

PROPOSED PLAN CHANGE NO. 43
Motueka West Development

27 April 2013

Explanatory Statement

Motueka is the second largest township in the District. It has an important role as a major service centre for the north western part of the District. Recent studies have shown that there is insufficient land in Motueka to meet future needs for industrial and commercial land. The existing pattern of industrial land use is highly fragmented which has resulted in adverse cross-boundary effects for some neighbours and some special environments such as the Moutere Inlet.

There has also been pressure on the Council to allow the use of rural sites on the Motueka Plains for industrial activities and to allow more intensive residential development proposals where there is no urban infrastructure. The Plan Change is designed to ensure that all forms of urban housing have access to a wide range of employment and urban amenities.

West Motueka, between Pah Street and King Edward Street provides an opportunity for significant residential and business development in an area close to the heart of Motueka. However because services have not yet been fully upgraded in west Motueka there will be a need for a deferment of zoning until the services are able to be provided.

The Plan Change introduces a wider range of commercial and residential concepts to allow for changing retailing and living patterns in Motueka. The west Motueka land, being in close proximity to the central business district, is expected to contain a large proportion of support businesses for the CBD.

The Motueka Transport Study 2010 has provided some background traffic information to support the Plan Change and recommends a number of roading improvements in Motueka for the short to medium term.

There is a framework of indicative roads provided, including a link from King Edward Street to Courtney Street.

In the process of developing the Plan Change, the Council has taken account of the consultation responses to the draft structure plan prepared in February 2009 and the draft Plan Change prepared in March 2011. It has considered the options and the costs and benefits and effectiveness, efficiency and appropriateness of these amendments. Council policy reports REP09/07/09, REP10/12/06, REP11/03/04, REP11/07/02, REP12/05/01 and REP13/04/03 assess the issues and options and are prepared in compliance with the duties under Section 32 of the Resource Management Act.

Under section 86B of the Resource Management Act 1991, the proposed rules in this proposed Change have no legal effect until decisions on any submissions relating to the rules are publicly notified.

Amendments

The Tasman Resource Management Plan is amended in accordance with the following schedule:

NOTE:

- *Italics* denotes TRMP text whether existing or proposed.
- Underlining denotes proposed new text inserted or text amended (unless otherwise indicated).
- ~~Strikethrough~~ denotes text deleted (unless otherwise indicated).

1. Chapter 2: Meaning of Words

1.1 Section 2.2: Defined Words

Add a new defined term:

Motueka West Development Area - means the area west of High Street, Motueka as shown on the planning maps.

2. Chapter 6: Urban Environment Effects

2.1 Section 6.6: Land for Commercial Activities

2.1.1 Delete in seventh paragraph of 6.6.30 as follows:

The Mixed Business Zone is characterised by the predominance of vehicle-orientated activities, generally requiring larger areas of on-site parking, a large format retail activity focus which tends to be destination specific, with larger areas of open space and higher amenity values as a consequence. The zone accommodates those business activities that are not able and do not need to be centrally located within the town, and provides flexibility for their requirements and convenience for customers and the wider community. A range of other activities common to both the Central Business and Commercial zones such as support services, including offices (professional and personal services, health and social services), ~~cafes and restaurants~~ are also located within the Mixed Business Zone. These activities are not likely to result in re-distribution of activities from the central business area.

2.2 Section 6.9: Motueka

6.9.1: Issues

2.2.1 Delete Issue 6.9.1.2 and rewrite as follows:

~~*Much of the land Motueka could expand onto is a versatile and productive resource of prime quality land. Consolidation of development is generally favoured rather than expanding on existing ribbons of development to the west of the town.*~~

Much of the land that Motueka could expand onto is a versatile and productive resource of prime quality land. Consolidation of the urban form of Motueka between the existing arms of development between Pah Street and King Edward Street is the preferred alternative to extending the town lengthways or developing unconnected satellite areas.

2.2.2 Insert in Issue 6.9.1.3:

The existence of drainage problems in parts of Motueka including low-lying parts of Motueka West near High Street and the potential effects of sea-level rise on low-lying land east of Thorp Street.

2.2.3 Add new issue 6.9.1.5A:

Opportunity for business and employment growth that supports, rather than competes, with the existing town centre.

