwest of State Highway 6 to accommodate residential, business and industrial land, with the exception of industrial development which is to occur north of McShane Road and west of Lower Queen Street, and north of Headingly Lane and east of Lower Queen Street.

C10 10/07
Op 3/14

- 6.8.3.11** To provide for the extension of the Richmond urban area beyond 2026 in the following localities:

Hope

Limited expansion in Hope to accommodate residential and business development.

Richmond West

Limited expansion in Richmond West to McShane Road as the town edge and boundary between urban and rural land uses, with the exception of a light industrial park to be located outside the town boundary opposite the MDF plant.

- 6.8.3.12** To provide for development in a planned way and ensure that the pattern of development being set to 2026 serves the town over the longer term: 2026 to 2051.
- 6.8.3.13** In the Richmond West Development Area to ensure a choice and a regular supply of land through:
- (a) planning development in stages that integrate servicing and economic development efficiencies;
 - (b) providing for a sufficient long term land bank;
 - (c) providing for a Mixed Business Zone that complements the Richmond Central Business and Commercial zones.

C10 10/07
Op 3/14

[Unchanged text omitted]

Residential Density

6.8.3.27A To provide for a range of housing choices in the Residential Zone in Richmond in specified locations.

Residential Intensification

6.8.3.27B To provide for medium density residential housing in the Residential Zone in Richmond as follows:

- (a) In the Richmond South and Richmond West development areas, in the form of compact density development.
- (b) In the Richmond Intensive Development Area, in the form of intensive development.
- (c) In the Residential Zone outside of the Richmond South, Richmond West and the Richmond Intensive development areas, in the form of comprehensive development.

Richmond Intensive Development Area

6.8.3.27C In the Richmond Intensive Development Area:

- (a) to provide for medium density residential development in the form of intensive housing.
- (b) to encourage and promote intensive housing with a high standard of amenity through adherence to minimum standards for density, height, setbacks, bulk and scale of the housing relative to its context, and adjacent land uses, including streets.
- (c) to manage development so that stormwater does not cause flooding or contribute to any damage caused by flooding.

6.8.20 Methods of Implementation

6.8.20.1 Regulatory

- (a) Provision of a serviced Rural Residential Zone.
- (b) Deferred Residential Zone north west of Hill Street.

6.8.20.2 Investigations and Monitoring

- (a) Investigate opportunities for industrial and business development through the Coastal Tasman Area Strategic Development Review.

6.8.20.3 Works and Services

- (a) Develop a riparian and coastal reserves network for Richmond.

6.8.30 Principal Reasons and Explanation

~~Further growth to the south east of Wensley Road and east of Hill Street (North) is premature until trunk services such as sewer and stormwater have been upgraded.~~

~~Options for the growth and development of Richmond were first identified and discussed in the Richmond Development Study (2003). Denser growth and development was identified by Council as part of a package of options, which included outward expansion onto new greenfield land and intensification of existing urban areas.~~

~~The Study identified more compact forms of urban growth as important for the following reasons:~~

- ~~• Encroachment onto rural productive land is reduced.~~
- ~~• The extent of adverse effects associated with urban development can be better managed.~~
- ~~• Services such as water, wastewater, and stormwater can be provided more efficiently.~~
- ~~• Better energy efficiency can be achieved, particularly where associated with urban transportation.~~

~~An aging population and reduced household sizes are resulting in an increased demand for small and compact properties.~~

~~Greenfield expansion was provided for in Richmond South, Richmond West and Richmond East Plan Changes (through Plan Changes 5, 10 and 20). A framework for more compact density development was introduced into the Plan for the South and West Richmond greenfield locations. Development standards, assessment matters and an Urban Design Guide enable and support denser development in the new Residential zones.~~

[Unchanged text omitted]

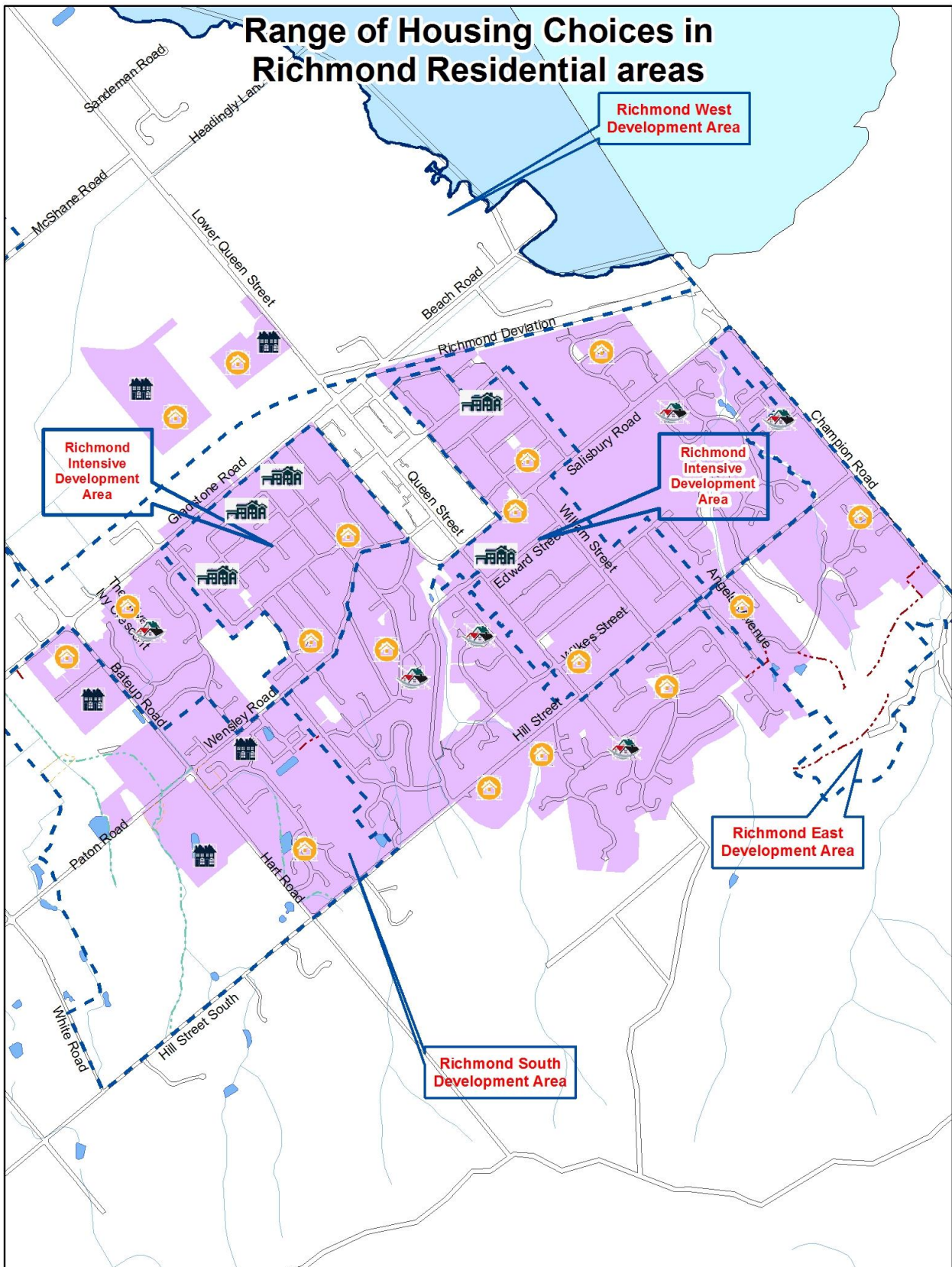
~~The Richmond Intensive Development Area provides for more intensive residential development through a combination of infill in and redevelopment of the existing Residential Zone close to the town centre.~~

~~Figures 6.8A and Figure 6.8B show how the range of housing choices are provided for in the Richmond residential area.~~

Figure 6.8A: Richmond Residential Housing Choices

Type of Residential Development	District: Everywhere except 'development areas' and exceptions	Development areas: Richmond South, Richmond West, Richmond East, Motueka West, and Mapua Development Areas, Mapua Special Development Area and Motueka West Compact Density Area	Richmond Intensive Development Area
Standard - Average density - 3 or 4 bedroom house (220m ²) on a 350 - 600m ² site.	✓	✓	✓
Comprehensive - 3 or more dwellings on a site - Building coverage – 40% - Minimum site size = 280 sqm in Richmond and Motueka and 350 sqm elsewhere	✓	✗ Except for, Richmond East below Hill Street and Mapua Development Area where allowed	✗
Compact - One or more dwellings on a site - All consents (subdivision, and building) applied for together - No minimum lot size	✗	✓ Except for Richmond East: Motueka West Development Area outside of the Motueka Compact Area; and Mapua Development Area outside of the Mapua Special Development Area	✗
Intensive - One or more dwellings on a site - Minimum lot size 200 sqm	✗	✗	✓

Figure 6.8B



tasman
district council

Note:
This is not a planning map. The purpose of this diagram is to show the range of housing choices provided for in the Richmond Residential areas.

- Legend**
- Richmond Intensive Development Area
 - Standard density
 - Intensive development
 - Comprehensive residential
 - Compact density

[Unchanged text omitted]

16.2 TRANSPORT (ACCESS, PARKING AND TRAFFIC)

Figure 16.2A: Standards for On-site Access and Vehicle Crossings Proposed as at 26 September 2009

Zone	Capacity	Minimum Lane Width (metres)	Shoulders: No. x Width (m)	Min. Total Carriage-way Width (m)	Foot-paths: No. x Width (m)	Services: No. x Width (m)	Min. Total Width (m)	Max. Length (m)	Maximum Gradient	Minimum Surface Requirement for Permitted Activities in Each Zone	Crossing Width at Property Boundary ^① (m)	Crossing: Extn of Road Carriageway Surface Std into On-Site Access ^② (m)
Residential, Papakainga; and lots of 5000m ² or less in Rural Residential	1 user ^③	3	1 x 0.5 kerb and channel	3			3.5	100	1:4 if concrete or asphaltic concrete less than 1:5 if unsealed	Concrete or asphaltic concrete if gradient is 1:5 or greater. Compacted base course if gradient is less than 1:5	3.5 – 6	5 if road surface standard exceeds minimum access surface standard
	2 - 4 users	3.5 (plus 1.5 x 9 for passing bays at 25m intervals (urban) or 50m intervals (rural))	1 x 0.5 kerb and channel	3.5			4	100	1:5	2 coat chip seal	4 – 6	
	5 - 6 users	5	1 x 1.0 kerb and channel	5			6	100	1:6	2 coat chip seal	6	
Richmond Intensive Development Area	<u>1 user</u>	<u>3</u>	<u>1 x 0.5 kerb and channel</u>	<u>3</u>			<u>3.5</u>	<u>100</u>	<u>1:4 if concrete or asphaltic concrete less than 1:5 if unsealed</u>	<u>Concrete or asphaltic concrete if gradient is 1:5 or greater. Compacted base course if gradient is less than 1:5</u>	<u>3.5 - 6</u>	<u>5 if road surface standard exceeds minimum access surface standard</u>
	<u>2 – 4 users</u>	<u>3.5</u>	<u>1 x 0.5 kerb and channel</u>	<u>3.5</u>			<u>4</u>	<u>100</u>	<u>1.5</u>	<u>2-coat chip seal</u>	<u>4 - 6</u>	
	<u>5 – 6 users</u>	<u>3.5 (plus 1.5 x 9 for passing bays at 50m intervals with the first bay being at the start of the right of way)</u>	<u>1 x 1.0 kerb and channel</u>	<u>3.5</u>			<u>4.5</u>	<u>100</u>	<u>1:6</u>	<u>2-coat chip seal</u>	<u>6</u>	
<i>[Unchanged text omitted]</i>												
Central Business, Commercial, Tourist Services	1 - 6 users	4.5 (plus 0.5 x 9 for passing bays at 25m intervals)	Kerb and channel 0.5	4.5		1 x 1.5	6	100	1:8	2 coat chip seal	6 – 9	5
Richmond West Development Area – Light Industrial ^④	≤ 50 hcvpd and/or ≤ 1000 vpd & ≤ 10,000m ² GFA and outdoor display and retail sales	2 x 3	Kerb and channel	6	1.5	Nil	7.5	100	1.8	Asphaltic concrete	6 – 8	10
Richmond West Development Area – Mixed Business	≤ 10 hcvpd and/or ≤ 500 vpd & ≤ 1000m ² GFA and outdoor display and retail sales	4.5	Kerb and channel	2 x 2.25	1.4	Nil	6	100	1:8	Asphaltic concrete	5 – 8	5
	≤ 50 hcvpd and/or ≤ 1000 vpd & > 1000m ² & ≤ 10000m ² GFA & outdoor display and retail sales	5	Kerb and channel	2 x 2.25	1.4	Nil	6.5	100	1:8	Asphaltic concrete	5 – 8	5
Footnotes												
① Except that a continuous crossing is permitted around the head of any cul-de-sac. ② Except if the road surface standard is less than minimum access surface standard, when no on-site extension is allowed. ③ “User” means any discrete household or business unit*. (*Means a single owned or tenanted business)						④ To be extended where parking is provided in accordance with rule 16.2.2(k). ⑤ Heavy commercial vehicles per day. ⑥ The requirements for the Richmond West Development Area Light Industrial Zone do not apply in the Light Industrial Zone location at Beach Road.						

C4 8/05

Operative

Chapter 16 – General Rules

14 October 2017

16/1

Tasman Resource Management Plan

C10 10/07 Op 3/14

C10 10/07 Op 3/14

C10 10/07 Op 3/14

D 5/09

Proposed as at 31 January 2015	
Figure 16.2C: On-site Parking Requirements	
ACTIVITY	MINIMUM ON-SITE PARKING REQUIREMENT
Industry	1 space per 50 m ² GFA.
Motor servicing premises	4 spaces per repair or service bay.
Warehouse (except storage ancillary to any retail sales or supermarket)	1 space per 100 m ² GFA.
Retail sales	1 space per 35 m ² GFA and 1 space per 35 m ² for outdoor retail and display areas.
Supermarkets	1 space per 20 m ² GFA.
Service station	1 space per 45 m ² GFA of shop, plus 4 spaces per repair bay. 1 space per air hose and 3 queuing spaces per car wash.
Tavern	1 space per 3 persons' design capacity.
Restaurant/Café	1 space per 30 m ² GFA, plus 1 space per 4 persons' design capacity for any outdoor eating area.
Office	1 space per 35 m ² GFA.
Visitor accommodation	Where accommodation is let per unit, for example motel units or hotel rooms: 1 space per unit; Where accommodation is let per bed, for example hostels or backpackers: 1 space per 2 bed-spaces; <i>Plus</i> , in both cases: 1 space per 2 employees; <i>And</i> 1 coach park per 30 beds. A coach park may occupy car parks, provided that the required number of car parks remains accessible for accommodation not occupied by coach passengers.
Dwelling	2 spaces per unit, except that in: (a) Motueka and Mapua Compact Density Development Areas it is 1 space per unit. (b) <u>in the Richmond Intensive Development Area it is one space per unit and 1 additional visitor space for every 3 units.</u>
Hospital and elderly persons' home	1 space per 5 beds or per dwelling (whichever is the greater), plus 1 space per staff (calculated from the staff numbers on the largest shift).
Educational facility	1 space per employee.
Funeral home	1 space per employee, plus 1 space per 4 visitors the facility is designed to accommodate.
Health care facility	2 spaces per professional, plus 1 space per 2 support staff.
Day care facility except Richmond West Development Area	1 space per employee
Day care facility in Richmond West Development Area	1 space per 30m ² GFA and 1 drop-off car space per 7 dependent persons including children
Home occupation (with clients)	2 spaces in addition to dwelling requirements. For visitor accommodation, 1 landscaped space per 2 bed spaces.
Rural selling place	3 spaces per 25 m ² GFA and outdoor display area.
Sports ground and playing field	25 spaces per hectare.
Court sports	4 spaces per court.
Golf course	2 spaces per hole, or 1 space per 4 persons' design capacity of any clubhouse, whichever is the greater; plus parking for any shop at the rate for retail activities.

C4 8/05

C10 10/07
Op 3/14

C4 8/05

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

C4 8/05

Place of assembly (including stadium, gymnasium)	1 space per 4 persons' design capacity.
Drive-through facility	5 queuing spaces.
Notes:	
(1)	GFA means Gross Floor Area except that, where a building contains internal parking, the internal parking area (parking spaces and access aisles), is excluded from the gross floor area of the building for the purpose of calculating parking requirements.
(2)	The total parking requirement for any development is the sum of the requirements for each activity forming part of the development.
(3)	Where the parking calculation results in a fractional space, fractions under 0.5 are discounted and fractions of 0.5 or more are counted as a whole space.

[Unchanged text omitted]

16.3 SUBDIVISION**16.3.20 Principal Reasons for Rules**

[Unchanged text omitted]

Residential Subdivision

The minimum net site area ensures a variety of section sizes and a proportion of sections larger than the minimum size prescribed, to provide for the different lifestyles and housing types required by the residents of the District and to provide some visual variety in the settlements. The requirement for larger allotment sizes adjoining industrial and rural zones ensures that these allotments are large enough to enable the location of dwellings with reasonable separation from activities in these adjoining zones.

The larger allotment size at St Arnaud is a means of protecting vegetation from removal and maintaining low-density character. Allotments crossed by the Alpine Fault are not subdivisible to reduce hazard risk to future landowners.

The wider allotments adjoining Rural and Industrial zones are to ensure that the wider setbacks required can be accommodated.

The purpose of the landscaped earth mound adjoining the Heavy Industrial Zone in Old Wharf Road, Motueka, is to maintain residential amenities.

The purpose of the Special Development Area at Mapua is to allow for a more compact and different style of residential development to be located within walking distance of the facilities provided in the town centre, rather than in more remote locations.

C22 2/11
Op 1/15

Mapua Development Area

The Mapua Development Area is an expansion of the Mapua urban area intended to cater for residential and business growth to 2031 and beyond. It provides for residential and rural residential development on the hills behind Mapua. It includes an extensive network of streets, walkways and cycleways to connect with the facilities in Mapua, the Rural 3 community and the wider region.

C22 2/11
Op 1/15

Richmond South Development Area and Richmond West Development Area

The Richmond South and Richmond West development areas are expansions to the Richmond urban area intended to cater for future residential and business growth to 2026. They provide a choice of living and business opportunities, including the opportunity to establish intensive compact residential developments, ~~medium and standard~~ density residential developments similar to the existing Residential Zones, local retail nodes, and a range of mixed business and industrial activities (with the latter two in the Richmond West Development Area) in a high quality, high amenity environment.

C5 3/06
Op 10/10
C10 10/07
Op 3/14

The rules reflect the different opportunities and environments being created, including the level of amenity values, infrastructure services, and effects on or from other values and environments.

The indicative reserve network is a critical element for the Richmond South Development Area and the Richmond West Development Area. Borck Creek links both development areas and provides an important role in managing stormwater flows in the greater catchment area to reduce the adverse effects of flooding. It also provides an important alternative movement path for pedestrians and cyclists, a link between the two areas and to the coast, as well as supporting and enhancing existing ecological values.

C5 3/06
Op 10/10
C10 10/07
Op 3/14
C37 8/12

The indicative road network is also a critical element as it provides well connected and accessible living and business environments. The design of roads also has the potential to contribute to the level of amenity and character of each area. In the Richmond South Development Area and the Richmond West Development Area, the road hierarchy has been identified on the planning maps.

