

Tasman Resource Management Plan

Plan Change 79:

Deferred Zoning

Section 32 Evaluation Report

Part III

**Options assessment for the proposed zoning of the existing
deferred zone locations**

Version History

Version	Author	Comments	Date
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INTRODUCTION

Background

Background

Over the life of the current Tasman Resource Management Plan (TRMP), Council has used a method called “deferred zoning” to identify land that is zoned for urban (residential or business) activities but for which servicing is not yet available.

In summary, the deferred zoning method is intended to recognise and identify land that is considered appropriate for future urban development, but which first relies on the delivery of certain infrastructure required to facilitate that development. The term “deferral” in this context means that until such time as the infrastructure is delivered, the land is able to rely on the existing underlying zoning only. But after the infrastructure is available, then the land can rely on the urban zone provisions. As a result, the ability to undertake urban activities is deferred, until those urban provisions are engaged when a certain trigger is satisfied.

In 2023, Council identified that the method used by the TRMP to lift zone deferrals from relevant land, when services have become available, may not be legally robust. As a consequence of this advice, Council chose to pause ‘uplifting deferrals’ on land that is now serviced and ready for development until the TRMP method is amended.

This plan change proposes to introduce a new deferred zone framework to replace the existing method in the TRMP. The new deferred zone framework relies on a trigger rule mechanism which is considered to be robust, minimally bureaucratic, efficient and effective. (Part I and II of this report refers).

This plan change also proposes to formally rezone some existing deferred land on the basis that servicing is now available, and where it is appropriate.

This Part III of the Section 32 report contains the options assessment for the proposed zoning of the existing deferred zone locations. The options are:

Option 1: Rezoning land from an existing deferred zone to the anticipated ‘live’ urban zone, where the initial reasons for the deferral are satisfied. Generally land that is subject to a deferred zone is upzoned because three waters servicing has been delivered. For example, this plan change proposes to rezone land from Rural 1 deferred Light Industrial to Light Industrial.

This option includes, where relevant, the addition of new planning provisions for land that is subject to risks associated with climate change including sea level rise, coastal inundation and flooding.

Option 2: Rezoning land from an existing deferred zone that cannot be adequately serviced or is otherwise inappropriate to a more appropriate zone. For example, this plan change proposes to rezone land from Rural 1 deferred Residential to Rural 2.

Option 3: Downzoning land from an existing deferred zone that is considered inappropriate for urban use to its underlying (pre-deferral) zoning. For example, rezoning land from Rural 2 deferred Residential to Rural 2.

Option 4 Retaining a deferred zone framework on land where the reasons for the existing deferral are not yet met. Adopt the modified deferred zone framework that is being advanced by this Plan Change.

To remain deferred, funding for the infrastructure should be included in the TDC’s Long Term Plan (LTP) within the next 1 to 10 years. The infrastructure upgrades required to service the area are to be clearly identified.

Structure of this report

As mentioned in the overall Executive Summary to this Section 32 report (Part 1, page 1) the report has three parts:

- **Part I** contains the overview and purpose; information sources and context; key resource management issues and statutory and policy context relevant to the plan change. It also outlines the options to be assessed in Part II and Part III.
- **Part II** contains the options assessment for the proposed new deferred zone framework and trigger method.
- **Part III**, this part, contains the options assessment for the proposed zoning of the existing deferred zone locations.

For ease of reference, repeated below is the Part 1 executive summary of the proposed changes to the existing deferred locations included in the scope of this plan change together with an overview map showing their location in context of Tasman District.

Scope

The plan change includes all the deferred zone locations in the Tasman district except for those in or adjacent to Māpua and Motueka. Currently other planning processes are occurring in these towns that will address the issue of zoning. Part 1 of Section 2.4 of the report provides further detail about these exclusions.

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

- Richmond
 - Richmond West
 - Richmond East
 - Richmond South
- Brightwater
- Wakefield
- Murchison
- Lower Moutere
- Mārahau
- Paton's Rock

The table below summarises the proposed changes to existing deferred locations included in the scope of Plan Change 79.