2.2.4 **Rewrite** Issue **6.9.1.6** as:
Opportunities for recreation and conservation on coastal and river margins with appropriate linkage to existing and new urban areas.

2.2.5 **Add** to Issue **6.9.1.7** as follows:
Recognition of the risk of overtopping of the Motueka River stopbanks and retention of secondary flowpaths.

6.9.3: Policies

2.2.6 **Add** new policy **6.9.3.2A**:
To enable further residential development west of Grey Street and south of Whakarewa Street with opportunities for a higher density of development on sites within walking distance of the Motueka town centre.

2.2.7 **Add** to policy **6.9.3.5** as follows:
To avoid further commercial ribbon development on High Street, development opportunities are provided in depth in Tudor Street, Wallace Street, and Greenwood Street and in a large format retail precinct north of King Edward Street.

2.2.8 **Delete** policy **6.9.3.7** and **rewrite** as:
To provide appropriately zoned land for a wide range of industrial activity, including a small extension to the area zoned industrial on the south side of King Edward Street.
To locate appropriately zoned land for a wide range of industrial activities within a business park between Queen Victoria Street and King Edward Street and provide a green buffer to minimise adverse effects on neighbours.

2.2.9 **Rewrite** policy **6.9.3.9** as:
To allow for the development and the extension of the marae as a focal point for the tangata whenua of the district.

2.2.10 **Add** new policy **6.9.3.13**:
To ensure the Motueka Aerodrome retains airspace free of obstacles in the vicinity of the runway so that aircraft can manoeuvre safely at low altitude.

6.9.20: Methods of Implementation

2.2.11 **Add** to **6.9.20.1(a)** a third point:
(iii) obstacle limitation surfaces in proximity to Motueka aerodrome.

2.2.12 **Add** to method **6.9.20.1(d)** as follows:
Industrial zoning extension – King Edward Street and Queen Victoria Street

6.9.30: Principal Reasons and Explanation

2.2.13 **Add** to the end of paragraph 4 of **6.9.30** as follows:
The Motueka aerodrome is a major transport asset in the Motueka area that contributes to the economic base of the region. It is also an educational and recreational facility. Detailed management of the aerodrome is provided through the Motueka Aerodrome Management Plan. To minimise conflict in areas close to the aerodrome there is some restriction on further residential development for noise and safety reasons. An obstacle limitation surface limits the height of trees and buildings in the vicinity of the aerodrome runway.

- 2.2.14 **Delete** last sentence of paragraph 5 of **6.9.30** and **rewrite** as:
~~Some expansion of the King Edward Street industrial area is proposed behind existing industries near High Street.~~
Some expansion of the industrial area is proposed between Queen Victoria Street and King Edward Street.
- 2.2.15 **Delete** paragraph 6 of **6.9.30** and **rewrite** as:
~~Motueka’s water comes from a large number of wells that tap the Motueka Gravel Aquifer beneath the town. The aquifer is vulnerable to spillages and contaminated run-off from overlying land uses, which could affect downstream wells.~~
Motueka’s water supply comes from a large number of wells that tap the Motueka Gravel Aquifer beneath the town. It is intended to provide a fully reticulated water supply because the aquifer is vulnerable to spillages and contamination from overlying land uses which can affect downstream wells. Two major greenway stormwater features will bisect Motueka West and provide new recreational opportunities for walking and cycling.
- 2.2.16 **Delete** second sentence in paragraph 7 of **6.9.30** and **rewrite** as:
~~A state highway bypass has been mooted to relieve congestion in High Street and should be finalised in the planning period.~~
Some intersection improvements on High Street and new linkages from King Edward Street to Whakarewa Street and from Green Lane to High Street have been planned to relieve congestion on High Street and facilitate development at Motueka West.
- 2.2.17 **Add** to the end of paragraph 8 of **6.9.30** as follows:
Some additional land for commercial activities is likely to be required and the Tudor Street area is considered suitable because of its proximity to existing commercial activities and the possibility of providing more public car parking in this area. Further land for large format retailing of large and bulky goods has been made available to the north of the existing Industrial Zone in King Edward Street.
- 2.2.18 **Delete** paragraph 10 of **6.9.30** and **rewrite** as:
~~While a range of activities is provided for, performance standards have been set to ensure cross-boundary effects do not arise.~~
While a range of activities and an extended land area is provided for in the Papakainga Zone, performance standards have been set to ensure that cross boundary effects do not occur.