C5 3/06
Op 10/10
C10 10/07
Op 3/14

The location and construction of indicative roads are subject to rules in chapters 16 and 18, including street tree-planting and landscaping in respect of Richmond West Development Area.

As subdivision takes place it is important that the bigger picture for both development areas in respect of the environmental outcomes envisaged is considered, the reserve and road networks are created and vested with the Council upon subdivision in accordance with the standards for development or higher standards, and the amenity values of the areas are enhanced.

C5 3/06 Op 10/10
C10 10/07 Op 3/14
C37 8/12

The purpose of condition 16.3.4.1(n) is to discourage the creation of rear allotments, ensuring that each allotment has frontage to a public road or reserve, and thus minimising the use of private rights of way. This facilitates the urban design principles of connectivity, permeability and re-use, where urban environments provide efficient, safe and functional accessibility for all users and also maintain flexibility for future redevelopment of sites and transport options. This rule closely aligns with condition 16.3.4.1(f) where through-connected roads are required and the length of a cul-de-sac is limited to achieve the same urban design outcomes expressed above. There may be some sites where, by virtue of their location, they are unable to comply with this standard. These sites will be assessed on a case-by-case basis as a discretionary consent, alongside any other Plan conditions for which consent is required.

C10 10/07
Op 3/14

Richmond Intensive Development Area

The purpose of the Richmond Intensive Development Area- (RIDA) is to increase the choice of living opportunities and to allow for residential intensification in central Richmond close to the facilities provided in the town centre.

RIDA is intended to absorb some of the further residential growth of Richmond, together with Richmond South, West and East development areas.

In addition to standard density residential development the area provides the opportunity for intensive residential development.

Consents for subdivision and residential building activity for intensive development in RIDA can be applied for separately. Subdivision for Intensive housing in RIDA is a Controlled activity provided that a complying building envelope is shown and key standards are met, while land use (building construction) is a Restricted Discretionary activity if key standards are met.

In RIDA, development is managed so that stormwater from additional development does not cause flooding or contribute to any damage caused by flooding. To this end, a permitted stormwater standard provides for onsite stormwater detention for additional site coverage resulting from new development and for specified stormwater flood flow path protection.

Electricity Transmission Corridor

C20 8/10
Op 8/12

The Richmond West and Richmond East development areas are traversed by high voltage transmission lines which are important elements of the National Grid that need to be protected from adverse effects of development. As well, development needs to be protected from risks of the electricity transmission lines.

[Unchanged text omitted]

16.3 SUBDIVISION

[Unchanged text omitted]

16.3.3 Residential Zone

16.3.3.1 Controlled Subdivision (Residential Zone — Standard Density Development)

[16.3.3 Proposed]

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

Allotment Area

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

Figure 16.3A: Minimum Allotment Areas in the Residential Zone

DESCRIPTION OF LAND TO BE SUBDIVIDED	MINIMUM NET AREA (M ²)	
Without reticulated wastewater servicing	1,000	
Except Milnthorpe	1,800	
With reticulated wastewater servicing	450	
Except:		
(i) Motueka and Richmond complying with rule 16.3.3.1(c).	350	
(ii) Allotments adjoining Rural 1 or Rural 2 zones except that on that part of land in Lot 1 DP20082 and shown on Map 119 as zoned Residential.	1,000	
	700	
(iia) Allotments at Rototai Road Residential Zone.	600	
(iii) Allotments adjoining Industrial Zones.	800	
(iiia) Allotments adjoining the Light Industrial Zone at Bird Lane, Wakefield	1,000	C58 11/15 (D 9/16)
(iv) Allotments in St Arnaud Residential Zone not crossed by Alpine Fault (except as specified in (v)).	1,000	
(v) Allotments in St Arnaud on Lake Road, Robert Street, Holland Street, Arnaud Street and Bridge Street, south of Black Valley Stream in St Arnaud.	1,800	
(vi) Allotment to be used exclusively as a site for a network utility or public work.	1, with no minimum diameter	
(vii) Waimea Village	<i>Refer Schedule 17.1D</i>	
(viii) Richmond South, Richmond West, Motueka West and Mapua development areas.	<i>Refer rule 16.3.3.1 (n)(i)(a) – (d)</i>	C10 10/07 Op 3/14 C22 2/11 & C43 4/13 Op 1/15
(ix) Richmond East Development Area south east of Hill Street.	600	C20 8/10 Op 8/12
(x) Richmond East Development Area south east of Hill Street: foothill precinct, as notated on the planning maps.	900	C20 8/10 Op 8/12

DESCRIPTION OF LAND TO BE SUBDIVIDED	MINIMUM NET AREA (M ²)	
(xi) Tahī St and Iwa St Residential Coastal Zone	One new allotment of at least 650m ² with a balance allotment of at least 650m ² may be created from a certificate of title existing as at 26 February 2011	C22 2/11 Op 1/15
<u>(xii) Richmond Intensive Development Area</u>	<u>Refer rule 16.3.3.1(n)(i)(a) – (d)</u>	

Motueka and Richmond

- (b) Except as provided in condition (n) and Figure 16.3A (ix), ~~and (x)~~ and (xii), the minimum net area for new allotments (except for network utilities) in Motueka and Richmond is 350 square metres if reticulated wastewater servicing is available to the allotment and the following applies:
- (i) the land to be subdivided comprises less than 1 hectare and two or more allotments are to be created and the average net allotment area is at least 500 square metres in Motueka and 450 square metres in Richmond;
- (c) Except as provided in condition (n) and Figure 16.3A (ix), ~~and (x)~~ and (xii), for subdivision in Motueka and Richmond where the land to be subdivided comprises more than 1 hectare:
- (i) at least 20 percent of residential allotments have a net area of 700 square metres or more;
- (ii) at least 60 percent of residential allotments have a net area between 550 and 800 square metres;
- (iii) not more than 20 percent of residential allotments have a net area of 550 square metres or less.
- (d) Except as provided in condition (n) and Figure 16.3A (ix), ~~and (x)~~ and (xii), the land to be subdivided does not include any allotment in Motueka or Richmond of less than 1,000 square metres created by a subdivision approved since 1 January 1987, unless the subdivision is for a network utility.

Average Net Area

- (e) Except at St Arnaud and Waimea Village and as provided in condition (n) and Figure 16.3A (ix), ~~and (x)~~ and (xii), for subdivisions producing three or more allotments the average net area of each allotment is:
- (i) 1,200 square metres in areas without reticulated wastewater servicing;
- (ii) 600 square metres in areas with reticulated wastewater servicing;
- (iii) 500 square metres in areas with reticulated wastewater servicing in Motueka and 450 square metres in Richmond, where the land to be subdivided comprises less than one hectare;
- (iv) 800 square metres in areas shown as Rototai Road Residential Zone.

Frontage

- (f) Except as provided for in condition (n), every allotment that has a frontage has a minimum frontage width of 3.5 metres, except for Waimea Village (*see Schedule 17.1D*).

Shape Factor

- (g) Every allotment is capable of containing, within its net area, a circle with a diameter of 16 metres, except for Waimea Village (*see Schedule 17.1D*).

Lot Width

- (h) Allotments created by a subdivision that adjoins any Rural or Industrial zone have a width of at least 30 metres between the zone boundary and the farthest boundary of the allotment.

Services

- (i) Every allotment in the Richmond West, Motueka West, Richmond East, Richmond Intensive and Mapua development areas (excluding the Residential Coastal Zone) is provided with services as set out in Schedule 16.3C, except for allotments created for access, utility, segregation, road or road reserve purposes. The appropriate trenches, ducts, cables, pipes and other necessary works are provided to the internal boundary of each allotment.

C10 10/07 Op 3/14
C20 8/10 Op 8/12
C22 4/13 Op 1/15
C43 4/13 Op 1/15

[Condition (j) deleted]

C51 1/15 Op 9/16

Comprehensive Residential Development

- (k) The subdivision is not part of a comprehensive residential development.

Existing Buildings

- (l) Where a new allotment contains an existing building, the boundaries of the allotment are drawn relative to the building so that the building complies as a permitted activity with the relevant zone rules relating to building coverage, building setbacks, building height, daylight admission lines, outlook, privacy and outdoor living space; and with parking and access requirements under the relevant general rules.

Heritage Site or Item Present

- (m) The land being subdivided does not include:
- (i) a heritage site or item referred to in Schedule 16.13A [Heritage Buildings and Structures]; or
- (ii) a protected tree referred to in Schedule 16.13B in the Richmond West, Motueka West, Richmond East, Richmond Intensive or Mapua development area.

C10 10/07 Op 3/14
C16 9/09 Op 8/12
C20 8/10 Op 8/12
C22 2/11 Op 1/15
C43 4/13 Op 1/15

[Conditions 16.3.3.1(y) and (z) renumbered to become conditions (ma) and (mb) as follows:]

Cultural Heritage Sites

C16 9/09
Op 8/12

- (~~y~~ma) An authority from Heritage New Zealand Pouhere Taonga has been obtained under the Heritage New Zealand Pouhere Taonga Act 2014 to modify, damage or destroy a cultural heritage site; or, written evidence from Heritage New Zealand Pouhere Taonga has been obtained to show that such an authority is not considered necessary.
- (~~z~~mb) Where the listed cultural heritage site is a wāhi tapu site, manawhenua iwi have given their written approval to the proposed activity as an affected party.

Notes:

- (1) An assessment may be required in accordance with requirement 19.2.2.41.
- (2) The modification, damage or destruction of any cultural heritage site that is an archaeological site under the Heritage New Zealand Pouhere Taonga Act 2014 must be authorised by an authority from Heritage New Zealand Pouhere Taonga.

- (3) If any cultural heritage site is exposed during site works then all site works must cease immediately. The areas must be immediately secured in a way that any artefacts or remains are untouched. Manawhenua Iwi, Heritage New Zealand Pouhere Taonga, Department of Conservation, and Tasman District Council must be notified, and the Police in the case of human remains, that an archaeological site has been exposed, so that appropriate action can be taken. This includes such persons being given reasonable time to record and recover archaeological features discovered before work may recommence on the site.

[Condition 16.3.3.1(w) renumbered to become condition (mc) as follows:]

Stormwater

C7 7/07
Op 10/10

(wmc) In the Residential Zone:

C10 10/07
Op 3/14

(i) EITHER:

Stormwater from every allotment is discharged to a Council-maintained stormwater drainage network that has the capacity to receive the additional stormwater.

OR

The discharge complies with section 36.4 of this Plan.

AND

(ii) All stormwater drainage features that form part of the stormwater drainage network are physically and legally protected from future development that may adversely affect the efficient functioning of the network.

(iii) A planting plan and design statement by an appropriately competent person in landscape architecture is provided with any plan submitted showing a stormwater retention area in Motueka West Development Area.

C43 4/13
Op 1/15

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

C7 7/07 Op 10/10
C10 10/07 Op 3/14

(md) In the Richmond Intensive Development Area, where a site or part of a site is located within a specified stormwater flood flow path as shown on the Part II Special planning map:

- (i) the development provides for the stormwater flood flow to cross the post-development site and retains the predevelopment upstream entry and downstream exit points of the stormwater flood flow to and from the site;
- (ii) the flood flow path surface is constructed or treated to prevent erosion of the surface.

[Condition 16.3.3.1(x) renumbered and amended to become condition (me) as follows:]

Cross Boundary Effects

C10 10/07
Op 3/14

(xme) In the Richmond West Development Area, sites adjoining and within 60 metres of Designation 127 are subject to a consent notice to ensure compliance with condition 17.1.3.1(c).

[Condition 16.3.3.1(p) renumbered to become condition (mf) as follows:]

Transport

(pmf) The transport conditions in Schedule 16.3B are complied with, unless the subdivision is for a single allotment for a network utility.

Richmond South, Richmond West, Motueka West, ~~and~~ Mapua ~~and~~ Richmond Intensive Development Areas

- | | | |
|-------|---|---|
| | | C5 3/06
Op 10/10 |
| (n) | Subdivision <u>for standard density development</u> in the Richmond South, Richmond West, Motueka West, and Mapua and <u>Richmond Intensive</u> development areas, as shown on the planning maps, complies with the following conditions: | C10 10/07
Op 3/14 |
| (i) | Allotments | C22 2/11
Op 1/15 |
| (a) | The minimum net area of every allotment is at least 350 square metres, except in the Mapua Development Area where each allotment is at least 450 square metres. | C43 4/13
Op 1/15 |
| (b) | The minimum average net area for all allotments is 550 square metres, except in the Motueka West area where the minimum average net area is 500 square metres <u>and in the Richmond Intensive Development Area where there is no average.</u> | C10 10/07 Op 3/14
C43 4/13 Op 1/15 |
| (c) | Every allotment is capable of containing a circle with a diameter of 16 metres or greater. | |
| (d) | <u>Except for the Richmond Intensive Development Area, n</u> No fewer than 95 percent of all allotments have direct frontage to a public road or public reserve that is at least 10 metres wide. For the avoidance of doubt this means that no more than 5 percent of allotments may be rear allotments without any road or reserve frontage. | |
| (ii) | Allotment Access and Road Network | |
| (a) | All roads are constructed in accordance with the standards set out in Figures 18.8A and 18.8C (for Richmond South <u>and the Richmond Intensive Development Area</u>) and Figure 18.8F (for Richmond West) and with reference to the Urban Design Guide (Part II, Appendix 2), and Figure 18.8A for the Richmond East, Motueka West and Mapua development areas. | C5 3/06 Op 10/10
C10 10/07 Op 3/14
C20 8/10 Op 8/12
C22 2/11 Op 1/15
C43 4/13 Op 1/15 |
| (b) | Every road is through-connected, unless it is a cul-de-sac of 80 metres or less. | |
| (c) | Where any property adjoining the subdivision may require complying road access across the common boundary with the subdivision, roads are located so that no adjoining property is left without a complying road access. | C11 10/07
Op 10/10 |
| (d) | Except for the indicative roads shown in the Richmond South and the Richmond West development areas on the planning maps: | C10 10/07
Op 3/14 |
| (i) | no road in the Richmond South Development Area is designed to connect directly with Hart/Bateup roads, Wensley/Paton roads, Hill Street and <u>or</u> State Highway 6; and | |
| (ii) | no road in the Richmond West Development Area is designed to connect to State Highway 6 or Lower Queen St; and | |
| (iii) | <u>no road in the Richmond Intensive Development Area is designed to connect to Salisbury Road, Wensley Road, Oxford Street, Gladstone Road or Queen Street.</u> | |
| (e) | Except for roads in the Mapua Development Area and Hart/Bateup roads, Wensley/Paton roads, Hill Street and State Highway 6 in the Richmond South Development Area, and State Highway 6 and Lower Queen Street in the Richmond West Development Area, every road has a maximum block length of 200 metres and a maximum perimeter distance of 800 metres. | C10 10/07
Op 3/14
C22 2/11
Op 1/15 |

- | | | |
|-------|--|---|
| (f) | In Motueka West Development Area, except for Pah Street, Whakarewa Street and Queen Victoria Street, every road has a maximum block length of 200 metres and a maximum perimeter length of 800 metres. | C43 4/13
Op 1/15 |
| (g) | The transport conditions in Schedule 16.3B are complied with. | |
| (h) | No allotment created after 28 July 2007 gains direct access from State Highway 6 in the Richmond South Development Area, except that existing lawful access crossings may continue to be used. | C10 10/07
Op 3/14 |
| (i) | No allotment in the Motueka West Development Area created after public notification of Motueka West plan change gains direct access on to Queen Victoria Street except that existing lawful crossings may continue to be used. | C43 4/13
Op 1/15 |
| (j) | No allotment access is located within 30 metres of the intersection of Hart/Bateup and Wensley/Paton roads, or Hart/Bateup roads and Hill Street, as measured from the intersection of the extension of the road boundary tangent points. | |
| (k) | No allotment created after 6 October 2007 gains direct access from State Highway 6 or Lower Queen Street in the Richmond West Development Area, except that existing lawful access crossings may continue to be used. | C10 10/07
Op 3/14 |
| (l) | No allotment created after 28 August 2010 gains direct access from Champion Road or from Salisbury Road if the allotment is located within 215 metres or 100 metres respectively of the intersection of Champion and Salisbury roads as measured from the intersection of the extension of the road boundary tangent point, except that existing lawful crossings may continue to be used. | C20 8/10
Op 8/12 |
| | <u>(m) No allotment in the Richmond Intensive Development Area created after 14 October 2017 gains direct access onto Salisbury Road, Wensley Road, Oxford Street, Gladstone Road or Queen Street.</u> | |
| (iii) | Reserves | C5 3/06 Op 10/10 |
| | Subject to but not limited by rule 16.4.2.1: | C10 10/07 Op 3/14 |
| (a) | land that is subject to a notation on the planning maps as indicative reserve is set aside as reserve and vested in the Council upon subdivision in general alignment with the indicative reserve areas shown on the maps and dimensions where specified, as follows: | C5 3/06
Op 10/10 |
| | <ul style="list-style-type: none"> • 70 metre wide reserve along Borck Creek from the Light Industrial Zone to the Mixed Business Zone • 15 metre wide reserve along Poutama Drain • 15 metre wide reserve along Eastern Hills Drain adjoining State Highway 6 to Borck Creek | C10 10/07
Op 3/14
C37 8/12 |
| (b) | indicative reserve areas are to be vested in the Council as Local Purpose Reserve (walkway/recreation) and Local Purpose Reserve (drainage) and the part of the area vested as Local Purpose Reserve (walkway/recreation) will form part of the financial contribution for reserves and community services in accordance with rule 16.5.2.4. | C5 3/06
Op 10/10
C10 10/07
Op 3/14 |
| (iv) | Indicative Stormwater Retention Area | C5 3/06
Op 10/10 |
| (a) | Where applicable, a stormwater retention area is to be provided in the location of any indicative Stormwater Retention Area shown in the Richmond South and Motueka West development areas on the planning maps to enable stormwater to be retained in order to mitigate the downstream stormwater effects such as flooding. Where the stormwater retention area overlies an indicative reserve on the | C37 8/12
C43 4/13
Op 1/15 |

planning maps, all the land in that indicative reserve will vest with Council and reserve fund contributions will be adjusted in accordance with rule 16.5.2.4.

Notes:

- (1) The Urban Design Guide (Part II, Appendix 2) should be considered in preparing applications under this rule.
- (2) In the Richmond South and Mapua development areas, it is intended that all existing reservoirs not expressly forming part of the stormwater network will be dewatered at the time of subdivision.

C5 3/06
Op 10/10C10 10/07
Op 3/14C22 2/11
Op 1/15**Allotment Access and Road Network – Richmond East**C20 8/10
Op 8/12

- (o) Subdivision in the Richmond East Development Area complies with conditions 16.3.3.1 (n)(ii)(a), (n)(ii)(c), and (n)(ii)(l).

[Condition (p) below moved to become condition 16.3.3.1(mf)]

Transport

- ~~(p) The transport conditions in Schedule 16.3B are complied with, unless the subdivision is for a single allotment for a network utility.~~

Sites in the Coastal Environment Area, - Little Kaiteriteri

- (q) For residential sites on CT 13A/194 Ltd or its successive titles between Cook Crescent and Rowling Road, no more than 20 percent of indigenous coastal shrubland or coastal forest on a site may be cleared.

In the area shown hatched on the planning maps on CT 13A/194 Ltd or its successive titles, there shall be no more than three residential allotments.