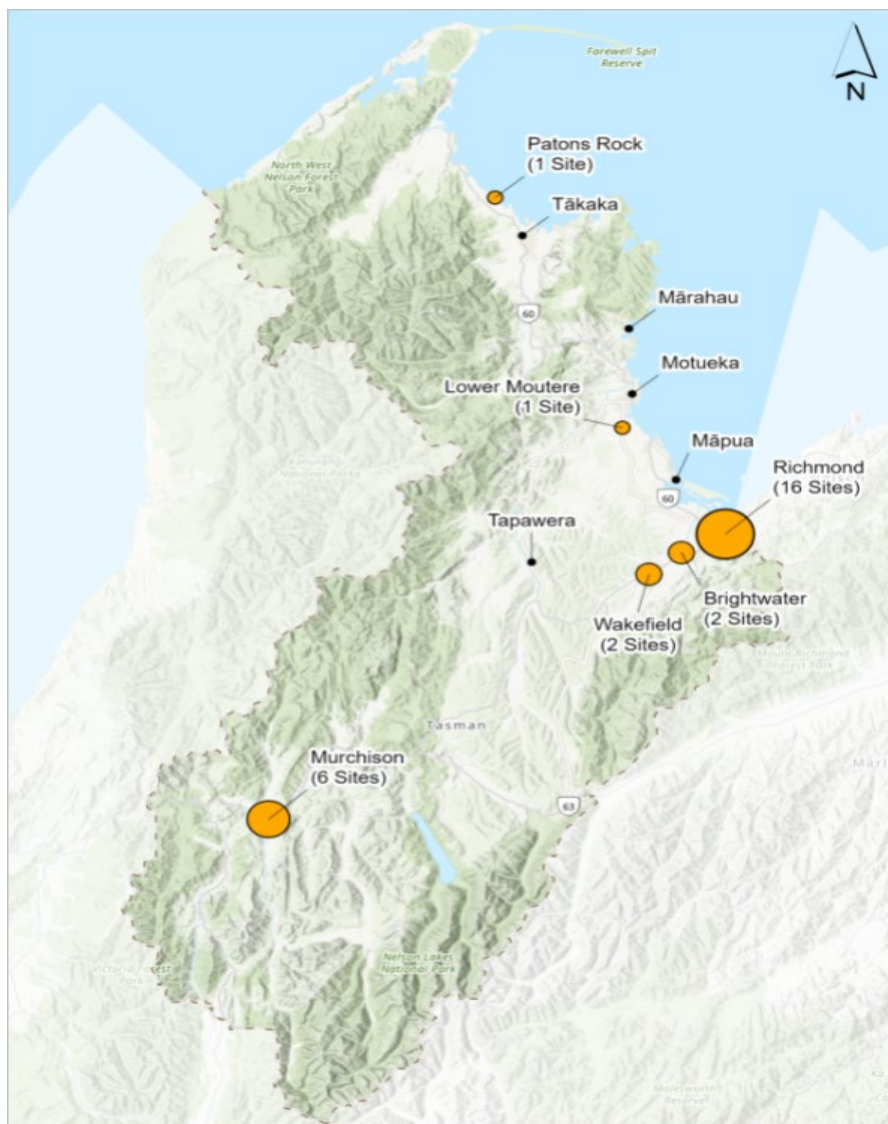
Summary of the proposed changes to existing deferred locations included in the scope of Plan Change 79				
Town / Area	Site Location Number on planning maps	Locality	Summary of Change	Changes to TRMP planning maps
Richmond West	RW1	Lower Queen Street	Upzone to Light Industrial	Delete Rural 1 Deferred Light Industrial. Rezone to Light Industrial. • Add Precinct subject to Schedule 17.4A.
	RW2			
	RW3	25 and 35 McShane Road	Upzone part to Light Industrial and rezone part to	Delete Rural 1 Deferred Light Industrial. Add part Mixed Business and part Light Industrial.

