

Tasman Resource Management Plan- Plan Change 79: Deferred Zoning – Appendix 4 to Section 32 Report

Summary of Feedback on Draft Plan Change 79 - Deferred Zoning

Consultation on Draft Plan Change 79

Thank you to those who provided feedback on the draft plan change. This step provides an opportunity to receive feedback from stakeholders before the plan change is publically notified and the formal, legal RMA Schedule 1 plan change process begins. It is easier to make changes.

Who we consulted

During 2023, Council consulted with affected Richmond West landowners and Waka Kotahi, a key stakeholder in Richmond West about:

- changes to the transport network in Richmond West so that the area deferred for business use business that fronts onto Appleby Highway and McShane Road is better separated from the residential area, and
- the vulnerability of low lying land in Lower Queen Street, currently zoned Rural 1 deferred Light Industrial, to natural hazards and sea level rise.

In May 2024, letters or emails containing information about the draft plan change were sent to:

- owners of land within or adjoining the deferred zone locations included in the plan change,
- All iwi of Te Taihu and Wakatū Incorporation

- Waka Kotahi
- other key stakeholders.

Feedback on Draft Plan Change 79

28 respondents provided written feedback on the draft. In addition, staff have responded to about 40 queries.

Most of the respondents are owners of land within or adjoining the deferred zone locations. This feedback is property-specific and largely in support of or in opposition to a proposed zone change and to the proposed limitations on subdivision and land use for low-lying land at risk from coastal hazards and sea level rise in Lower Queen Street and Mārahau.

The feedback is summarised below.

Steps in RMA plan change process

The plan change process involves the following broad steps:

1. Plan change drafting	2. Pre notification consultation	3. Notification	4. Recommendations	5. Council decision	6. Appeals	7. Plan Changes become operative
A plan change is drafted/created by us as a part of a plan review process.	As a part of the preparation of a plan change we will consult with interested parties, stakeholders, and iwi.	The proposed changes to the plan are notified and opened to the public for submissions and further submissions. We are here	If submitters wish to be heard, a hearing panel hears the submissions and provides recommendations to the Council. If no submitters wish to be heard, the recommendations of the reporting planner are provided to Council.	The Council decides on whether to adopt or reject the recommendations of the hearings panel.	If submitters are not satisfied with the Council decision, they are able to lodge an appeal with the Environment Court. Environment Court controls the appeal resolution process which involves mediation and court hearing.	Once all appeals have been resolved the plan change chapters become a part of the plan.

Summary of Feedback on Draft Plan Change 79 - Deferred Zoning

Response Number	Response and / or Relief Requested
1	General
1.1	<p>1. Request a provision in PC79 requiring consideration of the FDS 2022-2052.</p> <p>2. Request a provision requiring consultation by the Council with the Ministry of Education regarding additional infrastructure provision (through an addition to policy 6.3.3.4D).</p> <p>The Ministry seeks to work with Council to ensure development is provided for in a timely, and co-ordinated manner that allows for additional infrastructure, including schools, to be upgraded or established as and where it is needed to support the project population growth.</p>
1.2	<p>1. Do not lift deferments on rural land if infrastructure is not available.</p> <p>Concerned that PC has not been publically notified; Mapua property owners, residents and community association have not been notified; and infrastructure is not available.</p>
1.3	<p>1. Oppose plan change and terminate further work.</p> <p>PC79 will not meet its stated purposes. Council needs to engage technical support that looks at engineering requirements, not future business opportunities.</p>
2	Plan Method for Transitioning a Deferred Zone to a Destination Zone
2.1	1. Request further opportunity to comment before PC notified.