3. Chapter 16: General Rules

3.1 Section 16.2: Transport

Rule 16.2.2.3: Permitted Activities (Land Use – Provision for Parking and Loading)

- 3.1.1 **Amend** the “dwelling” provision of **Figure 16.2C: ‘On-Site Parking Requirements’** as follows:

2 spaces per unit, except in Motueka and that Mapua Compact Density Development Areas it is one space per unit.

3.2 Section 16.3: Subdivision

Rule 16.3.3.1: Controlled Subdivision (Residential Zone)

- 3.2.1 **Amend** exception (viii) of 16.3.3.1(b), Figure 16.3A 'Minimum Allotment Areas in the Residential Zone' to:

Richmond South, Richmond West, Motueka West and Mapua development areas.

- 3.2.2 **Amend** condition 16.3.3.1(j) to:

Every allotment in the Richmond West, Motueka West, Richmond East 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.

- 3.2.3 **Amend** condition 16.3.3.1(m) to:

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 or Mapua development area.*

- 3.2.4 **Amend** heading of 16.3.3.1(o) to:

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

- 3.2.5 **Amend** first sentence of condition 16.3.3.1(o) to:

Subdivision in the Richmond South, Richmond West, Motueka West and Mapua development areas, as shown on the planning maps, complies with the following conditions:

- 3.2.6 **Amend** condition 16.3.3.1(o)(ii)(a) to:

All roads are constructed in accordance with the standards set out in Figures 18.8A and 18.8C (for Richmond South) 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.

- 3.2.7 **Insert** in 16.3.3.1(o)(ii) new condition after (e):

(ea) 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.

- 3.2.8 **Insert** in 16.3.3.1(o)(ii) new condition after (g):

(ga) 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.

- 3.2.9 **Amend** condition 16.3.3.1(o)(iv)(a) to:

Where applicable, a stormwater retention area is to be provided in the location of any indicative Stormwater Retention Area shown in the Richmond South and Motueka West Development Areas on the planning maps to enable stormwater to be retained in order to mitigate the downstream stormwater effects such as flooding. Where the stormwater retention area overlies an indicative reserve on the planning maps, all the land in that indicative reserve will vest with Council and reserve fund contributions will be adjusted in accordance with rule 16.5.2.4.

3.2.10 **Insert in 16.3.3.1(v)** new condition:
(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.

3.2.11 **Amend heading and matter of control 16.3.3.1(5)** to:
Richmond South, Richmond West, Motueka West and Mapua Development Areas
(5) For subdivision in the Richmond South, Richmond West, Motueka West and Mapua development areas, the following applies:

Rule 16.3.3.2: Restricted Discretionary Subdivision (Residential)

3.2.12 **Amend heading above condition 16.3.3.2(a)** to:
Compact Density in Richmond South, Richmond West, Motueka West and Mapua Special Development Areas

3.2.13 **Amend condition 16.3.3.2(a)** to:
Land to be subdivided for compact density development in the Richmond South, Richmond West, Motueka West and Mapua Special development areas, as shown on the planning maps, complies with the following conditions:

3.2.14 **Amend condition 16.3.3.2(a)(i)(a)** to:
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 Motueka West Compact Density Residential Area and Mapua Special Development Area.

3.2.15 **Insert at the end of condition 16.3.3.2(a)(ii)(a)** as follows:
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.

3.2.16 **Amend condition 16.3.3.2(a)(iii)(a)** to:
All roads are constructed in accordance with the standards set out in Figures 18.8A and 18.8C (for Richmond South and Mapua Development Area), ~~and~~ 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).

3.2.17 **Insert in 16.3.3.2(a)(iii)** new condition:
(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 maximum perimeter length of 800 metres.

3.2.18 **Amend condition 16.3.3.2(a)(v)(a)** to:
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.