			Mixed Business	
	RW4	99 McShane Road	Upzone to Mixed Business	Delete Rural 1 Deferred Mixed Business. Add Mixed Business.
	RW5	Corner McShane Road / State Highway 60	Retain deferral	No change to zone. Retain Rural 1 deferred Mixed Business. Delete current indicative road. Add new indicative road and indicative walkway to Area Planning Maps.
	RW6	Adjacent to Borck Creek, south of Summerfield Boulevard	Rezone to Residential	Delete Rural 1 Deferred Mixed Business. Add Residential.
	RW7	SH60/ Appleby Highway	Upzone to Light Industrial	Delete Rural 1 deferred Light Industrial. Add Light Industrial.
	RW8	Great Taste Trail cycleway between Lower Queen Street and SH60 / Appleby Highway	Rezone to Open Space	Delete Rural 1 deferred Light Industrial. Add Open Space.
	RW8A		Rezone to Open Space	Delete Rural 1 deferred Residential. Add Open Space.
	RW9		Rezone to Open Space	Delete Rural 1 deferred Mixed Business. Add Open Space.
	RW10	Club Waimea, 345 Lower Queen Street	Upzone to Mixed Business	Delete Rural 1 deferred Mixed Business. Add Mixed Business.
Richmond East	RE11	216 Champion Road	Upzone to Rural Residential Serviced	Delete Rural 2 deferred Rural Residential Serviced. Add Rural Residential Serviced.
	RE12	206 and 210 Champion Road	Upzone to Rural Residential Serviced	Delete Rural 2 deferred Rural Residential Serviced. Add Rural Residential Serviced.
	RE13	Part 144 Champion Road	Downzone to Rural 2	Delete Rural 2 deferred Rural Residential Serviced. Add Rural 2.
Richmond South	RS14	Southwest Hart Road	Retain deferral	No change to zone. Retain Rural 1 deferred Residential.
	RS15		Upzone to Residential	Delete Rural 1 deferred Residential.

				Add Residential.
	RS15A		Upzone to Residential	Delete Rural 1 deferred Residential. Add Residential.
Brightwater	BW16	72 Waimea West Road - Extension to Snowden's Bush Reserve	Rezone to Conservation	Delete Rural 1 deferred Residential Zone. Add Conservation Zone.
	BW17	Between Lord Rutherford Road, Main Road Spring Grove (SH6) and Pitfure Stream	Retain deferral	No change to zone. Retain Rural 1 Deferred Residential.
Wakefield	WK20	Bird Lane	Retain deferral	No change to zone. Retain Rural 1 Deferred Residential.
	WK21	Between Pitfure Road, Edward Street and Higgins Road	Retain deferral	Rezoned to Rural 2 Deferred Residential zone. Decision notified on 1 November 2024
Murchison	MR22	Grey Street	Retain deferral	No change to zone. Retain Rural 2 Deferred Residential.
	MR23	16 Hampden Street	Rezone to Open Space	Delete Rural 2 Deferred Residential Add Open Space.
	MR24	55 Hotham Street	Retain deferral	No change to zone. Retain Rural 2 Deferred Residential.
	MR25	65 Hotham Street	Retain deferral	No change to zone. Retain Rural 2 Deferred Residential.
	MR26	Fairfax Street South	Retain deferral	No change to zone. Retain Rural 2 Deferred Residential.
	MR26A	Fairfax Street South – Holiday Park area	Upzone to Residential	Delete Rural 2 Deferred Residential zone. Add Residential zone.
Lower Moutere	MU37	Tasman View Road	Upzone to Rural Residential	Delete Rural 2 deferred Rural Residential zone. Add Rural Residential zone.
Mārahau	MR49	265 Sandby Bay – Mārahau Road	Downzone to Rural 2	Delete Rural 1 deferred Residential (served). Add Rural 1.

	MR50	Sandby Bay – Mārahau Road Mārahau	Rezone to Commercial Closed	Delete Rural 1 deferred Tourist Services. Add Commercial Closed Zone.
Patons Rock	PR51	Patons Rock Road	Rezone to Rural 2	Delete Rural 2 deferred Residential Zone. Add Rural 2.