	<p>2. If excluding Mapua and Motueka from PC – remove deferred zoning in those towns.</p> <p>3. Address concerns using Option 1.3 (rely on ‘live’ zones) or 1.4 (use Future Urban Zone per National Planning standards) of Section 32 report.</p> <p>Proposed ‘fix’ to the unlawful aspects of the TRMP is unlikely to be reliable or robust. New trigger will still suffer from the same fatal flaw as current provisions.</p>
3	Richmond West
	<p>Lower Queen Street - Site Location RW1&2</p> <p>Draft Proposal: Rezone from Rural 1 deferred Light Industrial to Light Industrial subject to Schedule 17.4A for low lying land as shown on the planning maps.</p>
3.1	1. Oppose if my land included within Schedule 17.4A.
3.2	<p>1. Request TDC Planning have a more open discussion looking at alternative options to address concerns about Schedule 17.4A limitations on subdivision and land use.</p> <p>Rules focussed on mitigating and managing the risk of rising sea levels by limiting what can happen on the land without taking into consideration any other ways that these risks could or should be managed.</p>
3.3	<p>1. Request Council reconsider the approach.</p> <p>Unable to support proposals in current form. PC79 proposals which limit subdivision and land use make land development unviable. Currently, within existing regulatory framework, Council has ability to assess and address natural hazard constraints in relation to specific development proposals.</p>
3.4	<p>1. Request meeting with staff and / or Council to discuss proposed changes pre notification of plan change.</p> <p>2. Rezoning to Light Industrial is generally supported.</p>

	<p>3. Controls on Land Use Activities and Buildings is generally supported subject to clarification of Permitted Activities and Buildings.</p> <p>4. Definition of “trigger points” requires clarification.</p> <p>5. Prohibition on Subdivision is opposed.</p>
3.5	<p>1. Request rate remission to enable continuation of Eyebright Country Store.</p> <p>Concerned that rates increase associated with a change to Light Industrial zoning will prevent the continuation of Store.</p>
	<p>Corner Appleby Highway / McShane Road - Site Location RW5</p> <p>Draft Proposal: Rezone from Rural 1 Deferred Mixed Business to Mixed Business.</p> <p>Delete current indicative road and add new indicative road and indicative walkway to Area Planning Map.</p>
3.6	<p>1. Support proposal to relocate the indicative road from the southern boundary of our large scale residential Meadows development to mid-block in the deferred mixed business properties along Appleby Highway.</p> <p>The indicative road was originally intended to service mixed business land. With the SHA and subsequent rezoning of The Meadows development to residential land, the current location of the indicative road is no longer appropriate or safe, especially with a future primary school also to be located in The Meadows.</p> <p>2. Support proposed “green active transport corridor” adjacent to RW5.”</p> <p>Proposed “green active transport corridor” will provide a much needed buffer between residential development and future development of the mixed business properties.</p>
3.7.1	<p>Offset Indicative Road from entrance to Kainga Ora property on opposite side of road.</p>

	<p>25 and 35 McShane Road - Site Location RW3</p> <p>Draft Proposal: Rezone from Rural 1 deferred Light Industrial to Light Industrial.</p>
3.7.2	<p>1. Oppose Light industrial zoning. Request Residential zoning.</p> <p>Regarding 35 McShane Road there are some existing residential use consent conditions contingent on residential zoning. Concerned about adverse effects of surrounding light industrial activity.</p>
	<p>Great Taste Trail Cycleway - Site Location RW8A</p> <p>Draft Proposal: Rezone from Rural 1 deferred Residential to Open Space.</p>
3.7.3	<p>1. Extend Open Space over drainage reserve near Oakdale Grove.</p>
4	<p>Richmond East – Hills (Part 144 Champion Road) Site Location RE13</p> <p>Draft Proposal: Rezone from Rural 2 deferred Rural Residential Serviced to Rural Residential Serviced.</p>
4.1	<p>1. Support rezoning to Rural Residential Serviced.</p> <p>2. Request rezoning of remainder of owner’s land to Rural Residential (unserviced) and Residential.</p> <p>Request 2 Supported by FDS.</p>
4.2	<p>1. Request that Council remove the closed / restricted zone from the titles in Cropp Place if it is to rezone RE13 to Rural Residential Serviced.</p> <p>Find rezoning of RE13 strange as Cropp Place owners advised that Council couldn't remove the closed / restricted zone on their titles because the downstream services couldn't handle any more (service) connections.</p>