Landscape Treatment – Old Wharf Road (Motueka) and Mapua Drive

C22 2/11 Op 1/15

- (r) Where allotments are created within 150 metres of the boundary of the Heavy Industrial Zone in Old Wharf Rd (Motueka), subdivision of Pt Lot 3 DP 1654, Pt Lot 1 DP 11984 and Lot 1 DP 20082 (Map 119) incorporates a 12-metre wide landscaped earth mound at least 3 metres high along the boundary with the Heavy Industrial Zone.
- (s) Where allotments adjoin Mapua Drive between the Ruby Bay bypass (Te Mamaku Drive) and Aranui Park, amenity plantings 3 metres wide are provided, and there is no close-boarded or solid fencing.

C22 2/11
Op 1/15**Amenity Plantings within a Boundary Setback – Richmond West Development Area**C10 10/07
Op 3/14

- (t) In the Richmond West Development Area, amenity plantings are provided within the boundary setbacks on allotments in the following locations and in accordance with the following specifications:
- (i) Adjoining Designation 127, amenity plantings are 20 metres wide incorporating a 2.5 metre bund, with a 2:1 batter, extending from the easternmost point of Poutama Drain southwest to the point where Poutama Drain intersects with the designation.
- (ii) Adjoining the Indicative Collector Road and the Mixed Business Zone, amenity plantings are 2.5 metres wide.

Amenity Plantings – Richmond West and Mapua Development AreaC10 10/07
Op 3/14

- (u) In the Richmond West and Mapua development areas, a planting plan, cross section and design statement, prepared by an appropriately competent person in landscape architecture, are provided with every application for subdivision that show the bunding

C22 2/11
Op 1/15

(where specified), species, height at maturity, planting and spacing layout, maintenance and replacement programme, and the planting theme where the allotment is in the amenity planting setback or adjoins Mapua Drive at Mapua.

- (v) In the Richmond West and Mapua development areas, the amenity planting of the setback is carried out prior to the issue of the Section 224(c) certificate, with such amenity planting managed and maintained on an ongoing basis under an appropriate legal instrument.

[Condition (w) below moved to become condition 16.3.3.1(mc)]

Stormwater

~~(w) In the Residential Zone:~~

~~(i) EITHER:~~

~~Stormwater from every allotment is discharged to a Council maintained stormwater drainage network that has the capacity to receive the additional stormwater.~~

~~OR~~

~~The discharge complies with section 36.4 of this Plan.~~

~~AND~~

~~(ii) All stormwater drainage features that form part of the stormwater drainage network are physically and legally protected from future development that may adversely affect the efficient functioning of the network.~~

~~(iii) A planting plan and design statement by an appropriately competent person in landscape architecture is provided with any plan submitted showing a stormwater retention area in Motueka West Development Area.~~

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

~~C7 7/07
Op 10/10~~

~~C10 10/07
Op 3/14~~

~~C43 4/13
Op 1/15~~

~~C7 7/07 Op 10/10
C10 10/07 Op 3/14~~

[Condition (x) below moved to become condition 16.3.3.1(me)]

Cross Boundary Effects

~~(x) In the Richmond West Development Area, sites adjoining and within 60 metres of Designation 127 are subject to a consent notice to ensure compliance with condition 17.1.3.1(c).~~

~~C10 10/07
Op 3/14~~

[Conditions (y) and (z) below moved to become conditions 16.3.3.1(ma) and (mb)]

Cultural Heritage Sites

~~(y) An authority from Heritage New Zealand Pouhere Taonga has been obtained under the Heritage New Zealand Pouhere Taonga Act 2014 to modify, damage or destroy a cultural heritage site; or, written evidence from Heritage New Zealand Pouhere Taonga has been obtained to show that such an authority is not considered necessary.~~

~~(z) Where the listed cultural heritage site is a wāhi tapu site, manawhenua iwi have given their written approval to the proposed activity as an affected party.~~

~~Notes:~~

~~(1) An assessment may be required in accordance with requirement 19.2.2.41.~~

~~(2) The modification, damage or destruction of any cultural heritage site that is an archaeological site under the Heritage New Zealand Pouhere Taonga Act 2014 must be authorised by an authority from Heritage New Zealand Pouhere Taonga.~~

~~(3) If any cultural heritage site is exposed during site works then all site works must cease immediately. The areas must be immediately secured in a way that~~

~~C16 9/09
Op 8/12~~

~~any artefacts or remains are untouched. Manawhenua Iwi, Heritage New Zealand Pouhere Taonga, Department of Conservation, and Tasman District Council must be notified, and the Police in the case of human remains, that an archaeological site has been exposed, so that appropriate action can be taken. This includes such persons being given reasonable time to record and recover archaeological features discovered before work may recommence on the site.~~

A resource consent is required. The Council has reserved control over the following matters:

Traffic

- (1) Access.
- (2) The proximity, safety and ease of access between any site and the nearest collector, distributor or arterial road, including:
 - the number of intersections between the frontage of any site and the nearest of those roads;
 - the driving time between any site and the nearest of those roads;

the walking distance between any site and an arterial or distributor road, along public roads, pedestrian ways, or footpaths through reserves.
- (3) The provision, design and routes of cycleways, walkways and bridle-paths, including linkages between any site and local retail areas, schools, reserves, bus routes and arterial roads.

Proposed as at 1 November 2008

- (4) The relationship of any new road with existing roads, adjoining land, and any future roading requirements.
[(1C) Proposed]

C4 8/05

[Matters (5) and (6) below moved to become matters 16.3.3.1(18) and (19)]

Richmond South, Richmond West, Motueka West and Mapua Development Areas

C5 3/06 Op 10/10

C10 10/07 Op 3/14

- (5) For subdivision in the Richmond South, Richmond West, Motueka West and Mapua development areas, the following applies: C22 2/11 & C43 4/13 Op 1/15

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

- ~~(j) The degree to which the potential for reverse sensitivity of existing rural activities arising from adverse cross boundary effects on new residential development has been accounted for in the subdivision design.~~
- ~~(k) The extent of retention and integration of existing trees and groups of trees into the subdivision design.~~
- ~~(l) The degree of application of the design guidelines in the Urban Design Guide (Part II, Appendix 2) to the matters identified within the document, where relevant.~~ C10 10/07 Op 3/14
C22 2/11 Op 1/15
- ~~(m) Ensuring adequate ongoing maintenance and replacement of amenity plantings.~~ C10 10/07 Op 3/14
- ~~(n) The extent to which the number of individual allotment accesses onto Hart/Bateup and Wensley/Paton roads and Hill Street has been minimised.~~
- ~~Note: Further guidance about good urban design and low impact development can be found in the Urban Design Guide (Part II, Appendix 2).~~ C10 10/07 Op 3/14
C22 2/11 Op 1/15

Richmond East Development AreaC20 8/10
Op 8/12

- ~~(6) For subdivision in the Richmond East Development Area, the following matter applies:~~
- ~~(a) The extent to which the number of individual allotment accesses onto Champion Road or Salisbury Road, if located within 215 metres or 100 metres respectively of the intersection of Champion and Salisbury roads, has been minimised.~~

Services

- (7) Availability and provision of services, including the appropriate trenches, ducts, cables, pipes and other ancillary works provided to the road boundary for each allotment, except for rear allotments or those located off shared accesses where the services shall be provided to an internal boundary.

Stormwater Management

- (8) Any matter necessary to manage stormwater run-off, including low impact design solutions where appropriate. C7 7/07 Op 10/10
- (9) The physical and legal protection of primary and secondary stormwater flow paths and indicative reserves. C10 10/07 Op 3/14

Open Space/Reserves

- (10) The extent and location of indicative reserves. C10 10/07 Op 3/14
- (11) The appropriate setback of allotment boundaries from the top of the bank of any open drain or natural watercourse. C7 7/07 Op 10/10

Access for Earthworks

- (12) Location and effects of earthworks necessary to achieve (1) and (7). C10 10/07 Op 3/14

Natural Heritage

- (13) Potential effects on heritage protection and protected trees. C10 10/07 Op 3/14
- (14) Potential adverse effects on wetland values.
- (15) Potential adverse effects on indigenous coastal vegetation and fauna values at Little Kaiteriteri/Stephens Bay.

[Matters (16) to (24) below moved to become matters 16.3.3.1(20) to (24)]

Amenity Plantings - Richmond West Development Area

- ~~(16) Landscaping and amenity plantings for the identified allotments, including the type, height (at planting time and at maturity), girth at planting, location of species to be planted, planting plan, planting and maintenance programme, and bunding.~~
- ~~(17) The variation in the use of trees, shrubs and groundcovers to create a planting framework, including the utilisation of existing plantings, where appropriate.~~
- ~~(18) The extent to which the amenity plantings create a visually attractive appearance when viewed from public roads and reserves, and adjoining zones.~~
- ~~(19) The degree of application of a consistent landscape theme that links amenity plantings with plantings within the Residential and Mixed Business zones, and reserves.~~
- ~~(20) The depth and height of plantings.~~
- ~~(21) The extent of use of both fast growing species for initial screening and suitable longer-lasting species, and the use of open grassed areas or low vegetation of varying depth.~~
- ~~(22) The appropriateness of the species to the local environment and conditions.~~
- ~~(23) The legal instrument for ensuring ongoing management, maintenance and replacement of amenity plantings.~~
- ~~(24) The degree to which the width and height of planting and bunding mitigates adverse effects arising from the operation of the State Highway network and contributes to the enhancement of major traffic corridors.~~
- ~~(25) Financial contributions.~~
- ~~(26) All matters referred to in Section 220 of the Act.~~

C10 10/07
Op 3/14

[Matter 16.3.3.1(27) renumbered to become matter (16) as follows:]

Proposed as at 1 November 2008

- ~~(27) Except as required by condition (p), the degree of compliance with any current Tasman District Council Engineering Standards.~~

C4 8/05

[Matter (28) below moved to become matter 16.3.3.1(24)]

- ~~(28) Bonds and covenants.~~

C10 10/07 Op 3/14

[Matter 16.3.3.1(29) renumbered to become matter (17) as follows:]

Cultural Heritage

- ~~(29) Where there is a listed cultural heritage site present on any part of the land being subdivided:
 - ~~(a) any matters raised in a report prepared in accordance with Information Requirement 19.2.2.41;~~
 - ~~(b) any matters raised in the authority granted by Heritage New Zealand Pouhere Taonga under the Heritage New Zealand Pouhere Taonga Act 2014, that are relevant to control of the design and construction of the proposed subdivision activity;~~
 - ~~(c) any matter necessary to ensure the appropriate management, protection or enhancement of a cultural heritage site;~~~~

C16 9/09
Op 8/12

- (d) any matter necessary to ensure kaitiakitanga over a wāhi tapu site or wāhi tapu area;
- (e) any matters relevant to ensuring the appropriate management of a previously unknown cultural heritage site that is discovered during any land disturbance activities associated with the subdivision during construction.

[Matter 16.3.3.1(5) renumbered and amended to become matter (18) as follows:].

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

C5 3/06 Op 10/10

C10 10/07 Op 3/14

(~~5~~18)

For subdivision for standard density development in the Richmond South, Richmond West, Motueka West, and Mapua and Richmond Intensive development areas, control over the following matters applies:

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

- (a) The extent to which the road network is interconnected within the subdivision and with adjoining networks, including the street network, walkways and cycleway connectedness.
- (b) Except for the Richmond Intensive Development Area, the layout of allotments in terms of providing for a range of allotment densities, street-facing frontages and with access to public spaces, walkways and reserves.
- (c) The extent to which the proposed subdivision provides for reserves and public open spaces for the use and enjoyment of communities.
- (d) The visibility of all public spaces, including roads, walkways and reserves, and the degree of passive surveillance from future dwellings.
- (e) The degree to which the proposed subdivision has used landscaping and vegetation plantings within public spaces, including road reserve, to provide for a high amenity environment.
- (f) The ability of each allotment to accommodate a dwelling, accessory buildings, on-site parking and access in accordance with rule 17.1.3.1.
- (g) The effective management of stormwater, including the use of low impact design solutions, where practicable.
- (h) The proposed management of any temporary or permanent effects arising from vegetation removal, earthworks and landscaping.
- (i) The management of risk of property damage or nuisance from potential natural hazards.
- (j) Except for the Richmond Intensive Development Area, the degree to which the potential for reverse sensitivity of existing rural activities arising from adverse cross-boundary effects on new residential development has been accounted for in the subdivision design.
- (k) The extent of retention and integration of existing trees and groups of trees into the subdivision design.
- (l) The degree of application of the design guidelines in the Urban Design Guide (Part II, Appendix 2) to the matters identified within the document, where relevant.
- (m) Ensuring adequate ongoing maintenance and replacement of amenity plantings.
- (n) The extent to which the number of individual allotment accesses onto Hart/Bateup and Wensley/Paton roads and Hill Street has been minimised.

C10 10/07 Op 3/14

C22 2/11 Op 1/15

C10 10/07
Op 3/14

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

C10 10/07 Op 3/14

C22 2/11 Op 1/15

[Matter 16.3.3.1(6) renumbered to become matter (19) as follows:]

Richmond East Development Area

C20 8/10
Op 8/12

- (619) For subdivision in the Richmond East Development Area, the following matter applies:
- (a) The extent to which the number of individual allotment accesses onto Champion Road or Salisbury Road, if located within 215 metres or 100 metres respectively of the intersection of Champion and Salisbury roads, has been minimised.

[Matters 16.3.3.1(16) – (23) renumbered and amended to become matters (20)(a) to (g) as follows:]

Amenity Plantings - Richmond West Development Area

- (20) For subdivision in the Richmond West Development Area, the following matters apply:
- (46a) Landscaping and amenity plantings for the identified allotments, including the type, height (at planting time and at maturity), girth at planting, location of species to be planted, planting plan, planting and maintenance programme, and bunding.
- (47b) The variation in the use of trees, shrubs and groundcovers to create a planting framework, including the utilisation of existing plantings, where appropriate.
- (48c) The extent to which the amenity plantings create a visually attractive appearance when viewed from public roads and reserves, and adjoining zones.
- (49d) The degree of application of a consistent landscape theme that links amenity plantings with plantings within the Residential and Mixed Business zones, and reserves.
- (20e) The depth and height of plantings.
- (24f) The extent of use of both fast-growing species for initial screening and suitable longer-lasting species, and the use of open-grassed areas or low vegetation of varying depth.
- (22f) The appropriateness of the species to the local environment and conditions.
- (23g) The legal instrument for ensuring ongoing management, maintenance and replacement of amenity plantings.

C10 10/07
Op 3/14

[Matters 16.3.3.1(24) to (26) and (28) renumbered to become matters (21) to (24) as follows:]

Amenity Plantings – State Highway Network

- (2421) The degree to which the width and height of planting and bunding mitigates adverse effects arising from the operation of the State Highway network and contributes to the enhancement of major traffic corridors.
- (2522) Financial contributions.
- (2623) All matters referred to in Section 220 of the Act.
- (2824) Bonds and covenants.

C10 10/07 Op 3/14

[Matters (27) and (29) below moved to become matters 16.3.3.1(16) and (17)]

Proposed as at 1 November 2008

- (2716) Except as required by condition (p), the degree of compliance with any current Tasman District Council Engineering Standards.

C4 8/05

Cultural Heritage

- (2917) Where there is a listed cultural heritage site present on any part of the land being subdivided:
- (a) any matters raised in a report prepared in accordance with Information Requirement 19.2.2.41;
 - (b) any matters raised in the authority granted by Heritage New Zealand Pouhere Taonga under the Heritage New Zealand Pouhere Taonga Act 2014, that are relevant to control of the design and construction of the proposed subdivision activity;
 - (c) any matter necessary to ensure the appropriate management, protection or enhancement of a cultural heritage site;
 - (d) any matter necessary to ensure kaitiakitanga over a wāhi tapu site or wāhi tapu area;
 - (e) any matters relevant to ensuring the appropriate management of a previously unknown cultural heritage site that is discovered during any land disturbance activities associated with the subdivision during construction.

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

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

Allotment Area

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

Allotment Access and Road Network

- (b) The subdivision meets the controlled conditions (n)(ii)(a)-(d), (n)(ii)(g), (n)(ii)(m) and (n)(iii)(b) of rule 16.3.3.1.

Complying Building Envelope

- (c) Each application is accompanied by a complying building envelope showing a building location area and compliance with the conditions contained in rule 17.1.3.4CC relating to building and site coverage, building setbacks from internal and external boundaries, building envelope, outdoor living space, fences, building height, building length and the parking and access conditions for the Richmond Intensive Development Area in Figures 16.2A and 16.2C.

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

- (d) The subdivision meets the controlled conditions 16.3.3.1(i), (l), (m) to (mf).

A resource consent is required. The Council has reserved control over the following matters:

- (1) Matters (2) and (3) listed in 16.3.3.3 relating to site layout.
- (2) Matter (4) listed in 16.3.3.3 relating to solar access and privacy.
- (3) Matters (6) and (7) listed in 16.3.3.3 relating to servicing.
- (4) Matters (8) and (9) listed in 16.3.3.3 relating to landscape treatment.
- (5) Matter (12) listed in 16.3.3.3 relating to open space/reserves.
- (6) Matters (29) and (30) listed in 16.3.3.3 relating to energy efficiency.

General

- (7) Taking into account local land form, whether allotments are of a regular shape that will maximise the range and efficiency of potential activities that may take place on the land in the future.
- (8) The granting or reservation of an easement over any private land for the purpose of locating stormwater systems to convey stormwater to any reticulated network utility under the control of the Council.
- (9) The vesting in Council of any allotment in connection with the servicing of any other land by a stormwater network utility under the control of the Council.

Earthworks

- (10) The extent to which any earth cut or fill will remove existing vegetation, alter existing landforms, affect water quality, or affect existing natural features, such as water courses.
- (11) Whether the proposed earthworks will increase or decrease the risks from natural hazards either on, or outside, the land being subdivided.

Stormwater

- (12) The actual and potential adverse effects of the subdivision in terms of existing catchment drainage characteristics, stormwater flow, erosion and sedimentation, and stormwater quality, including the following:
- (a) The extent to which all stormwater drainage features that form part of the stormwater drainage network are physically and legally protected from future development that may adversely affect the efficient functioning of the network.
 - (b) The extent to which the subdivision design has taken into account changes in land cover and the proposed measures to avoid, remedy or mitigate the effects of those changes on stormwater flows and water quality.
 - (c) The degree to which the subdivision has used Low Impact Design solutions in the management of stormwater.
 - (d) The degree of maintenance or enhancement of natural drainage characteristics in the overall subdivision design and allotment layout.
 - (e) The regard for existing and reasonably expected future land-use changes within the catchment of the subdivision.
 - (f) The degree to which the design of the stormwater management network accounts for any possible future changes in development that may have an effect on, or be affected by, the development.
 - (g) The degree to which water conservation principles, such as rainwater collection and stormwater detention, have been applied to the subdivision design.
 - (h) The methods proposed to avoid damage to downstream properties from altered stormwater flows and effectiveness of those methods.

Archaeological or Heritage Sites

- (13) In relation to land, including a heritage site or item referred to in Schedules 16.13A, 18.1A or 16.13C, and a protected tree referred to in Schedule 16.13B:
- (a) whether the proposed subdivision would have an adverse or beneficial effect on the integrity or heritage and protected tree value of the site or item, and the extent of that effect;
 - (b) the extent to which land integral to the significance of an archaeological site or site of significance to Māori would be separated from that site;

(c) the provisions of any relevant management plan.

Access and Roads

(14) The extent to which an existing road needs to be upgraded to manage effects of traffic generated by the subdivision, taking into account the existing state and use of the road and the construction standards of section 18.8 rules for that particular class of road.