Overview of the existing deferred zone locations included in the scope of this plan change in context of Tasman district.



RICHMOND WEST

1. Context

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

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

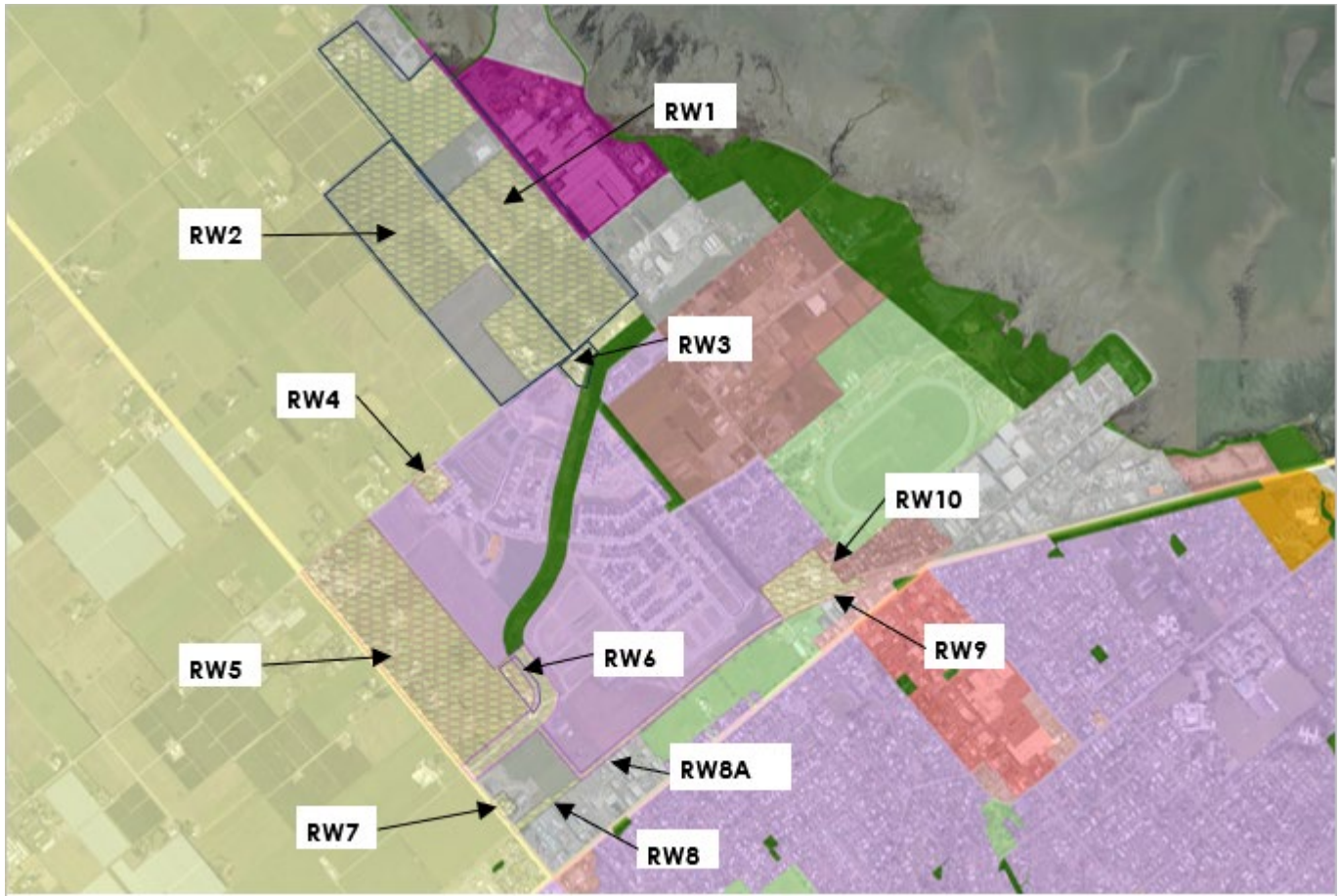


Figure 1 – Richmond West deferred zone locations

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

The plan change proposes to:

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

- Upzone RW10 from Rural 1 deferred Mixed Business to Mixed Business.