Rule 16.3.3.3: Discretionary Subdivision (Residential Zone)

3.2.19 **Amend** heading and introduction of condition **16.3.3.3(c)** to:

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

(c) *Subdivision in the Richmond South, Richmond West, Motueka West and Mapua development areas and Mapua Special Ddevelopment Aarea that does not comply with rule 16.3.3.2 is a discretionary activity if it complies with the following conditions:*

3.2.20 **Add** to end of condition **16.3.3.3(c)(i)** as follows:

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.

3.2.21 **Amend** preamble to matters in **16.3.3.3** to read:

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 in considering applications and determining conditions, Council will have particular regard to the following matters:*

Rule 16.3.3.5: Non Complying Subdivision (Residential Zone)

3.2.22 **Amend** first paragraph of **16.3.3.5** to:

Subdivision in the Richmond South, Richmond West, Richmond East, Motueka West, Mapua and Mapua Special development areas that does not comply with rule 16.3.3.3 or rule 16.3.3.3A is a non-complying activity.

Rule 16.3.4.1: Controlled Subdivision (Business and Industrial Zones)

3.2.23 **Amend** 'Light Industrial Zone' table cell of **16.3.4.1(b)**, **Figure 16.3B 'Minimum Allotment Areas in Central Business, Commercial ...'** to:

Light Industrial Zone: Richmond West, Motueka West and Mapua Development Areas

3.2.24 **Amend** heading for **16.3.4.1(e)** to:

Transport - Richmond West and Motueka West Development Areas

3.2.25 **Insert** after **16.3.4.1(i)** new condition (ia):

(ia) No allotment created after 27 April 2013 gains direct access from Queen Victoria Street.

3.2.26 **Amend** condition **16.3.4.1(l)** to:

In the Richmond West and Motueka West Development Areas (except in the Light Industrial Zone location at Beach Road as shown on the planning maps), the minimum frontage width for allotments in the:

- (i) Mixed Business Zone is 30 metres, except on Lot 1 DP 10599 (Alliance land) which is 25 metres, excluding the Retail Frontage;*
- (ii) Mixed Business Zone Retail Frontage (as shown on the planning maps) is 40 metres;*
- (iii) Light Industrial Zone is 10 metres.*

3.2.27 **Amend** condition **16.3.4.1(m)** to:

In the Richmond West and Motueka West Development Areas (except in the Light Industrial Zone location at Beach Road as shown on the planning maps) no fewer than 95 percent of all allotments have direct frontage to a public road or public reserve that is at least 10 metres, except Lot 1 DP 10599 where no fewer than 80 percent of all allotments have direct access to a public road. For the avoidance of doubt, this means that no more than 5 percent of all allotments may be rear allotments without any road or reserve frontage.

3.2.28 **Amend** heading for **16.3.4.1(p)** to:

Amenity Plantings within a Boundary Setback - Light Industrial Zone in Richmond West, Motueka West and Mapua Development Areas

3.2.29 **Insert** in **16.3.4.1(bb)** 'Stormwater' two new clauses prior to the note regarding new stormwater infrastructure:

(iv) a planting plan and design statement by an appropriately competent person in landscape architecture is provided with any plan submitted showing a stormwater greenway and/or retention area.

*(v) Indicative Stormwater Retention Area
Where applicable, a stormwater retention area is to be provided in the location of any indicative stormwater retention area shown in the Motueka West Development Area on the planning maps in order to mitigate downstream stormwater effects such as flooding.*

3.2.30 **Amend** matters heading before **16.3.4.1(13)** to:

Amenity Plantings - Richmond West and Motueka West Development Areas

16.3.20: Principal Reasons for Rules

3.2.31 **Insert** new section after section headed "Richmond East Development Area":

Motueka West Development Area

The Motueka West Development Area is designed to provide for the expansion of Motueka to 2056. Additional land provides opportunities to establish a mix of business and living environments between Pah Street and King Edward Street. Because the area is relatively close to the town centre there is an opportunity to establish compact density residential development as well as medium density residential development similar to the existing Residential Zone. Employment opportunities will be provided in the adjacent business and industrial zones. Larger business sites are designed to provide for the storage and retailing of bulky or larger goods in a Mixed Business Zone.

Several new stormwater features will provide the framework for an integrated linear open space greenway network that will encourage walking and cycling.