(15) The ability to comply with the site access and vehicle crossing requirements of rule 16.2.2.1.

(16) Financial contributions.

(17) All matters referred to in Section 220 of the Act.

(18) Bonds and covenants.

Non-Notification

Applications for resource consent that comply with the conditions of this rule 16.3.3.1A will be decided without limited notification.

In respect of non-compliance with condition 16.3.3.1(n)(ii)(b) (being cul-de-sac length), applications for resource consent for an activity under this rule will be decided without limited notification.

16.3.3.2 Restricted Discretionary Subdivision (Residential Zone – Listed Cultural Heritage Site)

C16 9/09
Op 8/12

Subdivision in the Residential Zone that does not comply with controlled condition (y) of rule 16.3.3.1 is a restricted discretionary activity.

A resource consent is required. Consent may be refused or conditions imposed, only in respect of the following matter to which the Council has restricted its discretion:

- (1) Where there is a listed cultural heritage site present on any part of the land being subdivided:
 - (a) any matters raised in a report prepared in accordance with requirement 19.2.2.41;
 - (b) any matter necessary to ensure the appropriate management, protection or enhancement of a Cultural Heritage Site;
 - (c) any matter necessary to ensure kaitiakitanga over a wāhi tapu site or wāhi tapu area;
 - (d) any matters relevant to ensuring the appropriate management of a previously unknown cultural heritage site that is discovered during any land disturbance activities associated with the subdivision during construction;
 - (e) any matter relevant to the absence of an authority from Heritage New Zealand Pouhere Taonga under the Heritage New Zealand Pouhere Taonga Act 2014.

[Parts of rule 16.3.3.3 renumbered and amended to become rule 16.3.3.2A as follows:]

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

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

Stormwater

(a) In the Residential Zone:

(i) EITHER:

Stormwater from every allotment is discharged to a Council-maintained stormwater drainage network that has the capacity to receive the additional stormwater.

OR

The discharge complies with section 36.4 of this Plan.

AND

(ii) All stormwater drainage features that form part of the stormwater drainage network are physically and legally protected from future development that may adversely affect the efficient functioning of the network.

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

(ab) In the Richmond Intensive Development Area, where a site or part of a site is located within a specified stormwater flood flow path as shown on the Part II Special planning map:

(i) the development provides for the stormwater flood flow to cross the post-development site and retains the predevelopment upstream entry and downstream exit points of the stormwater flood flow to and from the site;

(ii) the flood flow path surface is constructed or treated to prevent erosion of the surface;

Richmond South Development Area, and Richmond West and Richmond Intensive Development Areas

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

Minimum Allotment Size

(i) The minimum net area for each allotment is 350 square metres.

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

(ii) The subdivision meets conditions 16.3.3.1(n)(ii)(a), (n)(ii)(c) to (n)(ii)(m), (n)(iii) and (n)(iv).

(iii) Except in the Richmond Intensive Development Area, the subdivision meets condition 16.3.3.1(n)(ii)(b).

Amenity Plantings within a Boundary Setback – Richmond West Development Area

(c) In the Richmond West Development Area amenity, plantings are provided within the boundary setbacks on allotments in the following locations and in accordance with the following specifications:

(i) adjoining Designation 127, amenity plantings are 20 metres wide incorporating a 2.5 metre bund, with a 2:1 batter, extending from the easternmost point of Poutama Drain south west to the point where Poutama Drain intersects with the designation.

(ii) adjoining the Indicative Collector Road and Mixed Business Zone, amenity plantings are 2.5 metres wide.

(d)iii) a planting plan, cross section and design statement, prepared by an appropriately competent person in landscape architecture, are provided with every application for subdivision that show the bunding (where specified), species, height at maturity, planting and spacing layout, maintenance and

16.3.3.2B Restricted Discretionary Subdivision (Residential Zone — Specific Location: Richmond Intensive Development Area)

replacement programme, and the planting theme where the allotment is in the amenity planting setback.

- (eiv) the amenity planting of the setback is carried out prior to the issue of the Section 224(c) certificate, with such amenity planting managed and maintained on an ongoing basis under an appropriate legal instrument.

Tahi and Iwa Streets, Mapua

- (d) The subject land is not in the Residential Coastal Zone at Tahi Street or Iwa Street, Mapua.

Comprehensive Development

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

A resource consent is required. Consent may be refused or conditions imposed, only in respect of the following matters to which the Council has restricted its discretion:

- (1) Matters (1) to (37) of rule 16.3.3.3.

Non-Notification

In respect of non-compliance with condition 316.3.3.2A(b)(iii) (being cul-de-sac length), applications for resource consent for an activity under this rule will be decided without limited notification.

16.3.3.2B Restricted Discretionary Subdivision (Residential Zone — Specific Location: Richmond Intensive Development Area)

Subdivision for intensive development in the Richmond Intensive Development Area that does not comply with the controlled conditions of rule 16.3.3.1(mc) is a restricted discretionary activity, if it complies with the following condition:

- (a) The subdivision meets controlled conditions 16.3.3.1(i), (l), (m) to (mf) and 16.3.3.1A(a) to (c).

A resource consent is required. Consent may be refused or conditions imposed, only in respect of the following matters to which the Council has restricted its discretion:

- (1) Matters (1) to (18) of rule 16.3.3.1A.
- (2) The layout and design of a subdivision in relation to stormwater.

16.3.3.3 Restricted Discretionary Subdivision (Residential Zone — Compact Density Specific Locations)

C5 3/06
Op 10/10

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

Compact Density Development in Richmond, South, Richmond West, Motueka West and Mapua Special Development Areas and Motueka

C5 3/06 Op 10/10
C10 10/07 Op 3/14

- (a) Land to be subdivided for compact density development in the Richmond South, Richmond West, ~~Motueka West and~~ Mapua Special development areas and the Motueka West Compact Density Residential Area, as shown on the planning maps, complies with the following conditions:

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

- (i) **Land Requirements** C5 3/06
Op 10/10
- (a) The subject land comprises (either in one or more existing titles) ~~more than 5000 square metres (in Richmond) and~~ at least 1500 square metres in the Richmond South, Richmond West and Mapua Special development areas and the Motueka West Compact Density Residential Area ~~and Mapua Special Development Area.~~ C22 2/11
Op 1/15
C43 4/13
Op 1/15
- (ii) **Allotments**
- Allotment Area*
- (a) There is no minimum net allotment area, except that in the Mapua Special Development Area the minimum allotment area is 200 square metres and except that in the Motueka West Compact Density Residential Area the minimum allotment area is 270 square metres.
- Allotment Layout*
- (b) The design and layout of each allotment has been established by reference to the siting of the dwelling and any other building on the allotment, to be authorized by land use consent under rule 17.1.3.3. For the avoidance of doubt, this means that both land use and subdivision consents must be applied for and processed at the same time.
- Note:** Council will ensure that this standard can be complied with by requiring the lodgement of all land use consent applications at the same time as the subdivision consent application, under Section 91 of the Act.
- Allotment Frontage*
- (c) No fewer than 95 percent of all allotments have direct frontage to a public road or public reserve that is at least 10 metres. For the avoidance of doubt, this means that no more than 5 percent of allotments may be rear allotments without any road or reserve frontage.
- (iii) **Allotment Access and Road Network**
- (a) All roads are constructed in accordance with the standards set out in Figures 18.8A and 18.8C (for Richmond South, and Mapua ~~D~~development ~~A~~areas), Figure 18.8F (for Richmond West) and Figure 18.8A (for Motueka West) and with reference to the Urban Design Guide (Part II, Appendix 2). C5 3/06 Op 10/10
C10 10/07 Op 3/14
C22 2/11 Op 1/15
C43 4/13 Op 1/15
- (b) Every road is through-connected, unless it is a cul-de-sac of 80 metres or less.
- (c) Where any property adjoining the subdivision may require complying road access across the common boundary with the subdivision, roads are located so that no adjoining property is left without a complying road access. C11 10/07
Op 10/10
- (d) Except for the indicative roads shown in the Richmond South and Richmond West development areas on the planning maps:
- (i) ~~no road in the Richmond South Development Area is designed to connect directly to Hart/Bateup roads, Wensley/Paton roads, Hill Street and State Highway 6; and~~
- (ii) ~~no road in the Richmond West Development Area is designed to connect directly to State Highway 6, State Highway 60, Lower Queen Street and McShane Road; and~~
- (e) Except for Hart/Bateup Roads, Wensley/Paton Roads, Hill Street and State Highway 6 in the Richmond South Development Area, and State Highway 6 and Lower Queen Street in the Richmond West Development Area, every road has a maximum block length of 200 metres and a maximum perimeter distance of 800 metres.

- | | | |
|------|---|---|
| (ea) | Except for Pah Street, Whakarewa Street and Queen Victoria Street in Motueka West Development Area, every road has a maximum block length of 200 metres and a maximum perimeter length of 800 metres. | C43 4/13
Op 1/15 |
| (f) | The transport conditions in Schedule 16.3B are complied with. | |
| (g) | No allotment created after 28 July 2007 gains direct access from State Highway 6 in the Richmond South Development Area. Existing lawful access crossings may continue to be used. | C11 10/07
Op 10/10 |
| (h) | No allotment access is located within 30 metres of the intersection of Hart/Bateup and Wensley/Paton roads, or Hart/Bateup roads and Hill Street, as measured from the intersection of the extension of the road boundary tangent points. | |
| (i) | No allotment created after 6 October 2007 gains direct access from State Highway 6 or Lower Queen Street in the Richmond West Development Area. | C10 10/07
Op 3/14 |
| (iv) | Reserves | C5 3/06 Op 10/10
C10 10/07 Op 3/14 |
| | Subject to but not limited by rule 16.4.2.1: | |
| (a) | Land that is subject to a notation on the planning maps as indicative reserve is set aside as reserve and vested in the Council upon subdivision in general alignment with the indicative reserve areas shown on the maps and dimensions where specified, as follows: <ul style="list-style-type: none"> • 70 metre wide reserve along Borck Creek from Light Industrial Zone to the Mixed Business Zone; • 15 metre wide reserve along Poutama Drain; • 15 metre wide reserve along Eastern Hills Drain adjoining State Highway 6 to Borck Creek; | C5 3/06
Op 10/10
C10 10/07
Op 3/14
C37 8/12 |
| (b) | Indicative reserve areas are to be vested in the Council as Local Purpose Reserve (walkway/recreation) and Local Purpose Reserve (drainage) and the part of the area vested as Local Purpose Reserve (walkway/recreation) will form part of the financial contribution for reserves and community services in accordance with rule 16.5.2.4. | C5 3/06
Op 10/10
C10 10/07
Op 3/14 |
| (v) | Indicative Stormwater Retention Area | C5 3/06
C7 7/07
Op 10/10
C37 8/12 |
| (a) | Where applicable, a stormwater retention area is to be provided in the location of any indicative Stormwater Retention Area shown in Richmond South and Motueka West development areas on the planning maps, to enable stormwater to be retained in order to mitigate the downstream stormwater effects such as flooding. Where the stormwater retention area overlies an indicative reserve on the planning maps, all the land in that indicative reserve will vest with Council and reserve fund contributions will be adjusted in accordance with rule 16.5.2.4. | C43 4/13
Op 1/15 |

Amenity Plantings within a Boundary Setback – Richmond West Development Area

~~(b) The subdivision meets condition (c) of rule 16.3.3.2A.~~

~~[Condition (b) to (e) below moved to become conditions 16.3.3.2A(b) and (c) only].~~

Richmond South Development Area and Richmond West Development Area

C10 10/07
Op 3/14

~~(b) Land to be subdivided in the Richmond South and Richmond West development areas that does not comply with the conditions of rule 16.3.3.1 is a restricted discretionary activity, if it complies with the following conditions:~~

~~(i) The minimum net area for each allotment is 350 square metres.~~

~~(ii) The subdivision meets conditions (a)(iii)(a), (a)(iii)(c) to (a)(iii)(i), (a)(iv) and (a)(v) of this rule.~~

Amenity Plantings within a Boundary Setback – Richmond West Development AreaC10-10/07
Op 3/14

~~(c) In the Richmond West Development Area, amenity plantings are provided within the boundary setbacks on allotments in the following locations and in accordance with the following specifications:~~

- ~~(i) Adjoining Designation 127, amenity plantings are 20 metres wide incorporating a 2.5 metre bund, with a 2:1 batter, extending from the easternmost point of Poutama Drain southwest to the point where Poutama Drain intersects with the designation.~~
- ~~(ii) Adjoining the Indicative Collector Road and Mixed Business Zone, amenity plantings are 2.5 metres wide.~~

~~(d) In the Richmond West Development Area, a planting plan, cross section and design statement, prepared by an appropriately competent person in landscape architecture, are provided with every application for subdivision that show the bunding (where specified), species, height at maturity, planting and spacing layout, maintenance and replacement programme, and the planting theme where the allotment is in the amenity planting setback.~~

C10-10/07
Op 3/14

~~(e) In the Richmond West Development Area, the amenity planting of the setback is carried out prior to the issue of the Section 224(c) certificate, with such amenity planting managed and maintained on an ongoing basis under an appropriate legal instrument.~~

StormwaterC5 3/06
Op 10/10

(f) In the Residential Zone:

(i) EITHER:

Stormwater from every allotment is discharged to a Council-maintained stormwater drainage network that has the capacity to receive the additional stormwater.

OR

The discharge complies with section 36.4 of this Plan.

AND

(ii) All stormwater drainage features that form part of the stormwater drainage network are physically and legally protected from future development that may adversely affect the efficient functioning of the network.

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

C10 10/07
Op 3/14

~~[Condition (g) below moved to become condition 16.3.3-16.3.3.2A(d)]~~

Tahi and Iwa Streets, MapuaC22 2/11
Op 1/15

~~(g) The subject land is not in the Residential Coastal Zone at Tahi Street or Iwa Street, Mapua.~~

~~[Condition (h) deleted]~~

C51 1/15 Op 9/16

A resource consent is required. Consent may be refused or conditions imposed, only in respect of the following matters to which the Council has restricted its discretion:

C5 3/06
Op 10/10**Site Layout**

(1) The extent to which the mix of allotment sizes can provide for different housing types and densities.

- (2) Whether each allotment has appropriate area and shape to enable efficient siting and construction of one or more dwellings and any ancillary buildings, provision of private outdoor space, convenient vehicle access to a public road, and adequate on-site parking.
- (3) Where the subject land adjoins any developed site with a different density character, the extent to which the allotment layout and location of any dwelling or building location area avoids or mitigates adverse amenity effects across the property boundary.

Privacy and Solar Access

C22 2/11
Op 1/15

- (4) In the case of compact density developments, whether allotments and proposed dwellings are designed and shaped to protect the privacy of and solar access for future occupiers.

Safety

- (5) The extent to which the subdivision will enhance personal safety by providing urban open spaces to be fronted and overlooked by housing and actively used facilities.

Servicing

- (6) The extent to which the street and allotment layout enables efficient provision of infrastructure to new areas.
- (7) The likely effects of the subdivision in relation to the location of significant infrastructure facilities and networks and any related constraints on nearby development, and whether they have been identified and protected.

Landscape Treatment

- (8) The extent to which the use of landscape treatment will enhance street amenity, the use and enjoyment of public spaces, and differentiate street hierarchy.
- (9) The ability to use landscaping to direct run-off from impervious areas into vegetated landscaped areas to filter and soak up stormwater.

Open Space/Reserves

- (10) The extent to which the subdivision provides well-distributed small neighbourhood reserves that contribute to the legibility and character of the area, provide for a range of uses and activities, and are cost-effective to maintain.
- (11) The extent to which greenway reserves incorporate stormwater management and use low impact stormwater management principles.
- (12) The extent and location of reserves, sportsgrounds, and urban open space and amenity reserves.

C10 10/07
Op 3/14

Traffic (streets, access, parking, manoeuvring, loading)

- (13) Whether the road network provides a high level of internal connectivity and good external linkages for local vehicle, pedestrian and cycle movements, incorporating traffic management to control vehicle speed and create safe conditions for all street users.
- (14) The ability of roads to provide multi-purpose public spaces that are designed to balance their role for traffic with their other roles as community spaces, pedestrian environments with easy access to the town centre, parking, and as settings for residential and commercial uses.

C43 4/13
Op 1/15

- (15) The extent to which roads provide an attractive streetscape which enhances the amenity of adjacent housing and development.
- (16) The extent to which the number of individual allotment accesses onto Hart/Bateup and Wensley/Paton roads, ~~and Hill Street,~~ Salisbury Road, Wensley Road, Oxford Street, Gladstone Road and Queen Street has been minimised.

Stormwater Management

- (17) Whether an integrated approach to stormwater management is used, by creating areas of open space (including reserves along watercourses and some streets with swales), that can be used for effective stormwater management, including enhancing water quality without compromising an efficient urban structure. In the Mapua Special Development Area, the provisions of the Site Management Plan will need to be complied with. **C22 2/11
Op 1/15**
- (18) The extent to which natural and artificial watercourses, wetlands and riparian vegetation are retained and enhanced, while also making alignment modification that may be appropriate to enhance the urban structure.
- (19) Any matter set out in Schedule 16.3A. **C7 7/07 Op 10/10**

Richmond West Development Area Amenity Plantings**C10 10/07
Op 3/14**

- (20) Landscaping and amenity plantings for the identified allotments, including the type, height and location of species to be planted, planting plan, planting and maintenance programme, and bunding.
- (21) The variation in the use of trees, shrubs and groundcovers to create a planting framework, including the utilisation of existing plantings, where appropriate.
- (22) The extent to which the amenity plantings create a visually attractive appearance when viewed from roads, reserves and adjoining zones.
- (23) The degree of application of a consistent landscape theme that links amenity plantings with plantings within the Residential and Mixed Business zones, and reserves.
- (24) The depth and height of plantings from the Open Space Zone and the Borck Creek indicative reserve.
- (25) The extent of use of both fast-growing species for initial screening and suitable longer-lasting species, and the use of open-grassed areas or low vegetation of varying depth within the buffer in front of screen planting.
- (26) The appropriateness of the species to the local environment and conditions.
- (27) The legal instrument for ensuring ongoing management, maintenance and replacement of amenity plantings.
- (28) The degree to which the width and height of planting and bunding mitigates adverse effects arising from the operation of the state highway network and contributes to the enhancement of major traffic corridors.

Energy Efficiency

- (29) The extent to which street and allotment orientation and dimensions facilitate the siting and design of dwellings that are energy efficient.
- (30) The extent to which the orientation and design of buildings facilitates energy efficiency.

Urban Design Guide (Part II, Appendix 2)

C10 10/07 Op 3/14

- (31) Consistency with the Urban Design Guide (Part II, Appendix 2).

C22 2/11 Op 3/14

Reverse Sensitivity Effects

- (32) Where the allotment adjoins any rural zone, the extent to which the potential for adverse cross-boundary effects from rural activities have been avoided, remedied or mitigated.

Cul-de-sac Road AccessC5 3/06
Op 10/10

- (33) The extent to which road access by a cul-de-sac that is greater than 80 metres is appropriate, due to physical or legal constraints such as land topography and geographical features, restrictions on road access to the external network, sight, shape and size, and land ownership.

Miscellaneous

- (34) Any relevant matter in Schedule 16.3A.
-
- (35) Financial contributions.
-
- (36) All matters referred to in Section 220 of the Act.
-
- (37) Any matters relevant to the current Engineering Standard.