5	<p>Richmond South – Southwest Hart Road - Site Location RS14, RS15 and RS15A</p> <p>Draft Proposal: Rezone from Rural 1 deferred Residential to Residential.</p>
5.1	<p>RS15</p> <p>1. Owners support the proposal to rezone their land to Residential.</p>
5.2	<p>RS14 and RS15A</p> <p>1. Request that Oregon Pine block fronting Hart Road is rezoned to Residential in addition to RS15A.</p> <p>Previous discussions with staff had confirmed that the block would be rezoned Residential.</p>
5.3	<p>RS14, RS15 and RS15A</p> <p>1. Maintain the proposal to upzone RS15 and RS15A to Residential provided that there is no change to the positioning of the indicative road along the Responder’s boundary.</p> <p>2. Upzone to Residential the portion of the Responder’s land currently zoned Deferred Residential.</p> <p>Owners concerned that opportunities for efficient servicing may be foregone if their isolated triangle remains deferred.</p>
6	<p>Brightwater - Site Location BW16 – Extension to Snowden’s Bush</p> <p>Draft Proposal: Rezone from Rural 1 deferred Residential to Conservation.</p>
6.1	<p>1. Support zone change from ‘Rural 1 deferred Residential’ to ‘Conservation’ Zone.</p> <p>The land parcel identified as BW16 was transferred to Crown ownership and gazetted as scenic reserve in 2022, as an extension to the Snowdens Bush Scenic Reserve.</p>

7.	<p>Murchison</p>
	<p>55 Hotham Street – Site Location MR24</p> <p>Draft Proposal: Rezone from Rural 2 deferred Residential to Residential. Add indicative reserve to Area planning map.</p>
7.1	<p>1. Owners request Rural 2 zoning.</p> <p>Object to being told what to do with our property which was as a life-style block with no intention of putting it into residential use.</p>
7	<p>Murchison - Fairfax Street - Holiday Park area – Site Location MR26A</p> <p>Draft Proposal: Rezone from Rural 2 deferred Residential to Residential.</p>
7.2	<p>1. Request Rural 2 deferred Residential zoning for owner’s property and Holiday Park.</p> <p>2. Support the area between Kiwi Park Motel and the current residential area being rezoned Residential.</p> <p>Allow owner’s property and motel to be used for accommodation and to provide for native wildlife habitat.</p>
8	<p>Lower Moutere – Tasman View Road – Site Location MU37</p> <p>Draft Proposal: Rezone from Rural 2 deferred Rural Residential to Rural Residential (unserviced).</p>
8.1	<p>1. Request greater clarity about what is proposed.</p> <p>Concerned that will be negatively impacted by the PC79 proposals - rural amenity will be adversely affected by further development.</p> <p>Also, Tasman View Road and Community Road are not safe.</p>

8.2	<p>1. Support proposed rezoning to Rural Residential (unserviced).</p> <p>Keen to progress subdivision opportunity.</p>
9	<p>265 Mārahau – Sandy Bay-Mārahau Road – Site Location MR49</p> <p>Draft Proposal: Rezone from Rural 1 deferred Residential to Rural 1.</p>
9.1	<p>1. Object to proposed zoning of Rural 1.</p> <p>2. Request the part of the property around existing house is rezoned Residential and rest zoned Commercial.</p> <ul style="list-style-type: none"> • Site is not highly productive land. • Site is located in one of most popular and commercially viable tourist areas in Tasman. • Some statements in servicing report are inaccurate: <ul style="list-style-type: none"> - Independent rainwater and wastewater systems can be provided. • Re natural hazard – part of site is quite high (5m).
10	<p>Patons Rock - Patons Rock Road - Site Location PR51</p> <p>Draft Proposal: Rezone from Rural 1 deferred Residential to Rural Residential (unserviced with a minimum lot size of two hectares on subdivision).</p>
10.1	<p>Concerned about development intensity and roading location. Requested further information.</p>
10.2	<p>1. Object to proposal.</p> <p>Feedback perfunctory as did not receive letter.</p>
10.3	<p>1. Object to proposal.</p>

	First step to rezoning Residential; adverse effects on existing properties.
10.4	1. Object to proposal. Adverse effects on existing properties.
10.5	1. Object to proposal. 2. Council be made aware of my views in its deliberations of the draft plan change. None of the necessary services like utilities and infrastructure have been put in place.
10.6	1. Object to proposal. None of the necessary services are in place. Sewage a major issue at the settlement.