The planning maps show a connected indicative road network and rules limit access to Queen Victoria Street.

Schedule 16.3C: Services Required on Subdivision in Certain Areas

3.2.33 **Amend** the introductory paragraph of **Schedule 16.3C** to:

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, 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.

3.3 Section 16.13: Protected Trees

Delete the following trees from Schedule 16.13B:

T 322	<i>Magnolia grandiflora</i>	328 High Street
T 325	<i>Acer palmatum</i>	41 King Edward Street

4. Chapter 17: Zone Rules

4.1 Section 17.1: Residential Zone Rules

Rule 17.1.3.1: Permitted Activities

4.1.1 Amend condition 17.1.3.1(c) to:

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.

4.1.2 Insert in condition 17.1.3.1(r) re setbacks, a new clause as follows:

Buildings are set back at least 4.5 metres from road boundaries, in the case of all buildings; except that telecommunication and radio-communication facilities less than 10 square metres in area and less than 3 metres in height are exempt from this requirement; except also that buildings are at least:

- (i) 5.5 metres from road boundaries in the case of garages if the vehicle door of the garage faces the road;*
- (ii) 7.5 metres from the top of the bank adjoining Collingwood Quay.*
- (iii) 15 metres from Queen Victoria Street between Pah Street and Whakarewa Street*

Rule 17.1.3.3: Controlled Activities

4.1.3 Amend introductory paragraph of 17.1.3.3 to:

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 Motueka Compact Density Development Area, as shown on the planning maps, is a controlled activity, if it complies with the following conditions:

4.1.4 Amend condition 17.1.3.3(c) to:

Maximum site coverage is 70 percent, except for compact density in the Mapua Special Development Area and Motueka Compact Density Development Area where the maximum coverage is 50 percent.

4.1.5 Insert new condition 17.1.3.3(ga) on fences:

Fences

(ga) Any fence, wall or screen erected in the front yard shall not exceed 0.8 metres in height.

4.1.6 Amend condition 17.1.3.3(h) 'Outdoor Living Space' to:

Each dwelling complies with the following requirements:

Units at Ground Floor	Units Above Ground Floor
<i>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>	<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) and no closer than 4 metres from an internal or side boundary.</i>

Rule 17.1.3.4: Restricted Discretionary Activities (Building Construction and Alteration)

4.1.7 **Amend condition 17.1.3.4(a)** to:

Except where the development is a compact density development in the Richmond South, Richmond West, Motueka West and Mapua Special development areas, the building coverage does not exceed 35 percent, except that 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.

4.1.8 **Amend condition 17.1.3.4(f)(v)** to:

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.

4.1.9 **Amend matter 17.1.3.4(40)** heading to:

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

4.1.10 **Amend matter 17.1.3.4(42)(c)** to:

(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.

17.1.20: Principal Reasons for Rules

4.1.11 **Insert in 17.1.20** ‘Setbacks from Roads’ at the end of second paragraph:

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

4.1.12 **Insert in 17.1.20**, ‘Fence Height’ section, a new paragraph:

In compact density residential development, reduced fence heights are required to encourage informal surveillance between the property and the street and to maintain street amenity.

4.1.13 **Amend in 17.1.20**, section headed ‘Richmond South, Richmond West ... Development Areas’ to:

***Richmond South, Richmond West, Motueka West, Mapua Special and Mapua Development Areas**
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, and Richmond West, Motueka West, Mapua and Mapua Special development areas is subject to the requirements of the Urban Design Guide (Part II, Appendix 2).*

4.2 Section 17.3: Mixed Business Zone Rules

Rule 17.3.2.1: Permitted Activities (Land Use)

4.2.1 **Amend condition 17.3.2.1(b)(i)(d)** to:

Restaurants, cafes, food takeaway outlets and licensed premises in the Richmond West Mixed Business Zone.

Rule 17.3.3.1: Permitted Activities (Building Construction or Alteration)

4.2.2 **Amend** condition **17.3.3.1(c)** to:

The maximum building coverage for retail and commercial activities is 40 percent and for industrial and warehouse activities (and all building activities at Motueka West Development Area) is 50 percent.