Non-NotificationC5 3/06
Op 10/10

Where condition (b) of this rule applies, and only in respect of non-compliance with condition 16.3.3.1(n)(ii)(b) (being cul-de-sac length), applications for resource consent for an activity under this rule will be decided ~~without public notification and~~ without limited notification.

16.3.3.4 Discretionary Subdivision (Residential Zone)

- (a) ~~Except as provided for in conditions (c), (d) and (e) of this rule, s~~Subdivision in the Residential Zone that does not comply with the ~~restricted discretionary conditions of 16.3.3.2A for standard density development and the~~ restricted discretionary conditions of rule 16.3.3.3~~2~~ is a discretionary activity, ~~if it complies with the following conditions:~~
- (ab) Subdivisions which ~~are is~~ part of a comprehensive residential development ~~and is are~~ the subject of concurrent resource consent applications for all other resource and building consents required for the development ~~is a discretionary activity.~~

Richmond South, Richmond West, Motueka West, Mapua and Mapua Special Development AreasC10 10/07
Op 3/14

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

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

- (i) The subdivision has a minimum net area of 350 square metres for each allotment, except that the Mapua Development Area has a minimum net area of 450 square metres and the Mapua Special Development Area has a minimum net area of 200 square metres and Motueka Compact Density Residential Area has a minimum net area of 270 square metres.

OR

- (ii) The subdivision is a compact density subdivision proposal and complies with rule 16.3.3.3(a)(iii)(a), (a)(iii)(c) to (a)(iii)(i), (a)(iv) and (a)(v). C10 10/07
Op 3/14

Richmond Intensive Development Area

(d) Subdivision in the Richmond Intensive Development Area that does not comply with the restricted discretionary conditions of rule 16.3.3.2A for standard density development or, the restricted discretionary conditions of rule 16.3.3.2B for intensive development is a discretionary activity, if it complies with the following conditions:

- (i) The subdivision proposal complies with conditions 16.3.3.1(n)(ii)(c) and 16.3.3.1(n)(iii)(b).

Residential Coastal Zone at Tahi Street or Iwa

- ~~(ee)~~ ~~The subdivision~~ is not in the Mapua Residential Coastal Zone at Tahi Street or Iwa Street, Mapua. C22 2/11
Op 1/15

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

C10 10/07
Op 3/14

C43 4/13
Op 1/15

- (1) The degree of compliance with the applicable conditions of rules 16.3.3.1, 16.3.3.1A, 16.3.3.2 16.3.3.2A, 16.3.3.2B and 16.3.3.3.
- (2) The reasons for non-compliance with the conditions of rules 16.3.3.1, 16.3.3.1A, 16.3.3.2 16.3.3.2A, 16.3.3.2B and 16.3.3.3 that have not been met.
- (3) The extent to which the matters in Schedules 16.3A and 16.3B have been met.
- (4) Consistency with the Urban Design Guide (Part II, Appendix 2). C10 10/07 Op 3/14
C22 2/11 Op 1/15

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

Proposed as at 24 September 2016 Non-Notification

C58 11/15
(D 9/16)

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

16.3.3.5 Discretionary Subdivision (Residential Zone – Specific Location)

C20 8/10
Op 8/12

Subdivision in the Residential Zone in the Richmond East Development Area that does not comply with rule 16.3.3.1 is a discretionary activity, if it complies with the following condition:

- (a) Conditions 16.3.3.1(i) and (n)(ii)(a), (n)(ii)(c) and (n)(ii)(l).

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

16.3.3.6 Discretionary Subdivision (Residential Closed Zone)

Subdivision by means of the relocation or adjustment of an allotment boundary in the Residential Closed Zone is a discretionary activity, if it complies with the following conditions:

- (a) It does not create any additional allotments on which a dwelling can be built.
- (b) Following subdivision, existing buildings and dwellings meet the relevant permitted conditions for wastewater, water supply and boundary setbacks.

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

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

16.3.3.7 Non-Complying Subdivision (Residential Zone)]

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

C10 10/07 Op 3/14
C20 8/10 Op 8/12
C22 2/11 Op 1/15
C43 4/13 Op 1/15
C51 1/15 Op 9/16

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

C5 3/06 Op 10/10

16.3.3.8 Prohibited Subdivision (Residential Closed Zone)

Except as provided for in rule 16.3.3.4, subdivision in the Residential Closed Zone at Anchorage and Ruby Bay is a prohibited activity for which no resource consent will be granted.

C22 2/11
Op 1/15

16.3.3.9 Prohibited Subdivision (Residential Coastal Zone at Tahī or Iwa Street, Mapua)

Except as provided for in rule 16.3.3.1, subdivision in the Residential Coastal Zone at Tahī Street or Iwa Street at Mapua is a prohibited activity for which no resource consent will be granted.

C22 2/11
Op 1/15

SCHEDULES

[Unchanged text (Schedules 16.3A and 16.3B omitted)]

Schedule 16.3C: Services Required on Subdivision in Certain Zones

Refer to rules 16.3.3.1, 16.3.4.1.

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

C10 10/07 Op 3/14
C20 8/10 Op 8/12
C22 2/11 Op 1/15
C43 4/13 Op 1/15

SERVICE	STANDARD
Stormwater	<p>The land to be subdivided is connected to a Council stormwater drain (including any stream that has been modified to function as a stormwater drain) that is capable of receiving additional stormwater as a result of the subdivision.</p> <p><u>OR</u></p> <p><u>The discharge complies with 36.4 of this Plan.</u></p> <p><u>AND</u></p> <p><u>All stormwater drainage features that form part of the stormwater drainage network are physically and legally protected from future development that may adversely affect the efficient functioning of the network.</u></p> <p><u>In the Richmond Intensive Development Area, where a site or part of a site is located within a specified stormwater flood flow path as shown on the planning maps:</u></p> <p><u>(a) the development provides for the stormwater flood flow to cross the post-development site and retains the predevelopment upstream entry and downstream exit points of the stormwater flood flow to and from the site;</u></p> <p><u>(b) the flood flow path surface is constructed or treated to prevent erosion of the surface.</u></p>
Wastewater	<p>The land to be subdivided is connected to a Council wastewater reticulation that is capable of receiving additional wastewater as a result of the subdivision.</p>
Water Supply	<p>The land to be subdivided is connected to a Council potable water supply reticulation that is capable of providing a potable water supply for each allotment and sufficient water for fire fighting purposes, unless in the Rural Residential Zone (other than the Rural Residential Serviced Zone in the Richmond East and Mapua development areas), rule 17.8.3.1(m) is complied with.</p>
Electricity	<p>The land to be subdivided is provided with electric power, appropriate to the circumstances.</p>
Telephone	<p>The land to be subdivided is provided with a telephone system, appropriate to the circumstances.</p>

C20 8/10
Op 8/12
C22 2/11
Op 1/15

Note: Schedule 16.3A contains an assessment criterion that refers to this table.

CHAPTER 17: ZONE RULES

17.1 RESIDENTIAL ZONE RULES

Refer to Policy sets 5.1, 5.2, 5.3, 6.2, 6.3, 11.1, 11.2, 13.1.

17.1.1 Scope of Section

This section deals with land uses in the Residential Zone. Subdivisions are dealt with in Chapter 16.3. Information required with resource consent applications is detailed in Chapter 19.

17.1.2 Land Use

17.1.2.1 Permitted Activities (Land Use - General)

C19 5/10
Op 8/12

Any land use is a permitted activity that may be undertaken without a resource consent, if it complies with the following conditions:

Particular Activities

- (a) The activity is not one of the following:
- (i) an activity that emits odour causing a nuisance beyond the site boundary;
 - (ii) intensive livestock farming or commercial boarding or breeding of animals;
 - (iii) an industrial or commercial activity, except:
 - as allowed as a home occupation; or
 - as provided for in rule 16.6.2.1(o)(i)
 - (iv) spray painting, motor vehicle repairs or dismantling, fibre-glassing, sheet-metal work, bottle or scrap storage, rubbish collection, motor body building, or fish or meat processing;
 - (v) a landing area or pad for helicopters (other than for medical or fire-fighting purposes), an aircraft landing strip, aerodrome or airport;
 - (vi) a papakainga development, ~~comprehensive residential development or compact density development~~; C22 2/11
Op 1/15
 - (vii) clearance of more than 20 percent of indigenous coastal shrubland or coastal forest on CT 13A/194 or its successive titles between Cook Crescent and Rowling Road and in the Coastal Environment Area;
 - (viii) a community activity, where the total vehicle movements in combination with any other permitted activity on the site exceed 30 per day on any one day; C19 5/10
Op 8/12
 - (ix) a home occupation, except as allowed by rule 17.1.2.2.

[Unchanged text omitted]

17.1.3 Building Construction or Alteration

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

Construction or alteration of a building **for a standard density development** is a permitted activity that may be undertaken without a resource consent, if it complies with the following conditions:

- (a) Where the activity is part of the Waimea Village Residential Development, it complies with the permitted activity conditions as set out in Schedule 17.1D and is otherwise exempt from conditions in 17.1.3.1(d) to (v).
- (b) The activity is not the construction or alteration of any building within or 10 metres from any indicative road or indicative reserve in the Richmond West, Richmond South or Richmond East or Motueka West development areas as shown on the planning maps. C10 10/07 Op 3/14
C20 8/10 Op 8/12
C43 4/13 Op 1/15
- (c) Dwellings on sites adjoining or within 60 metres of Designation 127 are designed to meet internal sound levels, as follows: C10 10/07
Op 3/14

Figure 17.1A: Internal Sound Levels

HOUSES AND APARTMENTS NEAR MAJOR ROADS	DESIGN SOUND LEVEL (dBA L _{eq})
Living areas	35
Sleeping areas	30
Work areas	35
Apartment common areas (e.g. foyer, lift, lobby)	45
Note: Dwellings are designed to meet “satisfactory” internal sound levels of AS/NZS 2107:2000.	

Residential Site Density

- (d) Sites have a net area of at least:
 - (i) 1000 square metres for each dwelling in St Arnaud (except 1,800 square metres for any site on Lake Road, Robert Street, Holland Street, Arnaud Street or Bridge Street);

Proposed as at 1 November 2008

- [[c)(ii) Proposed] (ii) 1000 square metres for each dwelling in settlements without wastewater reticulation except that where any allotment existed at 25 May 1996, the net area is at least 800 square metres, but that in each case, at least 500 square metres is available and suitable for effluent disposal; C2 12/00
- (iii) 1800 square metres for each dwelling for Milnthorpe.
- (iv) 450 square metres for each dwelling in settlements (other than Richmond and Motueka) with wastewater reticulation and treatment on allotments not adjoining an Industrial Zone;
- (v) 350 square metres for each dwelling in Richmond and Motueka on allotments not adjoining an Industrial Zone except in the Richmond East Development Area to the south east of Hill Street; C20 8/10
Op 8/12
- (vi) 800 square metres for each dwelling in serviced settlements on allotments adjoining an Industrial Zone;
- (vii) 600 square metres for each dwelling in the Richmond East Development Area south east of Hill Street; C20 8/10
Op 8/12
- (viii) 900 square metres for each dwelling in the Richmond East Development Area south east of Hill Street: foothill precinct, as notated on the planning maps.

Building Coverage

- (e) Maximum building coverage is 33 percent, provided:
- (i) the maximum building coverage is reduced by 18 square metres if a garage is not provided on site;
 - (ii) the maximum building coverage in St Arnaud is 20 percent;
 - (iii) telecommunication and radio-communication facilities which are less than 10 square metres in area, and which are less than 3 metres in height are exempt from the maximum coverage (one facility per site is exempt);
 - (iv) the maximum area for a sleepout is 36 square metres;
 - (v) where detention of stormwater runoff is provided on site for the additional building coverage over 33 percent, the maximum building coverage is 40 percent in Richmond, Motueka, Wakefield and Brightwater.

C59 11/15
Op 3/16

For the additional building coverage, stormwater detention at the rate of 50 litres per 1 square metre is required on site.

Site Coverage

- (ea) Maximum site coverage in Richmond, Motueka, Wakefield and Brightwater is 70 percent.

Milnthorpe

- (f) At Milnthorpe, a maximum of one dwelling for CT 11A/641 and one dwelling for each certificate of title issued before 12 November 1987, except for Sections 24, 28, 29 and 30 which are in one title where there is one dwelling for Section 24 and one dwelling for the other sections combined.
- (g) Every building is set back a minimum of 25 metres from any boundary with Milnthorpe Quay, except that on CT 11A/641 and CT 9B/454 the minimum setback is 16.5 metres.

Maximum Dwellings per Site

- (h) There is no more than one dwelling per site.

Outdoor Living Space

- (i) Each dwelling has an area of outdoor living space for the exclusive use of the occupants of that dwelling which:
- (i) has a minimum area of 60 square metres;
 - (ii) contains a circle with a diameter of at least 6 metres;
 - (iii) is located to receive sunshine in midwinter;
 - (iv) is readily accessible from a living area of the dwelling.

Balcony or Deck

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

Walls

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

Building Envelope – Daylight Over and Around

- (m) No building projects beyond a building envelope constructed by daylight admission lines commencing from points 2.5 metres above ground level from all side and rear boundaries. The angle to be used is to be determined using the diagram in Schedule 17.1A.
- (n) For any roof with a slope of 15 degrees or greater and the roof ridge generally at right angles to the boundary, the end of the ridge may be up to 1.5 metres above the indicator plane and the end area up to 2.5 square metres when viewed in elevation.
- (o) As an **alternative** to conditions (m) and (n), buildings on south-facing slopes (between west and east) over 10 degrees comply with the following on any nominated boundary:

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

Permitted intrusions into the daylight around angle are:

- (i) eaves (not more than 600 millimetres);
- (ii) buildings and structures complying with the special height limiting lines outside the angle.

The following applies with respect to (ii). Parts of the building or detached outbuildings may be outside the daylight around angle but only up to a certain height. To find out how high a building outside the arms may be, use the following steps:

- (a) Apply the daylight around angle (Schedule 17.1C) to find out how high exceptions may be. Start at 2 metres above ground level at point “P”. The maximum height then increases 0.5 metres for each 2 metres distance from the boundary. All heights are measured relative to point “P”.
- (b) The right-hand side of the indicator is at 1:200 scale, and 1:100 on the left-hand side. Apply the one that is appropriate to your site plan.

Height

- (p) The maximum height of buildings is:
- (i) 5 metres on sites of less than 400 square metres net area, except in the Mapua Special Development Area and the Richmond Intensive Development Area where the height limit is 6.5;
- (ii) 7.5 metres on sites of more than 400 square metres net area;
- (iii) 3.6 metres for accessory buildings;
- (iv) at Kaiteriteri, the highest point of buildings is not more than 4.5 metres above a ridgeline identified on the planning maps;
- subject to condition 16.6.2.1(k).

C22 2/11
Op 1/15

Setbacks

- (q) Buildings are set back at least 4.5 metres from road boundaries, in the case of all buildings; except that telecommunication and radio-communication facilities less than 10 square metres in area and less than 3 metres in height are exempt from this requirement; except also that buildings are at least:
- (i) 5.5 metres from road boundaries in the case of garages if the vehicle door of the garage faces the road;

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

- (ii) 7.5 metres from the top of the bank adjoining Collingwood Quay;
- (iii) 15 metres from Queen Victoria Street between Pah and Whakarewa streets. **C43 4/13
Op 1/15**
- (r) Buildings are set back at least 1.5 metres from the internal boundaries on one side and at least 3 metres from all other internal boundaries (side and rear) in the case of all buildings except:
 - (i) 3 metres from side and rear boundaries in the case of buildings at St Arnaud;
 - (ii) no setback is required from side or rear boundaries for buildings with a common wall on the boundary along that part of the boundary covered by the common wall;
 - (iii) where a garage or carport is an integral part of a dwelling and forms an external wall adjoining a site boundary; or a carport is attached to an external wall of a dwelling; the provisions of (t) apply to that part of the dwelling that is a garage or carport;
 - (iv) accessory buildings;
 - (v) telecommunication and radio-communication facilities less than 10 square metres in area and less than 3 metres in height.
- (s) Buildings are set back at least 1 metre from any access located within the site if the access serves another site or dwelling.
- (t) Accessory buildings are set back at least 1.5 metres from side and rear boundaries, but less than 1.5 metres if all of the following apply:
 - (i) the wall of the building adjacent to the boundary contains no windows;
 - (ii) any accessory building adjacent to the boundary does not exceed 7.2 metres in length or 50 percent of the length of the boundary, whichever is the lesser;
 - (iii) stormwater is contained within the site.
- (u) Dwellings are set back at least 25 metres from a rural zone boundary and at least 10 metres from an industrial zone boundary, except that:
 - (i) on CT 13A/194 Ltd or its successive titles, the setback from the rural zone is at least 5 metres,
 - (ii) on Old Wharf Road, Motueka, the setback from the Heavy Industrial Zone is at least 20 metres and the setback from the Rural 1 Zone is at least 10 metres;
 - (iii) on NL 13C/756 or its successor titles at lower Seaton Valley, the setback is at least 5 metres from the Rural 1 Deferred Residential Zone (2031) boundary. **C22 2/11
Op 1/15**
 - (iv) adjacent to the Light Industrial Zone at Bird Lane, Wakefield, the setback is at least 30 metres. **C58 11/15
(D 9/16)**
- (v) Buildings are set back at least:
 - (i) 3 metres from the top of the bank of any river with a bed less than 1.5 metres in width;
 - (ii) 8 metres from the top of the bank of any river with a bed between 1.5 metres and 5 metres;
 - (iii) 20 metres from the top of the bank of any river with a bed between 5 and 20 metres in width.
- (w) Every building is set back a minimum of 25 metres from any boundary with Milnthorpe Quay, except that on CT 11A/641 and CT 9B/454 the minimum setback is 16.5 metres.

Fencing**C10 10/07
Op 3/14**

- (x) In the Richmond West Development Area, fences, including security fences, are set back at least 2.5 metres from any Collector Road to accommodate the amenity planting required by condition 16.3.3.1(t)(ii), and are not higher than 1.8 metres.

Wastewater Disposal

- (y) All buildings (other than accessory buildings) which generate wastewater are connected to a reticulated wastewater system where the service is available.

Note: The Urban Design Guide (Part II, Appendix 2) applies in the Richmond South and Richmond West development areas and may be considered in preparing applications under this rule.

C5 3/06
Op 10/10**Stormwater**C7 7/07
Op 10/10

- (z) (i) EITHER

All stormwater from buildings and impervious surfaces is discharged to a Council maintained stormwater drainage network that has the capacity to receive the additional stormwater.

OR

The discharge complies with section 36.4 of this Plan.

AND

- (ii) All stormwater drainage features that form part of the stormwater drainage network are physically and legally protected from future development that may adversely affect the efficient functioning of the network.

(za) Where the activity is in the Richmond Intensive Development area, the activity complies with condition (k) of Rule 17.1.3.4CC relating to specified stormwater flood flow paths.

Access

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

FencesC20 8/10
Op 8/12

- (zbc) In the Richmond East Development Area on Distributor class roads, any fence on a road boundary does not exceed 1.2 metres in height, and any fence on a side boundary is constructed to taper from 1.2 metres at the road boundary to any height not exceeding 1.8 metres, reaching that height no closer than 5 metres from the boundary.

17.1.3.2 Controlled Activities (Building Construction — Standard Density Development)

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

- (a) The activity does not contravene any other applicable condition in rule 17.1.3.1.
- (b) The site does not adjoin an Industrial Zone.
- (c) The site is not in the Residential Closed Zone at Ruby Bay.
- (d) The site is not in the Residential Zone at Mapua, the Residential Coastal Zone at Mapua or the Mapua Special Development Area.

