CHAPTER 6: URBAN ENVIRONMENT EFFECTS

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6.2 LAND EFFECTS FROM URBAN GROWTH

6.2.1 Issue

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.

6.2.2 Objective

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.

6.2.3 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**

6.2.3.3 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.

6.2.3.4 To avoid extending urban development onto natural flood plains with a moderate to high risk of flooding or areas that have a moderate to high risk of river or coastal erosion or inundation or land instability.

6.2.3.5 To require new areas of residential development to be adequately buffered from the effects of rural activities on the urban-rural interface.

6.2.3.6 To avoid, remedy, or mitigate the adverse effects of urban growth on natural stormwater drainage processes within catchments and infrastructure services. **C7 7/07 Op 10/10**

6.2.3.7 To identify and designate principal stormwater flow routes in urban catchments prior to development and after consultation with affected landowners. **C7 7/07 Op 10/10**

6.2.3.8 To avoid inappropriate expansion of existing residential settlement areas in the Takaka-Eastern Golden Bay Area where the land is of high productive value ~~(especially Class A and B lands)~~. **C8 7/07 Op 10/10**

6.2.3.9 To avoid inappropriate further expansion of the existing Takaka urban area, where this land is found to be affected by flood risk. **C8 7/07 Op 10/10**

Note: Takaka-specific policies are set out in 6.10.

6.2.3.10 To avoid or mitigate the expansion of the urban area in Richmond West Development Area on land subject to sea level rise and flooding by: **C10 10/07 Op 3/14**

(a) providing an open space zone adjacent to the Waimea Inlet generally below the 3-metre contour above mean sea level;

(b) managing the actual and potential risks of development between the 3- to 4.6-metre contour above mean sea level through assessment as part of the subdivision and land use consent process, including a building platform level and reserves for stormwater management, and monitoring changes in coastal patterns;

(c) widening Borck Creek to 70 metres to accommodate future stormwater flows in the larger Borck Creek catchment, equivalent to a '1 in 100-year' flood.

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.

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 l~~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. 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.

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. Each of these factors should be considered in allowing land for further 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.

The Takaka-Eastern Golden Bay Area is defined as the Takaka Valley lowland area from Tata Beach in the east to Rangihaeata in the west, and south to Upper Takaka at the base of the Takaka Hill. **C8 7/07 Op 10/10**

The loss of land of high productive value~~, especially Class A and B lands,~~ to residential development in the Takaka-Eastern Golden Bay Area is an issue that must be addressed in relation to the expansion of settlement areas. Many existing settlement areas such as Takaka, Clifton and Motupipi are located on such land, and further expansion of them should be avoided.

In the case of the existing Takaka Township, as well as being located on ~~Class A and B~~ lands of high productive value, if the land is subject to flood risk, then both issues need to be taken into account when considering future development in this area.

The hazard generated by rising sea level requires consideration in the Richmond West and Mapua development areas in respect of land closest to the present mean sea level. Already in high tide events combined with high rainfall events, there is a susceptibility to flooding. Sea level rise mitigation measures need to be built into the design of an expanded urban area and new development in combination with stormwater catchment improvements. **C10 10/07 Op 3/14** **C22 2/11 Op 1/15**

6.2.40 Performance Monitoring Indicators

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

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

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