4.2.3 **Amend** condition **17.3.3.1(d)** to:

The maximum height of any building is 10 metres, except that:

- (i) for slimline, self-supporting masts and poles and attached infrastructure, condition 16.6.2.1(j) applies;*
- (ii) for antenna attached to a building, condition 16.6.2.1(k) applies;*
- (iii) in the Richmond West ~~and Motueka West Development Areas~~ for any site adjoining the Residential and Open Space zones and any indicative reserve, the maximum height is 8.5 metres.*

Rule 17.3.3.2: Controlled Activities (Building Construction and Alteration)

4.2.4 **Add** to condition **17.3.3.2(b)(i)** at the end, as follows:

A design statement is provided by an appropriately competent person in architecture setting out how the design and appearance of the building fits into the site and surrounding landscape and addresses:

- (i) scale, bulk, height and layout to minimise visual effects and dominance of built form relative to neighbouring buildings, streetscape, reserves and from the Richmond Hills (Note: Latter does not apply at Motueka West);*

Rule 17.3.20: Principal Reasons for Rules

4.2.5 **Delete** in third sentence of the 'Retail Activity' section in **17.3.20**, as follows:

Exemptions to the increased scale of retail activities within the Mixed Business Zone are made for those retail activities that are not generally accommodated or provided for within the Central Business Zone such as trade activities and outdoor display and sales areas or those activities that are unlikely to affect the vitality of the area ~~such as cafes and restaurants~~.

4.3 Section 17.4: Light Industrial Zone

Rule 17.4.3.1: Permitted Activities (Building construction or alteration)

4.3.1 **Amend** condition **17.4.3.1(d)** to:

Maximum building coverage is 90 percent, except in the Light Industrial Zone in the Motueka West and Richmond West Development Areas (other than in the Light Industrial Zone location at Beach Road as shown on the planning maps) and at Mapua where the maximum building coverage is 75 percent. Maximum coverage in Heavy Industrial Zone at Motueka West Development Area is 75 percent.

4.3.2 **Insert** new exception (d) at end of **17.4.3.1(e)** (regarding maximum height of a building):

At Motueka West Development Area the building or structure does not breach the obstacle limitation surface for Motueka Aerodrome.

4.3.3 **Amend** first part of condition **17.4.3.1(l)(i)** to:

Buildings are set back from road boundaries at least:

- (i) 3 metres in the Light Industrial Zone, except that in the Richmond West Development Area (other than in the Light Industrial Zone location at Beach Road as shown on the planning maps), buildings are set back are at least 10 metres from roads and in Motueka West*

Development Area, buildings along the east side of Queen Victoria Street are set back at least 15 metres.

- 4.3.4 **Add** to condition **17.4.3.1(n)** at the end as follows:

In the Heavy Industrial Zone, buildings are set back 10 metres from boundaries of public reserves and adjoining Residential Zones and at least 15 metres from Queen Victoria Street in Motueka West Development Area.

17.4.20: Principal Reasons for Rules

- 4.3.5 **Amend** the third paragraph of the 'Building Coverage' section in **17.4.20** to:

In the Richmond West Development Area (except in the Light Industrial Zone location at Beach Road as shown on the planning maps) and the Motueka West Development Area, coverage is limited to provide a standard of amenity and open space anticipated in a new industrial park.

- 4.3.6 **Add** to the second paragraph of the 'Building Setbacks' section in **17.4.20** as follows:

In the Industrial zones, road boundary setback is required in order to provide space for landscaping and parking, and due to the potential need for higher buildings, greater setback will enhance the feeling of spaciousness in these areas. Greater setback is required from Queen Victoria Street to allow for landscaping and a possible future Bypass.

- 4.3.7 **Add** to the second paragraph of the 'Building Height' section in **17.4.20** as follows:

The maximum height in the Light Industrial and Heavy Industrial zones is higher than in other zones to allow for machinery and processes which may be necessary for industrial activity to occur. There is a lower height limit on Lot 1 DP 6223 as it is a small isolated coastal site. At Motueka West Development Area the obstacle limitation surface for the aerodrome may be a relevant matter.