C22 2/11
Op 1/15

A resource consent is required and may include conditions on the following matters over which the Council has reserved its control:

- (1) Vehicle access and parking.
- (2) Amenity effects arising from the proximity of neighbouring buildings.

- (3) Drainage and provision of services.
- (4) Financial contributions.

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

Construction or alteration of a building on a site within an approved subdivision plan for a compact density development in the Richmond South, Richmond West and Mapua Special development areas and the Motueka ~~West Compact Density Development Residential~~ Area, as shown on the planning maps, is a controlled activity, if it complies with the following conditions:

C5 3/06 Op 10/10
C10 10/07 Op 3/14
C22 2/11 & C43 4/13
Op 1/15

Multiple Consents

- (a) All buildings are located within a site that has been approved as part of a compact density subdivision under rules 16.3.3.3, 16.3.3.4 and 16.3.3.7.

Note: Compact Density subdivision rule 16.3.3.3 requires that both the land use and subdivision consents are lodged with Council at the same time and assessed together.

Dwellings on a Site

C5 3/06
Op 10/10

- (b) More than one dwelling may be constructed on any site.

Site Coverage

C59 11/15
Op 3/16

- (c) Maximum site coverage is 70 percent.

Building Coverage

- (ca) Maximum building coverage is 50 percent.

Stormwater – Richmond South and West Development Areas

C10 10/07
Op 3/14

- (d) The stormwater generated from an individual site or development approved as part of any subdivision after 11 March 2006 in the Richmond South Development Area and 6 October 2007 in the Richmond West Development Area must comply with condition 16.3.3.1(~~wmc~~).

Internal Boundaries

- (e) Notwithstanding condition 17.1.3.3(g), all buildings are set back at least 2 metres from the front boundary, and no more than 5 metres, except that:
- (i) all garages and carports are set back at least 5.5 metres from road front boundaries if the vehicle entrance of the garage or carport faces the road;
 - (ii) there is no side boundary setback where there is vehicular access to the rear of the site from a legal road or approved access;
 - (iii) where there is no vehicular access to the rear of the site, a side boundary setback of at least 1.5 metres on at least one side is provided, enabling access to the rear of the site;
 - (iv) there is at least a 5-metre setback from the rear boundary;
 - (v) a minimum of 4.5 metres applies in the Mapua Special Development Area with an intrusion no more than 1.5 metres deep and 3 metres wide for an entry feature or bay window.

C22 2/11
Op 1/15

Building Envelope

- (f) All buildings comply with the following requirements:
 - (i) There is no front boundary envelope requirement.
 - (ii) All buildings are wholly within an envelope created by taking a vertical line from the boundary 6 metres above ground level and then at an angle of 45 degrees inwards from that point. This applies for no more than 50 percent of the total boundary length.
 - (iii) For the balance 50 percent of the total boundary length, the envelope is taken from a point 3 metres vertical above the boundary and then at an angle 45 degrees inwards from that point.

External Boundaries

- (g) All buildings at the boundary of every allotment comply with building envelope and setback rules of permitted activity conditions 17.1.3.1(m) – (o) and 17.1.3.1(q) – (v), under the following conditions:
 - (i) where the land adjoining the boundary is not part of the subdivision; or
 - (ii) where the land adjoining the boundary is not being developed as a compact density development.

For the avoidance of doubt, this means that every boundary of the compact density subdivision complies with permitted activity conditions relating to bulk and location where it adjoins land that is either not part of the subdivision or is being developed to a permitted activity standard within the same subdivision proposal.

Note: The separation between developments of different densities may be achieved by using roads or reserves. This creates a clear delineation without losing amenity values or the inefficient use of land resources.

Fences

C43 4/13
Op 1/15

- (ga) Any fence, wall or screen erected in the front yard is no more than 0.8 metres in height.

Outdoor Living Space

- (h) Each dwelling complies with the following requirements:

UNITS AT GROUND FLOOR	UNITS ABOVE GROUND FLOOR
At least 20 square metres (except at Mapua and Motueka, 30 square metres) of contiguous private outdoor space which is capable of containing a 4-metre diameter circle within its shape.	(i) At least 7 square metres of balcony with a minimum depth of 1.5 metres, with at least a 1 metre wide roof or overhang (including balcony above). (ii) <u>Any balcony, including a roof top balcony is and</u> no closer than 4 metres from an internal or side boundary.

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

- (i) Outdoor living spaces are readily accessible or contiguous from a living area of the dwelling.
- (j) Outdoor living spaces are not obstructed by buildings, vehicular access, manoeuvring or parking areas, from the ground level upwards.
- (k) Outdoor living spaces are not located on the southern or eastern side of the dwelling.
- (l) Outdoor living spaces are designed in accordance with the Urban Design Guide (Part II, Appendix 2).

C5 3/06
Op 10/10

C22 2/11
Op 1/15

Stormwater

C7 7/07
Op 10/10

- (m) (i) EITHER
- All stormwater from buildings and impervious surfaces is discharged to a Council maintained stormwater drainage network that has the capacity to receive the additional stormwater.
- OR
- The discharge complies with section 36.4 of this Plan.
- AND
- (ii) All stormwater drainage features that form part of the stormwater drainage network are physically and legally protected from future development that may adversely affect the efficient functioning of the network.

A resource consent is required and may include conditions on the following matters over which the Council has reserved its control:

C5 3/06
Op 10/10

- (1) Consistency with the Urban Design Guide (Part II, Appendix 2) on the following matters:
- Allotment layout
 - Dwelling size
 - Street network
 - Garaging and car parking
 - On-site amenity
 - Frontages
 - Public open space
- (2) Roading, traffic, vehicle access, parking, cycleways and walkways.
- (3) Amenity effects arising from land development/modification.
- (4) Provision of services.
- (5) Financial contributions.
- (6) Effective stormwater management including the use of Low Impact Design solutions.
- (7) Earthworks.
- (8) Landscaping.
- (9) Vegetation removal, modification and/or planting.
- (10) Natural hazards.
- (11) Open space.

C10 10/07
Op 3/14

C22 2/11
Op 1/15

C5 3/06
Op 10/10

C7 7/07
Op 10/10

C5 3/06
Op 10/10

17.1.3.4 Restricted Discretionary Activities (Building Construction or Alteration — Standard Density Development - excluding the Development Areas)

Construction or alteration of a building that does not comply with the conditions of rules 17.1.3.1 ~~to~~ or 17.1.3.32 is a restricted discretionary activity, if it complies with the following conditions:

C5 3/06
Op 10/10

Building Coverage

- (a) The building coverage does not exceed 35 percent in townships outside Richmond, Motueka, Wakefield and Brightwater. C59 11/15
Op 3/16
Telecommunications and radio communications which are less than 10 square metres in area and less than 3 metres in height are exempt from this maximum coverage. One facility per site is exempt.

Awaroa

- (b) Sites at Awaroa have a net area for each dwelling of at least 1,000 square metres.

Milnthorpe

- (c) Sites at Milnthorpe have a net area for each dwelling of at least 1,000 square metres.
- (d) At Milnthorpe, a maximum of one dwelling for CT 11A/641 and one dwelling for each certificate of title issued before 12 November 1987, except for Sections 24, 28, 29 and 30 which are in one title where there is one dwelling for Section 24 and one dwelling for the other sections combined.
- (e) Every building is set back a minimum of 25 metres from any boundary with Milnthorpe Quay esplanade reserve, except that on CT 11A/641 and CT 9B/454 the minimum setback is 16.5 metres.

[Condition (f) moved to 17.1.3.4AA and amended as condition (a)]

Maximum Dwellings per Site

- ~~(f) — There are three or more dwellings on one site that comply with the following:~~
- ~~(i) — the development is in a portion of the zone and on a site with access to reticulated and suitable wastewater treatment services;~~
 - ~~(ii) — the minimum net area for each unit is at least 280 square metres in Motueka and Richmond and at least 350 square metres in other settlements with wastewater reticulation and treatment services;~~
 - ~~(iii) — building coverage does not exceed 40 percent;~~
 - ~~(iv) — the development is a comprehensive residential development;~~
 - ~~(v) — the development is not within the Richmond South, Richmond West or Richmond East development areas south east of Hill Street or within the Motueka West Development Area, as shown on the planning maps.~~
- ~~C5 3/06 Op 10/10
C10 10/07 Op 3/14
C20 8/10 Op 8/12
C43 4/13 Op 1/15~~

Garages

- (g) Garages (whether or not attached to a dwelling) are set back from road boundaries at least:
- (i) 5.5 metres if the vehicle door of the garage faces the road; or
 - (ii) 2 metres if the vehicle door of the garage is at right angles to the road.

[Condition (h) moved to 17.1.3.4BB as condition (b)]

Multiple Consents

- ~~(h) — Where the activity is a compact density development, all buildings are located within a title that has been approved as part of a compact density subdivision under rules 16.3.3.3, 16.3.3.4 or 16.3.3.7.~~

~~**Note:** Compact density subdivision rule 16.3.3.2 requires that both the land use and subdivision consents are lodged with Council at the same time and assessed together.~~

Stormwater

C7 7/07
Op 10/10

- (i) (i) EITHER
- All stormwater from buildings and impervious surfaces is discharged to a Council maintained stormwater drainage network that has the capacity to receive the additional stormwater.
- OR
- The discharge complies with section 36.4 of this Plan.
- AND
- (ii) All stormwater drainage features that form part of the stormwater drainage network are physically and legally protected from future development that may adversely affect the efficient functioning of the network.

Residential Closed Zone

C22 2/11
Op 1/15

- (j) The site is not in the Residential Closed Zone at Ruby Bay.

Residential Coastal Zone Reserve Building Area

- (k) There is sufficient space for a reserve building area for the existing dwelling.

A resource consent is required. Consent may be refused or conditions imposed, only in respect of the following matters to which the Council has restricted its discretion:

Minimum Site Areas and Building Coverage

- (1) The extent to which the character of the site will remain dominated by open space and vegetation, rather than buildings.
- (2) The extent to which there is a need for the decreased site size or increased building coverage in order to undertake the proposed activities on the site.
- (3) The extent to which the scale, design and appearance of the proposed buildings will be compatible with the locality.
- (4) The ability to provide adequate parking and manoeuvring space for vehicles clear of the road.
- (5) Any adverse effects on adjoining properties in terms of dominance by buildings, loss of privacy, access to sunlight and daylight, and loss of opportunities for views.
- (6) The provision of adequate outdoor living and servicing space on the site for all outdoor activities associated with residential and other activities permitted on the site.
- (7) The ability to mitigate any adverse effects of increased coverage or site density.

Setbacks from Road and Internal Boundaries, and Rivers

- (8) The extent to which the intrusion towards the boundary is necessary in order to allow more efficient, practical and pleasant use of the remainder of the site.
- (9) The extent to which alternative practical locations are available for the building.
- (10) The extent to which the proposed building detracts from the pleasantness, coherence, openness and attractiveness of the site as viewed from the street and adjoining sites.
- (11) The adverse effects of the building intrusion on the outlook and privacy of people on adjoining sites, including loss of access to daylight on adjoining sites.

Restricted Discretionary Activities (Building Construction or Alteration — Standard Density Development - excluding the Development Areas)

- (12) The ability to provide adequate parking and manoeuvring space for vehicles clear of the road.
- (13) The extent to which the proposed building will be compatible with the appearance, layout and scale of other buildings and sites in the surrounding area, including the setback of existing buildings in the vicinity from boundaries, its external materials and colour.
- (14) The ability to mitigate any adverse effects of the proposal on adjoining sites and the street scene, including by planting and landscaping.
- (15) Adverse effects of the proximity of the building in terms of difficulty of access to the building or to adjoining rear sites.
- (16) The extent to which the use of the proposed building will detract from the pleasantness or amenity of adjoining sites, in terms of noise, smell, dust, glare or vibration.
- (17) The extent to which the encroachment into setbacks from rivers by buildings will increase the likelihood of damage being caused to the building by erosion, the level of risk to occupants, and the effects of the structure on flood flows.

Height

- (18) The extent to which there is a need for the increased height or intrusion through the recession lines, in order to undertake the proposed activities on the site.
- (19) The extent to which the character of the site and the surrounding area remains dominated by open space, rather than by buildings, with buildings at low heights and low densities of building coverage.
- (20) The extent to which the proposed building will not adversely affect the character of the local environment, including the scale of other buildings in the surrounding area.
- (21) The effect on other sites, roads and public open space of the increased height, in terms of visual dominance, which is out of character with the local environment.
- (22) The extent to which the proposed building will shade adjoining sites and result in reduced sunlight and daylight admission beyond that anticipated by the daylight admission angle requirements for the area.
- (23) The effect of the increased height on other sites in terms of loss of privacy through being overlooked from neighbouring buildings.
- (24) The extent to which the increased building height will result in decreased opportunities for views from properties in the vicinity, or from roads or public open space in the surrounding area.
- (25) The ability to mitigate any adverse effects of increased height or penetration of the daylight admission angle, through increased separation distances between the building and adjoining sites, or the provision of screening.
- (26) The extent to which the increased building height will adversely affect the natural character of the coast.

Building Design and Appearance

- (27) The degree to which the proposed development will impact on the amenity and character of the area having regard to the scale, bulk, architectural style, materials, colours and setback of buildings and, in particular, the extent to which the development can be viewed from adjoining sites and public places.
- (28) The extent to which any adverse visual effect can be mitigated by altering the layout of buildings, storage areas, car parking, landscaped areas and vegetation.

Restricted Discretionary Activities (Building Construction or Alteration — Standard Density Development - excluding the Development Areas)

- (29) The extent to which building design and appearance will adversely affect the natural character of the coast.
- (30) The extent to which the continuous building length detracts from the pleasantness and openness of the site, as viewed from the street and adjoining sites.
- (31) The ability to mitigate any adverse effects of the continuous building length through increased separation distances, screening or use of other materials.
- (32) The extent to which practical use of the site will be affected by the proposal.

Privacy

- (33) Adverse effects in terms of reduced privacy through being overlooked from, or being in close proximity to, neighbouring buildings, to an extent which is inconsistent with the surrounding environment.
- (34) The ability to mitigate any adverse effects of the proposal on adjoining sites, including planting and landscaping and the relocation of windows to alternative practical positions.

Outdoor Living Space

- (35) The extent to which the reduction in outdoor living space and its location will adversely affect the ability of the site to provide for the outdoor living needs of future residents of the site.
- (36) Alternative provision of outdoor living space to meet the needs of future residents of the site.
- (37) The extent to which the reduction in outdoor living space or the lack of its access to sunlight is compensated for by alternative space within buildings with access to ample sunlight and fresh air.

Services

- (38) Provision for the collection and disposal of stormwater and sewage.
- (39) The actual and potential adverse effects of the development in terms of existing catchment drainage characteristics, stormwater flow, erosion and sedimentation, and stormwater quality, including the following:
 - (a) The extent to which all stormwater drainage features that form part of the stormwater drainage network are physically and legally protected from future development that may adversely affect the efficient functioning of the network.
 - (b) The degree to which the development has used Low Impact Design solutions in the management of stormwater.
 - (c) The degree of maintenance or enhancement of natural drainage characteristics in development.
 - (d) The degree to which the design of the stormwater management network accounts for any possible future changes in development that may have an effect on, or be affected by, the development.
 - (e) The degree to which water conservation principles, such as rainwater collection and stormwater detention, have been used in the development.

C7 7/07
Op 10/10

[Matters (40) to (50) moved to 17.1.3.4BB and amended as matters (1) to (13)]

~~Richmond South, Richmond West, Motueka West and Mapua Development Areas, Mapua Special Development Area and Motueka West Compact Density Area~~ C5 3/06 Op 10/10
C10 10/07 Op 3/14
C22 2/11 & C43 4/13
Op 1/15

~~(40) — **Scale and Intensity of Use** C5 3/06
Op 10/10~~

~~(a) — Whether the site is of sufficient size and configuration to allow the adequate mitigation of the effects of the proposal on the surrounding neighbourhood.~~

~~(b) — Whether the intensity and scale of the proposal should be controlled to protect the amenity values of that neighbourhood.~~

~~(41) — **Site Layout** C5 3/06
Op 10/10~~

~~(a) — The extent to which the siting and configuration of buildings and the uses on the site have a positive relationship with the street, in particular whether main entrances front the street with garaging and parking located to the rear of the site.~~

~~(b) — The extent to which the siting and design of buildings, structures and open space adversely affects the acoustic environment of the adjoining property.~~

~~(42) — **Scale and Bulk** C5 3/06
Op 10/10~~

~~(a) — Whether an increase in building coverage will increase the bulk of the building in such a way that it may cause dominance or intrusion on adjoining properties. C59 11/15
Op 3/16~~

~~(b) — Whether an increase in building coverage will adversely affect the amenity values and streetscape in the vicinity.~~

~~(c) — Whether the proposed height of buildings and other structures, such as front fences, will be compatible with the height and visual character of the surrounding area and streetscape. C43 4/13
Op 1/15~~

~~(43) — **Building Design and External Appearance** C5 3/06
Op 10/10~~

~~(a) — Whether the design and external appearance of buildings, including the scale, orientation and spacing, complements the existing buildings in the vicinity.~~

~~(b) — Whether the bulk or repetitive form of buildings is likely to detract from the visual amenities of the neighbourhood.~~

~~(c) — Whether garages, garage doors or car parking on the site dominates the appearance of the site development when viewed from the street or internal accessways. In general, they should be recessed behind the front building line and integrated in the building design in a way that does not dominate the street frontage or internal accessways.~~

~~(d) — Whether lighting overspill from the site will adversely affect the amenity values of adjacent properties.~~

~~(44) — **Privacy** C5 3/06
Op 10/10~~

~~(a) — Whether the siting and orientation of buildings and structures and the location of windows and entrances maintain an acceptable level of privacy between units and for adjoining neighbours, and whether any mitigation measures are used, for example by screening and planting.~~

~~(45) — **Safety** C5 3/06
Op 10/10~~

~~(a) — Whether the proposal has an adverse effect on the level of safety on the street or public place (including public open space) in terms of public surveillance.~~

- ~~(46) **Sunlight and Daylight** C5 3/06
Op 10/10~~
~~(a) Whether an increase in the height of the building in relation to the boundary will adversely affect access of sunlight and daylight to adjoining sites.~~
- ~~(47) **Servicing** C5 3/06
Op 10/10~~
~~(a) The ability to adequately reticulate water supply, wastewater, stormwater and solid waste storage and collection.~~
- ~~(48) **Landscaping** C5 3/06
Op 10/10~~
~~(a) Whether the location, scale and design of landscaped areas effectively contributes to the amenity of the site and the wider area.~~
~~(b) Whether the development ensures the retention of any significant existing trees and vegetation.~~
- ~~(49) **Private Outdoor Living Space** C5 3/06
Op 10/10~~
~~(a) Whether the private outdoor living space is located and designed to ensure easy access from living areas, good exposure to sunlight, and maintains the amenity of the streetscape.~~
~~(b) Whether the private outdoor living space is appropriately screened from the private outdoor living space of other household units.~~
- ~~(50) **Traffic (roading, access, parking, manoeuvring, loading)** C5 3/06
Op 10/10~~
~~(a) Whether vehicle access provided is functional and safe.~~
~~(b) Whether car parking is safe and convenient while still maintaining an acceptable aesthetic quality as viewed from the street, in particular, whether hard paved areas associated with parking and garaging dominate the streetscape.~~

Richmond East Development AreaC20 8/10
Op 8/12

- (50A) The extent to which the increased height of fences located along Distributor class roads within the Richmond East Development Area may detract from public safety and visual amenity.

Miscellaneous

- (51) The duration of the consent (Section 123 of the Act) and the timing of reviews of conditions and purpose of reviews (Section 128).
- (52) Financial contributions, bonds and covenants in respect of the performance of conditions, and administrative charges (Section 108).

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

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

[Condition (f) moved from 17.1.3.4 to become condition (a) and amended]

Three or More Dwellings on a Site

- (a) There are three or more dwellings on one site that comply with the following:
- (i) the development complies with the service requirements of Schedule 16.3C:

Restricted Discretionary Activities (Building Construction or Alteration – Specified Locations: Development Areas – Standard Density and Compact Development)

- (ii) the minimum net area for each unit is at least 280 square metres in Motueka and Richmond and at least 350 square metres in other settlements with wastewater reticulation and treatment services;
- (iii) building coverage does not exceed 40 percent;
- (iv) the development is a comprehensive residential development; or the allotment or site was approved as part of a subdivision under rule 16.3.3.4;
- (v) the development is not within the Richmond South, Richmond West or Richmond East development areas south east of Hill Street, the Richmond Intensive Development Area or within the Motueka West Development Area, as shown on the planning maps.

Garages and Stormwater

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

A resource consent is required. Consent may be refused or conditions imposed, only in respect of the following matters to which the Council has restricted its discretion:

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

17.1.3.4BB Restricted Discretionary Activities (Building Construction or Alteration – Specified Locations: Development Areas – Standard Density and Compact Development)

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

Construction or alteration of a building in the Richmond South, Richmond West, Motueka West, Richmond Intensive, Mapua and Mapua Special development areas and the Motueka West Compact Density Residential Area that does not comply with the conditions of rules 7.1.3.1, 7.1.3.2 and 7.1.3.3 is a restricted discretionary activity, if it complies with the following conditions:

Garages and Stormwater

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

[Condition (h) moved from 17.1.3.4 to become condition (c)]

Compact Density Development - Multiple Consents

- (c) Where the activity is a compact density development, all buildings are located within a title that has been approved as part of a compact density subdivision under rules 16.3.3.3, 16.3.3.4 or 16.3.3.7.

Note: Compact density subdivision rule 16.3.3.3 requires that both the land use and subdivision consents are lodged with Council at the same time and assessed together.

A resource consent is required. Consent may be refused or conditions imposed, only in respect of the following matters to which the Council has restricted its discretion:

[Matters (40 to (50) moved from 17.1.3.4 to become matters (1) to (11)]

(1) Scale and Intensity of Use

(a) Whether the site is of sufficient size and configuration to allow the adequate mitigation of the effects of the proposal on the surrounding neighbourhood.

(b) Whether the intensity and scale of the proposal should be controlled to protect the amenity values of that neighbourhood.

(2) Site Layout

(a) The extent to which the siting and configuration of buildings and the uses on the site have a positive relationship with the street, in particular whether main entrances front the street with garaging and parking located to the rear of the site.

(b) The extent to which the siting and design of buildings, structures and open space adversely affects the acoustic environment of the adjoining property.

(3) Scale and Bulk

(a) Whether an increase in building coverage will increase the bulk of the building in such a way that it may cause dominance or intrusion on adjoining properties.

(b) Whether an increase in building coverage will adversely affect the amenity values and streetscape in the vicinity.

(c) Whether the proposed height of buildings and other structures, such as front fences, will be compatible with the height and visual character of the surrounding area and streetscape.

(4) Building Design and External Appearance

(a) Whether the design and external appearance of buildings, including the scale, orientation and spacing, complements the existing buildings in the vicinity.

(b) Whether the bulk or repetitive form of buildings is likely to detract from the visual amenities of the neighbourhood.

(c) Whether garages, garage doors or car parking on the site dominates the appearance of the site development when viewed from the street or internal accessways. In general, they should be recessed behind the front building line and integrated in the building design in a way that does not dominate the street frontage or internal accessways.

(5) Privacy

(a) Whether the siting and orientation of buildings and structures and the location of windows and entrances maintain an acceptable level of privacy between units and for adjoining neighbours, and whether any mitigation measures are used, for example by screening and planting.

(d) Whether lighting overspill from the site will adversely affect the amenity values of adjacent properties.

(6) Safety

(a) Whether the proposal has an adverse effect on the level of safety on the street or public place (including public open space) in terms of public surveillance.

(7) Sunlight and Daylight

(a) Whether an increase in the height of the building in relation to the boundary will adversely affect access of sunlight and daylight to adjoining sites.

(8) Servicing

(a) The ability to adequately reticulate water supply, wastewater, stormwater and solid waste storage and collection.

(9) Landscaping

- (a) Whether the location, scale and design of landscaped areas effectively contributes to the amenity of the site and the wider area.
- (b) Whether the development ensures the retention of any significant existing trees and vegetation.

(10) Private Outdoor Living Space

- (a) Whether the private outdoor living space is located and designed to ensure easy access from living areas, good exposure to sunlight, and maintains the amenity of the streetscape.
- (b) Whether the private outdoor living space is appropriately screened from the private outdoor living space of other household units.

(11) Traffic (roading, access, parking, manoeuvring, loading)

- (a) Whether vehicle access provided is functional and safe.
- (b) Whether car parking is safe and convenient while still maintaining an acceptable aesthetic quality as viewed from the street, in particular, whether hard-paved areas associated with parking and garaging dominate the streetscape.

Miscellaneous

- (12) The duration of the consent (Section 123 of the Act) and the timing of reviews of conditions and purpose of reviews (Section 128).
- (13) Financial contributions, bonds and covenants in respect of the performance of conditions, and administrative charges (Section 108).

17.1.3.4CC Restricted Discretionary Activities (Building Construction or Alteration — Specified Location: Richmond Intensive Development Area - Intensive Development)

Construction or alteration of a building in the Richmond Intensive Development Area is a Restricted Discretionary activity, if it complies with the following conditions:

Location

- (a) The site is located in the Richmond Intensive Development Area.

Dwellings on a Site

- (b) More than one dwelling may be constructed on any site.

Allotment Area

- (c) The minimum net area for each allotment is at least 200 square metres

Site Coverage

- (d) The maximum site coverage is 70 percent.

Building Coverage

- (e) Maximum building coverage on a site is 50 percent.

Building Envelope and External Boundaries, Outdoor Living Space, Fences

(f) Conditions (f) - (l) of rule 17.1.3.3 apply.

Internal Boundaries

(fa) Notwithstanding condition 17.1.3.3(g), all buildings are set back at least 2 metres from the front boundary, and no more than 5 metres, except that:

- (i) all garages and carports are set back at least 5.5 metres from road front boundaries if the vehicle entrance of the garage or carport faces the road;
- (ii) there is at least a 4-metre setback from one side or rear boundary;
- (iii) where there is no vehicular access to the rear of the site from a legal road or approved access, in addition to condition 17.1.3.4CC(fa)(ii), a side boundary setback of at least 1.5 metres on at least one side is provided, enabling access to the rear of the site.

Height

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

Building Length

(h) The maximum length of any exterior upper floor wall is 12 metres before a recess with a minimum dimension of 3 metres by 3 metres is required in the wall with a corresponding non-continuous eave.

Privacy

(i) Notwithstanding condition (fa) of 17.1.3.4CC and conditions (f) and (g) of 17.1.3.3, residential buildings shall be set back at least 3 metres from the nearest part of any other residential building except:

- (i) no separation is required when there is a common wall.

Stormwater

(j) (i) EITHER

All stormwater from buildings and impervious surfaces is discharged to a Council maintained stormwater drainage network that has the capacity to receive the additional stormwater.

OR

The discharge complies with section 36.4 of this Plan.

AND

(ii) All stormwater drainage features that form part of the stormwater drainage network are physically and legally protected from future development that may adversely affect the efficient functioning of the network.

(k) Where a site or part of a site is located within a specified stormwater flood flow path as shown on the planning maps:

- (a) the development provides for the stormwater flood flow to cross the post-development site and retains the pre-development upstream entry and downstream exit points of the stormwater flood flow to and from the site;
- (b) the flood flow path surface is constructed or treated to prevent erosion of the surface;

Discretionary Activities (Building Construction or Alteration – Specified Location: Richmond Intensive Development Area - Intensive Development)

(c) the floor level of any habitable building is 0.5 metre above the 1% Annual Exceedance Probability flood flow level along the flow path.

A resource consent is required. Consent may be refused or conditions imposed, only in respect of the following matters to which the Council has restricted its discretion:

- (1) Matters of restricted discretion (1) to (13) of rule 17.1.3.4BB.
- (2) Consistency with the Urban Design Guide (Part II Appendix 2).

Non Notification

Applications for resource consent that comply with the conditions of this rule will be decided without limited notification.

17.1.3.4DD Discretionary Activities (Building Construction or Alteration – Specified Location: Richmond Intensive Development Area - Intensive Development)

Construction or alteration of a building that does not comply with the conditions of rule 17.1.3.4CC is a discretionary activity, if it complies with the following conditions:

- (a) The activity is located in the Richmond Intensive Development Area.

A resource consent is required. Consent may be refused or conditions imposed. In considering applications and determining conditions, the Council will have regard to the matters and criteria set out in rule 17.1.3.4CC as well as other provisions of the Plan and the Act, in particular:

- (1) The degree of compliance with the applicable conditions of rule 17.1.3.4CC ;
- (2) The reasons for non-compliance.
- (3) Consistency with the Urban Design Guide (Part II Appendix 2).

**17.1.3.4A Discretionary Activity (Building Construction or Alteration –~~Wakefield~~
Specified Location: Wakefield)**

C58 11/15
(D 9/16)

Construction or alteration of a building that does not comply with the conditions of rules 17.1.3.1 to 17.1.3.4~~AA~~ is a discretionary activity.

A resource consent is required. Consent may be refused or conditions imposed. In considering applications and determining conditions, the Council will have regard to the matters and criteria set out in rules 17.1.3.1 to 17.1.3.4 as well as other provisions of the Plan and the Act, in particular:

- (1) The degree of compliance with the applicable conditions of rules 17.1.3.1 to 17.1.3.4.
- (2) The reasons for non-compliance.
- (3) Consistency with the Urban Design Guide (Part II Appendix 2).

Non Notification

Applications for resource consent for an activity under this rule will be decided without public notification and without limited notification.

17.1.3.5 Non-complying Activities (Building Construction or Alteration)

C5 3/06
Op 10/10

Construction or alteration of a building that does not comply with the conditions of rule 17.1.3.4, [17.1.3.4AA](#), [17.1.3.4BB](#), [17.1.3.4DD](#) and [17.1.3.4A](#) is a non-complying activity.

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

17.1.20 Principal Reasons for Rules

Building Coverage

Both maximum building coverage and the minimum net site area enable the retention of settlements dominated by open space, rather than buildings, with space available for tree and garden plantings.

C59 11/15
Op 3/16

Building coverage in Richmond, Motueka, Wakefield and Brightwater is increased, giving greater opportunity to meet the demand for consolidation of these settlements and flexibility for building design provided there is adequate stormwater detention as a consequence of the increased building coverage.

A site coverage limit is introduced to help ensure there is space for some stormwater mitigation on site.

Higher coverage is permitted on [sites for comprehensive, intensive and compact density development sites](#) compared with standard density residential sites. With [sites for intensive and compact density development sites](#), it is intended to encourage two-storey developments which enhance thermal efficiency but also to ensure that there is sufficient outdoor space provision, some stormwater dispersal and sunlight entry on site.

C22 2/11
Op 1/15

Setback from Roads

The setback will promote an open and pleasant appearance of sites as viewed from the streets and adjoining properties and to allow space for vegetation, but also to enable efficient and practical use of sites.

Where garage doors face the road, sufficient space is required to allow for a vehicle to be parked off the street and for garage doors to be opened. Locating a garage closer than 5.5 metres to the road boundary is a non-complying activity. Garages may be located closer to the road boundary (up to 2 metres from the boundary) as a discretionary activity where the vehicle door of the garage is at right angles to the road boundary. This acknowledges that vehicle parking and manoeuvring occurs elsewhere on the site, and it may enable a site to be used more efficiently. As a discretionary activity, consideration can be given to the visual effects of the garage location.

Greater setback is required from Queen Victoria Street to allow for landscaping and a possible future bypass.

C43 4/13
Op 1/15

Setbacks from Internal Boundaries

Side yard requirements are set to provide sufficient space to manoeuvre a vehicle to the back of a site, if required, and to enable efficient and practical use of the rest of the site, whilst also mitigating adverse effects of buildings on adjoining sites. A separation distance of buildings from adjoining neighbours' boundaries reduces the dominance of buildings on the outlook of adjoining sites, enables access to daylight along all sides of the site and provides a degree of privacy consistent with urban living. These values are likely to have been taken into account in the design of buildings that share a common wall and the requirement of setback is relaxed accordingly.

Accessory buildings are permitted closer to or up to the boundary in order to allow more flexible use of this space. However, if accessory buildings are located close to boundaries and have long blank walls, this may

affect the outlook from adjoining properties as a result of the dominance of the site by a lengthy wall at close proximity. Consequently, provisions limit the length of walls of accessory buildings if located within 1.5 metres of a boundary.

Other Setbacks

Setbacks have been required for dwellings on sites adjoining Rural 1, Rural 2, Rural 3 and Industrial zones, in order to protect residential activities on these sites from potential adverse effects of non-residential activities.

Buildings need to be set back from accesses to allow sufficient space for windows and doors of buildings to open and the doors of vehicles to be opened.

Natural hazards, particularly erosion, are also a consideration in requiring setbacks, including building setbacks within specified distances from rivers.

Building Height

The height and daylight admission performance requirements are intended to retain outlooks which are not dominated by buildings, and to ensure good access to sunlight and daylight and levels of privacy by not being overlooked, consistent with urban living. The maximum of 7.5 metres will generally achieve this.

The lower height provisions for small sections reflect the need to avoid dominance and overlooking of adjoining sections by larger, higher buildings on smaller sites.

However for compact residential development, a higher height limit is permitted if there is careful integration of buildings and surrounding spaces that retains residential amenities. C22 2/11
Op 1/15

The lower height of accessory buildings compared with the principal building is also consistent with the ability to locate accessory buildings in the side and rear yards.

Daylight admission lines are intended to reduce shading of adjoining sites by ensuring that buildings fall within an angle that allows sunlight to penetrate onto the adjoining site. The angle of the line is based on obtaining some sun onto sites even in mid-winter at midday. The angles ensure reasonable amenity protection, whilst allowing reasonable development potential on adjoining sites.

Building Design and Appearance

In residential areas, long buildings parallel to boundaries can be visually unattractive and affect the visual amenity enjoyed on adjoining properties and from streets. Breaks between buildings or changes in building orientation with associated change in roof line, can improve the pleasantness and openness of outlook from adjoining streets and sites by avoiding the dominance of continuous lengthy building form.

Fence Height

C20 8/10
Op 8/12

Reduced fence heights are required along Distributor class roads within the Richmond East Development Area for the purposes of promoting public safety and visual amenity.

In comprehensive, compact and intensive density residential development, reduced fence heights are required to encourage informal surveillance between the property and the street and to maintain street amenity. C43 4/13
Op 1/15

Outdoor Living Space

A minimum area, shape and location of outdoor living space is required for dwellings to ensure that an area of each site is set aside which is sufficient to meet the outdoor living needs of current and future residents of the site and meet needs for access to sunlight and fresh air. Requirements regarding proximity to living areas are intended to ensure that outdoor living spaces are pleasant, convenient and are likely to be available to be used by residents.

Alternative provision of a balcony reflects the practical difficulties for residents of units above ground-floor level of using outdoor living space at ground level. Reduced requirements for dwellings on sites of less than 350 square metres reflect the smaller potential size of units and the lower levels of occupancy likely.

The size of buildings as dwellings on any residential site and the number of dwellings allowed are governed by the building coverage limits. Open space amenity for each dwelling is protected by other rules, in addition to building coverage.

C59 11/15
Op 3/16

Home Occupations

Home occupations have the potential to impact on neighbours in terms of traffic generation, parking congestion, noise, vibration, glare, and loss of privacy and visual effects. The controls are intended to ensure that the residential areas of the District remain dominated by residential, rather than by non-residential, activities.

The total floor area of buildings used for home occupations and the number of people employed on site are limited as key factors in minimising the scale and size of home occupations so that they remain incidental to residential activities on the site. The location of activities is also limited as it can affect the noise and visual amenity enjoyed within a Residential Zone. The hours that a home occupation can operate will affect the level of noise and disturbance experienced in Residential Zones. However, hours of operation are not applicable for home occupations that are visitor accommodation.

Retail sales and display of goods are excluded from sites of home occupations as this activity often involves significant vehicle and pedestrian movements which may generate noise, fumes, glare, disturbance, loss of privacy, traffic and parking congestion, and loss of traffic safety incompatible with the amenity and character of residential areas. Activities which are highly likely to have adverse effects such as odour, dust, vibration and noxiousness are excluded to preserve the amenity of residential areas.

Vehicle trips associated with home occupations are commonly the cause of nuisance, inconvenience, or loss of amenity for neighbours, and limitations on the scale of vehicle trips generated can allow the assessment by way of a resource consent of any activity likely to result in additional traffic generation. The adverse effects of vehicle generation can be exacerbated in cul-de-sacs or on residential accessways shared with neighbours, which are often quieter, narrower, and with more limited parking and manoeuvring space than through streets.

Community Activities

Small-scale community activities are permitted provided they do not generate excessive traffic and noise that can cause a nuisance to neighbours.

Noise

Restrictions on noise levels are necessary in and adjoining a Residential Zone, as generally, prevailing noise levels are low and need to be maintained low in order to protect the pleasantness and amenity of these areas. In addition, limits on the hours of operation of non-residential activities in residential areas are necessary to maintain the amenity of these areas. The hours over which a non-residential activity operates is a significant determinant in the level of adverse effects likely for neighbours as a result of noise, traffic generation, vibration, loss of privacy, and general disturbance incompatible with residential amenity.

Noise limits are set in relation to the existing background noise levels which have been measured in many residential parts of the District. The $dB_A L_{eq}$ level sets a standard for noise measurement attuned to the human ear, which is an average of the noise measured over a specified time interval. This reflects noise levels generated by normal residential activities. The L_{max} level controls peak levels of noise at night-time, and minimises sleep disturbance.

Heavy vehicle trips can result in adverse effects that are significantly greater than those of other vehicle trips, as a result of noise, vibration, fumes, traffic congestion and safety. This rule recognises that the storage of heavy vehicles on a site in a residential area can have adverse effects on amenity values. However, by enabling one vehicle to be stored on a site, it recognises that residents often need to store their employment-related vehicle at home.

Dust and Odour

Dust and odour can adversely affect health and the amenity enjoyed in all zones and may also adversely affect the operation of other activities such as food processing. As the effects of dust are often able to be mitigated, it is considered appropriate that mitigating measures be undertaken where possible.

Glare

Lighting can interfere with the enjoyment of a property and the sleep of occupants. These effects can be mitigated by altering the direction of lighting. Reflective surfaces such as metal and glass on buildings, fences or other structures can adversely affect the amenity enjoyed on adjacent sites. While it is not practical to require people to take steps to mitigate the effects of glare from glass surfaces, the effects from metal surfaces can be mitigated by painting or coating with a non-reflective finish.