4.4 Section 17.5: Rural 1 Zone Rules

Rule 17.5.3.1: Permitted Activities (Building Construction or Alteration)

- 4.4.1 **Amend** condition **17.5.3.1(i)** to:

- (i) Buildings are set back at least:
- (i) *10 metres from road boundaries (15 metres from east side of Queen Victoria Street between Green Lane and Whakarewa Street) and 5 metres from internal boundaries (subject, in the case of artificial shelter, to condition 17.5.4.1(c)), 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;*

4.5 Section 17.13: Papakainga Zone Rules

Rule 17.13.2.2: Discretionary Activities (Land Use)

- 4.5.1 **Amend** the first paragraph of **17.13.2.2** to:

The following activities are discretionary activities:

...

(c) — any activity that contravenes rule 17.13.2.1(c) to (i).

(c) any activity that does not comply with permitted conditions 17.3.2.1 (c) to (k).

4.6 Section 17.14: Deferred Zone Rules

Rule 17.14.2: Deferred Residential Zone

4.6.1 Amend 17.14.2(b)(vi) to:

(b) *The deferred zone applies as shown on the planning maps in the following areas:*

...

~~(vi) — Parts of Motueka (for stormwater).~~

(vi) *In the Motueka West Development Area and south of King Edward Street until reticulated water, wastewater and stormwater services are provided by the Council or to the satisfaction of the Council and in accord with the sequence shown on the planning map.*

Rule 17.14.5: Deferred Mixed Business Zone

4.6.2 Add at the end of 17.14.5(a):

The zone applies as shown on the planning maps in the Richmond West Development Area and the Motueka West Development Area.

4.6.3 Amend 17.14.5(b) to:

The Mixed Business Zone is deferred until reticulated water, wastewater and stormwater (Borck Creek construction Richmond, and Motueka West greenway Motueka, as applicable) are provided by the Council or to the satisfaction of the Council.

Rule 17.14.6: Deferred Light Industrial Zone

4.6.4 Amend heading of 17.14.6 to:

Deferred Light Industrial ~~Zone~~ and Heavy Industrial Zones

4.6.5 Amend item 17.14.6(a) to:

The zone applies as shown on the planning maps in the Motueka West and Richmond West Development Areas and on Mapua Zone Map 87.

4.6.6 Insert after item 17.14.6(ca):

(cb) The Light Industrial and Heavy Industrial zones east of Queen Victoria Street are deferred until reticulated wastewater, stormwater (Motueka West greenway construction) and water are provided by the Council or to the satisfaction of the Council.

4.6.7 Add new section 17.14.8 after 17.14.7:

Deferred Papakainga Zone

(a) The zone applies as shown on the planning maps for the Motueka West Development Area.

(b) The Papakainga Zone extending the existing zone is deferred until reticulated wastewater, stormwater and water are provided by the Council or to the satisfaction of the Council.

(c) In the interim, the effective zoning of the land shown as deferred will be the zone shown on the zone map for the area affected.

(d) The removal of the deferred status will be by a resolution of the Council followed by advice to landowners once services have been provided.

5. Chapter 18: Special Area Rules

5.1 Section 18.8: Road Area

18.8.3.1: Permitted Activities (Road Construction)

5.1.1 Insert in 18.8.3.1 new conditions (k) - (n) as follows:

Street Tree Planting

(k) Trees are established within the road reserve berm on both sides of all roads in the Motueka West Compact Density Residential Area at the time of road construction in accordance with Figure 18.8G.

(l) Trees are deciduous where they are likely to create a shading problem for adjacent sites.

(m) A planting plan is prepared by an appropriately competent person in landscape architecture that shows the layout of tree planting in the berm, species, ground preparation for planting and a maintenance and replacement programme for the first five years after planting.

(n) Street tree plantings are planted in roads prior to vesting of the roads in the Council.

5.1.2 Amend heading for Figure 18.8G to:

Street Tree Planting for Richmond West Development Area and Motueka West Compact Density Residential Area

18.8.20: Principal Reasons for Rules

5.1.3 Amend the first sentence of paragraph 2 of 18.8.20 to:

The objective of a high quality, high amenity environment in the Richmond West Development Area and high quality streetscape in Motueka West Compact Density Residential Area can in part be achieved through street tree planting and landscaping within the road reserve.

6. Chapter 19: Information Requirements

Section 19.2.1: Land Use

6.1.1 Add in 19.2.1.12 after the words “Richmond South Development Area” wherever they occur:

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

(a) information describing the extent to which compliance is achieved with the conditions in rule 17.1.3.3 for buildings in the Residential Zone in the Richmond South or Mapua Special development areas or the Motueka West Compact Density Residential Area;

(b) where the application is for a compact density land use development and subdivision, information describing consistency with the Urban Design Guide (Part II, Appendix 2).

Section 19.2.2: Subdivision

6.1.2 Amend 19.2.2.7 to:

For a subdivision in the Residential Zone in the Richmond South, Motueka West or Mapua Development Areas:

(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 Mapua Development Areas;

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

(d) information on proposed block perimeter lengths.

6.1.3 **Insert** at end of **19.2.2.20** as follows:

Location and areas of land to be set aside as roads and access, ~~and~~ width and grade of any road and access, and location and type of street tree planting, if relevant.

Section 19.2.3: Papakainga

6.1.4 **Amend 19.2.3.1(g)** to:

the proposed reticulation of water supply and provisions for stormwater (Including all the details set out in 19.2.2.11) and sanitary drainage, including the disposal of effluent;

7. Part II: Appendix 2: Urban Design Guide

7.1 **Amend** heading application to:

Applies at Motueka West Development Area, Richmond South Development Area, Richmond West Development Area, Mapua Development Area and Mapua Special Development Area

7.2 **Add** a new paragraph at end of section 1 'Introduction':

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.

7.3 **Add** to section 3 'Relationship of the Design Guide to the TRMP' after "RWDA" wherever they occur:
and MWDA

7.4 **Add** to section 4 'How to Use this Design Guide' after "RWDA":
and MWDA

7.5 **Add** to subsection A 'Allotment Layout' after "RWDA":
and MWDA

7.6 **Add** to subsection B 'Dwelling Size' after the word "Richmond" wherever it occurs:
, Motueka

7.7 **Add** to subsection B 'Dwelling Size' in last sentence after "RWDA":
MWDA.

7.8 **Add** to subsection C 'Street Network' after the word "Richmond":
, Motueka

7.9 **Add** to subsection C 'Street Network' after "RWDA" wherever they occur:
MWDA

7.10 **Add** to Guideline C2 'Street Connectedness' in fourth bullet point after "Richmond":
and Motueka

7.11 **Add** to subsection D 'Garaging and Carparking' after the word "Richmond":
, Motueka

- 7.12 **Add** to subsection E ‘On-Site Amenity’ after “RWDA” wherever they occur:
MWDA
- 7.13 **Add** to Guideline E1’ Outdoor Living Space’ after “MSDA”:
and MWDA
- 7.14 **Add** to subsection F ‘Frontages’ after the word “RWDA”:
MWDA
- 7.15 **Add** to subsection G ‘Public Open Space’ after the word “Richmond” wherever it occurs:
, Motueka
- 7.16 **Delete** second bullet point in Guideline G1 ‘Function’ and rewrite to read:
Ensuring that the greenways and open space in accordance with the Mapua Structure Plan for the MDA and MSDA and in accordance with the structure plan for the RSDA and RWDA are provided.

Ensuring that greenways and open space in accordance with the relevant structure plan for RSDA, RWDA, MDA and MSDA and plan change for MWDA are provided.

8. Planning Maps

- 8.1 On **Zone Maps 52, 116, 117 and 119** add the following new zonings:
- Rural 1 Deferred Residential
 - Compact Density Residential Area
 - Rural 1 Deferred Papakainga
 - Rural 1 Deferred Mixed Business
 - Rural 1 Deferred Light Industrial
 - Rural 1 Deferred Heavy Industrial
 - Open Space Zone
 - Open Space Zone (Stormwater Retention Area)
 - Residential Deferred Industrial
- 8.2 On **Area Maps 52, 116, 117 and 119**:
- Add indicative roads between Pah Street and Whakarewa Street, Whakarewa Street and Green Lane, Green Lane and King Edward Street, Queen Victoria Street and High Street, King Edward Street and Courtney Street, Grey Street and High Street
 - Add indicative reserves
 - Delete Protected tree T322 from AM 116
 - Delete Protected tree T325 from AM 119