Farming, Horticulture and Keeping of Animals

The keeping of animals, birds and bees in a Residential Zone is limited so as to avoid and mitigate any adverse effects such as noise, odour, flies, stings (which may be a nuisance or to which people may be allergic). The establishment of new horticultural units is also limited, to mitigate the adverse effects associated with the use of agricultural sprays, shelter belts and trees close to neighbours' boundaries.

Papakainga Development

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

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

C5 3/06
Op 10/10

The Residential Zone forms part of the Richmond South, Richmond West, Motueka West and Mapua development areas. Compact density development is provided for through specific standards, and dwellings are to be located as approved through the subdivision process. Quality urban design is an important factor to achieving the overall goals for the Development Areas, and this has been implemented through a subdivision and development design guide. All development in the Richmond South, Richmond West, Mapua and Mapua Special development areas is subject to the requirements of the Urban Design Guide (Part II, Appendix 2).

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

Stormwater

C7 7/07
Op 10/10

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

Water and Wastewater

C22 2/11
Op 1/15

Because water, wastewater and some stormwater services at Mapua and Ruby Bay are over their design capacity, second dwellings are not included as a controlled activity in the Residential Zone in this locality. At Ruby Bay and parts of Tahī and Iwa streets, there is also a need to minimise the number of dwellings exposed to coastal hazard risk so second dwellings are not permitted there.

Richmond Intensive Development Area

The Richmond Intensive Development Area (RIDA) is located in the Residential Zone in Richmond close to the town centre. It provides for residential intensification through a combination of infill in and redevelopment of the existing area. In addition to standard density development, medium density development in the form of Intensive- development is provided for through specific standards.

In RIDA, consent for subdivision and residential building activity for Intensive development can be applied for separately. Land Use (building construction) is a Restricted Discretionary activity if key standards are met.

In RIDA, Intensive housing with a high standard of amenity is provided for through adherence to minimum standards for density, height, setbacks, bulk and scale of the housing relative to its context, and adjacent land uses, including streets. For RIDA, a reduced lot size of 200sqm is provided for Intensive housing, along with reduced parking and access standards that are appropriate for Intensive housing located close to the town centre. Standards for Intensive housing in RIDA also protect privacy and visual amenity.

Some of the bulk and location standards for Intensive housing are the same as those for Compact Density housing including the requirements for outdoor living space, the building envelope and external boundary setback standards. Buildings up to 7.5 metres in height are Restricted Discretionary activity. Buildings that are higher than 7.5m are a Discretionary activity.

The building construction provisions for RIDA include a condition that provides for a recess in buildings that have two or more storeys and exceed a certain length. The provision is expected to reduce the visual effects of solid walls on neighbouring properties and contribute to amenity values in the vicinity.

Stormwater from additional development in RIDA is managed so that it does not cause flooding or contribute to any damage caused by flooding. To that end, a permitted stormwater standard provides for onsite stormwater detention for additional site coverage resulting from new development; for secondary flow path protection and for partial groundwater recharge preservation. The planning map titled 'Richmond Intensive Development Area – Specified Stormwater Flood Flowpaths' shows the major flowpaths within RIDA. It does not show minor stormwater flowpaths or flows resulting from unexpected blockages.

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

[Unchanged text omitted]

19.2 INFORMATION REQUIRED FOR LAND USE OR SUBDIVISION CONSENT APPLICATIONS

19.2.1 Land Use

C19 5/10
Op 8/12

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

[Unchanged text omitted]

19.2.1.5 A site plan showing:

- (a) roads onto which the property has frontage;
- (b) boundaries, area and dimensions of the subject property(s);

Proposed as at 1 November 2008

- (c) existing and proposed car parks, cycle parks, loading areas **and utility**, on-site access, on-site manoeuvring areas, vehicle crossings and their proximity to intersections;
- (d) formation of crossings, access and car parks; stormwater disposal from access and parking areas;
- (e) location and dimensions of existing and proposed buildings, including the percentage coverage if the application is in a residential, commercial or industrial area;

C4 8/05

- (f) location of known archaeological sites, significant individual or groups of trees, and details of proposed landscaping;
- (g) any topographic features (embankments, cliffs, streams, wetlands, drains), selected ground heights and main power lines;
- (h) present use of adjoining properties;
- (i) the visibility available from any access, measured in terms of the requirements in rule 16.2.2.1;
- (j) the location, type and anticipated maximum height of any proposed landscaping;
- (k) details of any legal public access along and to any water body or the coast.

19.2.1.6 Elevation drawings showing building height and natural ground level, and the relationship of the building to the height limit and daylight angle controls for the relevant zone and set back from the Ruby Bay ridge top and toe, if applicable.

C4 8/05
C22 2/11
Op 1/15

[Unchanged text omitted]

19.2.2 Subdivision

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

C19 5/10
Op 8/12

[Unchanged text omitted]

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

C5 3/06
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- (a) a plan showing the layout of the subdivision, including all building location areas;
- (b) information describing the extent to which compliance is achieved with the standards and terms in rule 16.3.3.1 for the Residential Zone in the Richmond South, Motueka West or the Mapua development areas;
- (c) information describing consistency with the Urban Design Guide (Part II, Appendix 2);
- (d) information on proposed block perimeter lengths.

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C43 4/13
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19.2.2.7A For subdivision in the Richmond Intensive Development Area:

- (a) the information described in 19.2.2.7(a), (b) and (c) above.
- (b) for each new lot, a building location area that contains an outline building plan drawn so that a building complies with conditions contained in the Residential Zone rule 17.1.3.4CC for intensive building construction and alteration in the Richmond Intensive Development Area. The outline building plan shows the building and site coverage, building setbacks from internal and external boundaries, building envelope, outdoor living space, fences, building height, building length and the parking and access conditions for the Richmond Intensive Development Area.

19.2.2.8 For subdivision in the Rural Residential Zone in the Richmond East Development Area, where land which is the subject of a subdivision proposal contains a protected tree or the minimum root protection zone of a protected tree, the provision of a report prepared by an appropriately competent person in arboriculture that:

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[Unchanged text omitted]

PART II – APPENDIX 2: URBAN DESIGN GUIDE

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

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1. INTRODUCTION

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

C10 10/07
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The Mapua Development Area and Mapua Special Development Areas (MDA and MSDA) are priority areas for Mapua's development over a 20-year timeframe following the Mapua/Ruby Bay Development Study in 2004 and a structure planning exercise in 2008. These processes have identified a need and support for a planned approach that ensures a quality living environment and sustainable and efficient use of land.

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

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2. PURPOSE OF THE DESIGN GUIDE

The successful development and function of a quality residential environment relies on carefully considered design. Creating a place where people can live comfortably, and particularly where this is more closely together, requires attention to overall layout and details. Accordingly, this design guide sets out some specific matters for attention.

Because the process of evolving a good design requires experience and skills, it is recommended that the appropriate skills be applied to development planning and design. Typically the skills needed will include a combination of urban design, landscape design, building design, survey, engineering and resource management planning. Some companies or people will have capacity in several of these fields.

The evolution of the design will also suit an iterative process and Council encourages developers and applicants to work through the guidelines with Council advisers.

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

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

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

- ~~16.3.3.1 Subdivision (Controlled Activity)~~
- ~~16.3.3.3 Subdivision (Restricted Discretionary Activity)~~ **C10 10/07**
- ~~16.3.3.4 Subdivision (Discretionary Activity)~~ **Op 3/14**
- ~~17.1.3.3 Building Construction or Alteration (Controlled Activity)~~
- ~~17.1.3.4 Building Construction or Alteration (Restricted Discretionary Activity)~~
- 16.3.3.1 Controlled Subdivision (Residential Zone – Standard Density Development)
- 16.3.3.1A Controlled Subdivision (Residential Zone – Specific Location: Richmond Intensive Development Area)
- 16.3.3.2A Restricted Discretionary Subdivision (Residential Zone – Standard Density Development)
- 16.3.3.2B Restricted Discretionary Subdivision (Residential Zone – Specific Location: Richmond Intensive Development Area)
- 16.3.3.3 Restricted Discretionary Subdivision (Residential Zone – Compact Density Specific Locations)
- 16.3.3.4 Discretionary Subdivision (Residential Zone)
- 17.1.3.3 Controlled Activities (Building Construction or Alteration – Compact Density Development)
- 17.1.3.4 Restricted Discretionary Activities (Building Construction or Alteration – Standard Density Development)
- 17.1.3.4AA Restricted Discretionary Activities (Building Construction or Alteration – Comprehensive Development)
- 17.1.3.4BB Restricted Discretionary Activities (Building Construction or Alteration – Specific Locations: Development Areas)
- 17.1.3.4CC Restricted Discretionary Activities (Building Construction or Alteration – Specific Locations: Richmond Intensive Development Area)
- 17.1.3.4DD Discretionary Activities (Building Constructions or Alteration – Specific Locations: Richmond Intensive Development Area)

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

For permitted buildings in the RSDA, RWDA, RIDA, MWDA, MDA and MSDA, the design guide may help in successful design. For controlled and restricted discretionary subdivision and buildings in the RSDA, RWDA, MWDA, MDA and MSDA, and for discretionary subdivision and restricted discretionary and discretionary buildings in RIDA, consistency with the design guide is a matter for considering in either imposing conditions or considering granting or declining applications (restricted discretionary activities only). **C10 10/07 Op 3/14**
C22 2/11 & C43 4/13 Op 1/15

4. HOW TO USE THIS DESIGN GUIDE

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

The design guide should be considered when first beginning to develop any subdivision or building development proposal in the RSDA, RWDA, RIDA, MWDA, MDA and MSDA. **C10 10/07 Op 3/14**
C22 2/11 Op 1/15
C43 4/13 Op 1/15

A. Allotment Layout

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

To achieve the desired environment for the RSDA, RWDA, RIDA, MWDA, MDA and MSDA, guidelines for allotment layout are set out below. **C10 10/07 Op 3/14**
C22 2/11 Op 1/15
C43 4/13 Op 1/15

[Unchanged text and diagrams omitted]

B. Dwelling Size

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

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Op 1/15

C43 4/13
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[Unchanged text and diagrams omitted]

C. Street Network

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

C10 10/07
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Op 1/15

C43 4/13
Op 1/15

[Unchanged text and diagrams omitted]

E On-site Amenity

Proposed as at 2 August 2014

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

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Op 3/14

C22 2/11
Op 1/15

C43 4/13
Op 1/15

**GUIDELINE E1
OUTDOOR LIVING SPACE
REFER TO FIGURE E1A**

Provide for a reasonable level of outdoor private space amenity on site by :

- Providing a primary (the main space that is 20m² (or 30 m² in MSDA and MWDA) in accordance with the TRMP rules) outdoor living area adjacent to the primary interior living areas and at the rear of the house.
- Locating backyard/courtyard living space where it will receive good sunlight access and with direct access to interior living space.
- Avoiding windows from living rooms and kitchens which directly overlook neighbours' primary outdoor living space.
- Providing for an outlook from outdoor space to views of the wider area where this does not conflict with the privacy of neighbours.
- Use of on-site planting to provide greenness and screening to neighbours.

These guidelines for amenity are important because:

- in more compact forms of development, the design for privacy needs to be considered at the outset and cannot be left to later as there may not be a sufficient space, and the opportunities for the function to be good may be lost
- outdoor living space that is private is of a high value where people are living in closer proximity to one another.

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C43 4/13
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**GUIDELINE E2
FUNCTIONALITY**

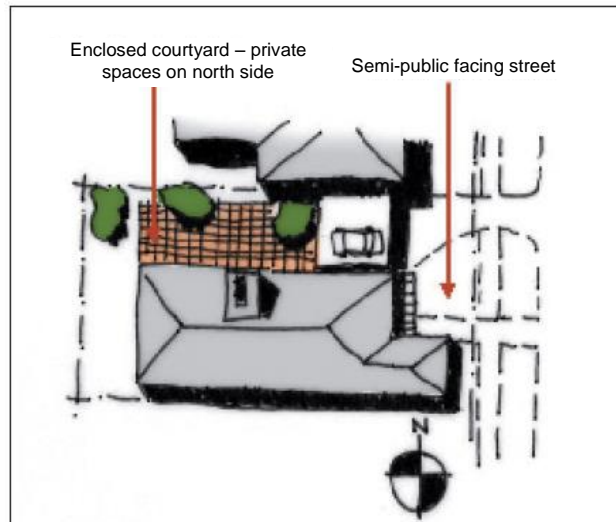
Provide for the functionality of living spaces for the benefit of the residents by:

- Providing for acoustic privacy in joined houses in accordance with the NZ Building Code: G6 – Airborne and Impact Sound
- Providing for rubbish storage in the outdoor living areas or other utility space for each dwelling
- Providing letterboxes at the front of each house
- Providing a place where washing can be dried outside

These guidelines for functionality are important because:

- lack of aural privacy between houses has a negative effect on the quality of life
- provision for rubbish storage, mail and washing need to be provided for at the outset of subdivision and development design.

Figure E1a
Providing outdoor private space



GUIDELINE E3 PRIVACY FOR INTERNAL SPACES

- Position windows or otherwise restrict or direct outlook so that the short-range view from one dwelling is not directly into the main internal living areas of any neighbouring dwellings, both within the development, or on adjacent sites.
- Where windows are to be located overlooking public or communal areas, position them so as to minimise loss of privacy from passers-by, while still letting people inside look out. This can be achieved by a range of means including positioning the internal space above outside areas, and locating windows of main living areas where they are not in close range view directly along a public way.

This guidelines for privacy is important because:

- Many areas in a house require privacy, and the best time to consider this is at the site planning stage and by the careful design and placement of windows. Such measures to achieve privacy need not unduly affect the outlook or daylight to the dwelling and may avoid the need for residents to resort to screening devices such as blinds or curtains.
- While total privacy is not reasonably achievable, housing can be designed so that in the normal course of events – sitting at the dining table, on in a living room, or working in the kitchen, the view is not directly into the main windows or into the private space associated with a residential building on a neighbouring site or in the view of passers-by on a public way. Distance increases privacy, so privacy generally ceases to be of concern with views across a street.

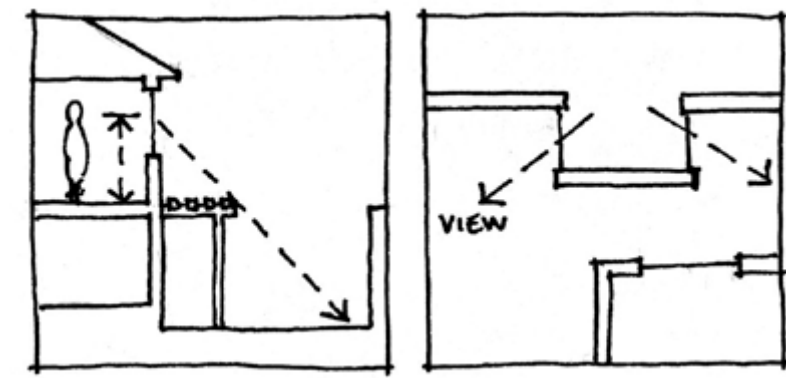


Figure E3a

Visual privacy by screening, position and orientation of windows

F Frontages

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

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

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

CHAPTER 31: RULES FOR WATER TAKE, DIVERSION, USE OR DAMMING

31.1.5 Damming and Diversion of Flood Waters

[Unchanged text omitted]

31.1.5.1 Permitted Activities (Damming and Diversion of Flood Waters)

The damming and diversion of flood waters by any structure is a permitted activity that may be undertaken without a resource consent, if it complies with the following conditions:

- (a) The structure lawfully existed as at 3 November 2001.
- (b) The structure is located in the Richmond Intensive Development Area and any damming or diversion of flood waters complies with condition (k) of rule 17.1.3.4CC.

36.4 DISCHARGES OR DIVERSIONS TO LAND OR WATER

[Unchanged text omitted]

36.4.2 Discharges or Diversions to Land or Water

36.4.2.1 Permitted Activities (Discharge or Diversion of Stormwater or Drainage Water)

Except in the Richmond Intensive Development Area, the discharge or diversion of stormwater or drainage water into water, or onto or into land, where the stormwater or drainage water may enter water in any of the following circumstances:

1. the point of discharge or diversion is within any Rural 1, Rural 2, Open Space, Conservation or Recreation zone; or

Proposed as at 10 December 2016

[Item 1 is amended as follows:]

1. The ~~point of~~ discharge or diversion is within any Rural Residential, Rural 1, Rural 2, Open Space, Conservation or Recreation zone; or

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[Unchanged text omitted]

36.4.2.1A Permitted Activities (Discharge or Diversion of Stormwater or Drainage Water — Specific Location: Richmond Intensive Development Area)

In the Richmond Intensive Development Area, the discharge or diversion of stormwater or drainage water from a site into water, or onto or into land, where the stormwater or drainage water may enter water is a permitted activity that may be undertaken without a resource consent, if it complies with the following conditions:

EITHER

(a) The discharge or diversion:

- (i) commenced before 19 September 1998; or
- (ii) has previously been authorised by a discharge permit; or
- (iii) is from a building and the site was created before 28 November 2015; or
- (iv) is to any part of a Council-maintained stormwater drainage network that has the capacity to receive additional stormwater;

OR

(b) Stormwater detention is provided on the site associated with the development at the rate of 50 litres per square metre of additional impervious surface; and

(c) Where after 14 October 2017 any site development results in an increase in the area of impervious surface of 10 square metres or more on the site, a device having a total void volume of at least 1 cubic metre is installed to provide for the discharge of stormwater into the ground by infiltration when the ground can accept infiltration, and the device has provision for an overflow to the stormwater disposal system from the site; and

(d) Subject to (c), where after 14 October 2017 any site development results in a cumulative increase in the area of impervious surface of more than 500 square metres, an additional void volume of 1 cubic metre to that provided under condition (c) is installed, and a further void volume of 1 cubic metre is likewise installed for each additional 500 square metres area of impervious surface formed on the site;

AND

(e) The discharge or diversion does not cause or contribute to additional off-site flooding; and

- (f) All stormwater and sediment control structures associated with the discharge or diversion including specified flood flowpaths are to be maintained in effective operational order at all times.

36.4.2.2 Controlled Activities (Discharge or Diversion of Stormwater or Drainage Water)

The discharge or diversion of stormwater or drainage water that does not comply with the conditions of rule 36.4.2.1 is a controlled activity, if it complies with the following conditions:

Hazardous Substances

- (a) If the site uses or stores any hazardous substance, the applicant can show that all permitted activity conditions for the use and storage of hazardous substances can be met.

General

- (b) Conditions (a), (c), (f) – (j) and (m) of rule 36.4.2.1.
- (c) The stormwater is not generated by a subdivision in a Residential Zone, Rural Residential Zone or Rural 3 Zone or in the Richmond Intensive Development Area.
- (d) The discharge or diversion was commenced before 19 September 1998 or is authorised by a permit that is due for renewal.

[Unchanged text omitted]

36.4.2.3 Restricted Discretionary Activities (Discharge or Diversion of Stormwater or Drainage Water)

The discharge or diversion of stormwater or drainage water into water or onto or into land that does not comply with the conditions of rule 36.4.2.1, 36.4.2.1A or 36.4.2.2 is a restricted discretionary activity.

A resource consent is required. Consent may be refused, or conditions imposed only in respect of the following matters to which Council has restricted its discretion:

- (1) The area to be drained by the discharge or diversion.

[Unchanged text omitted]