The proposed changes are considered for each site.

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

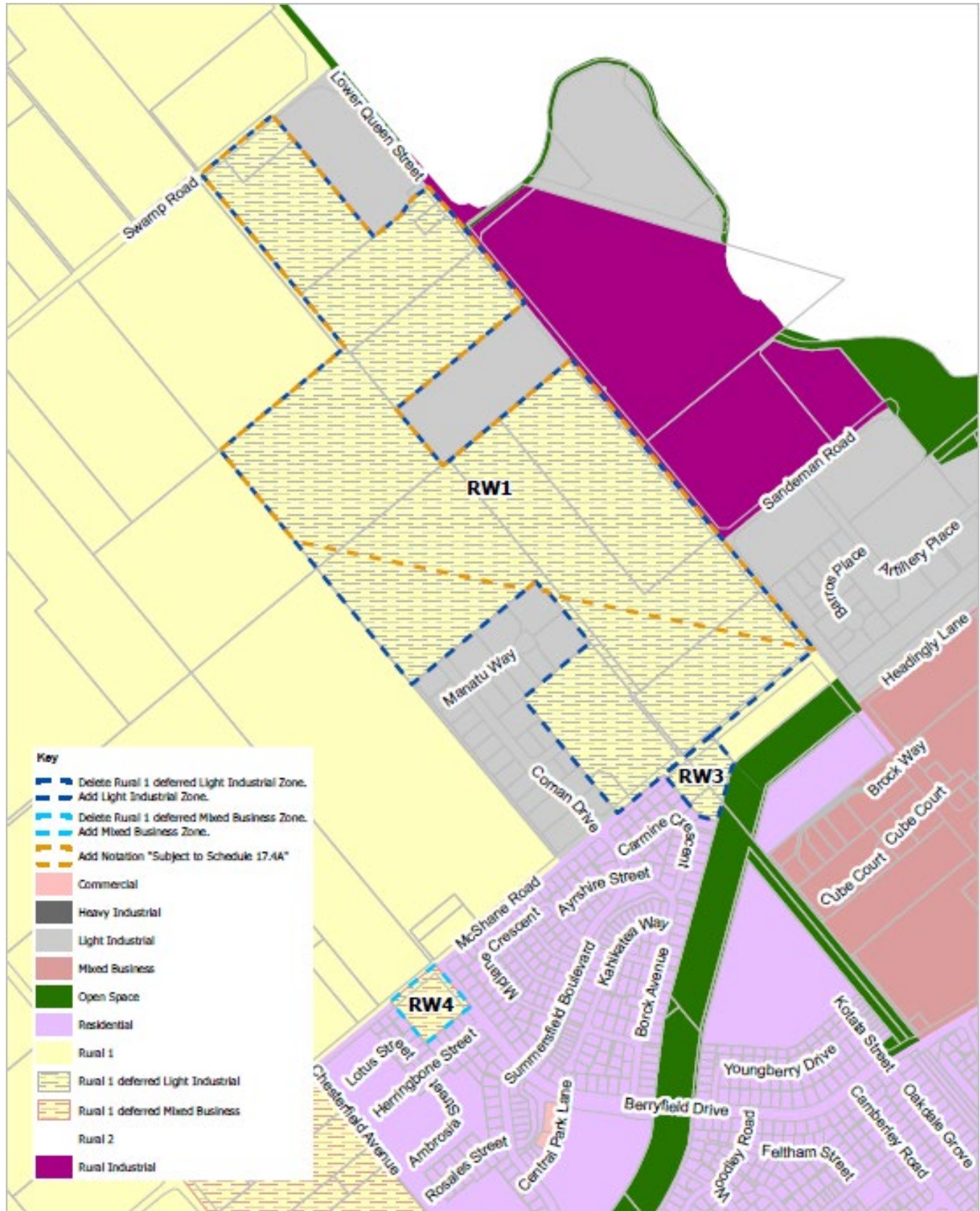
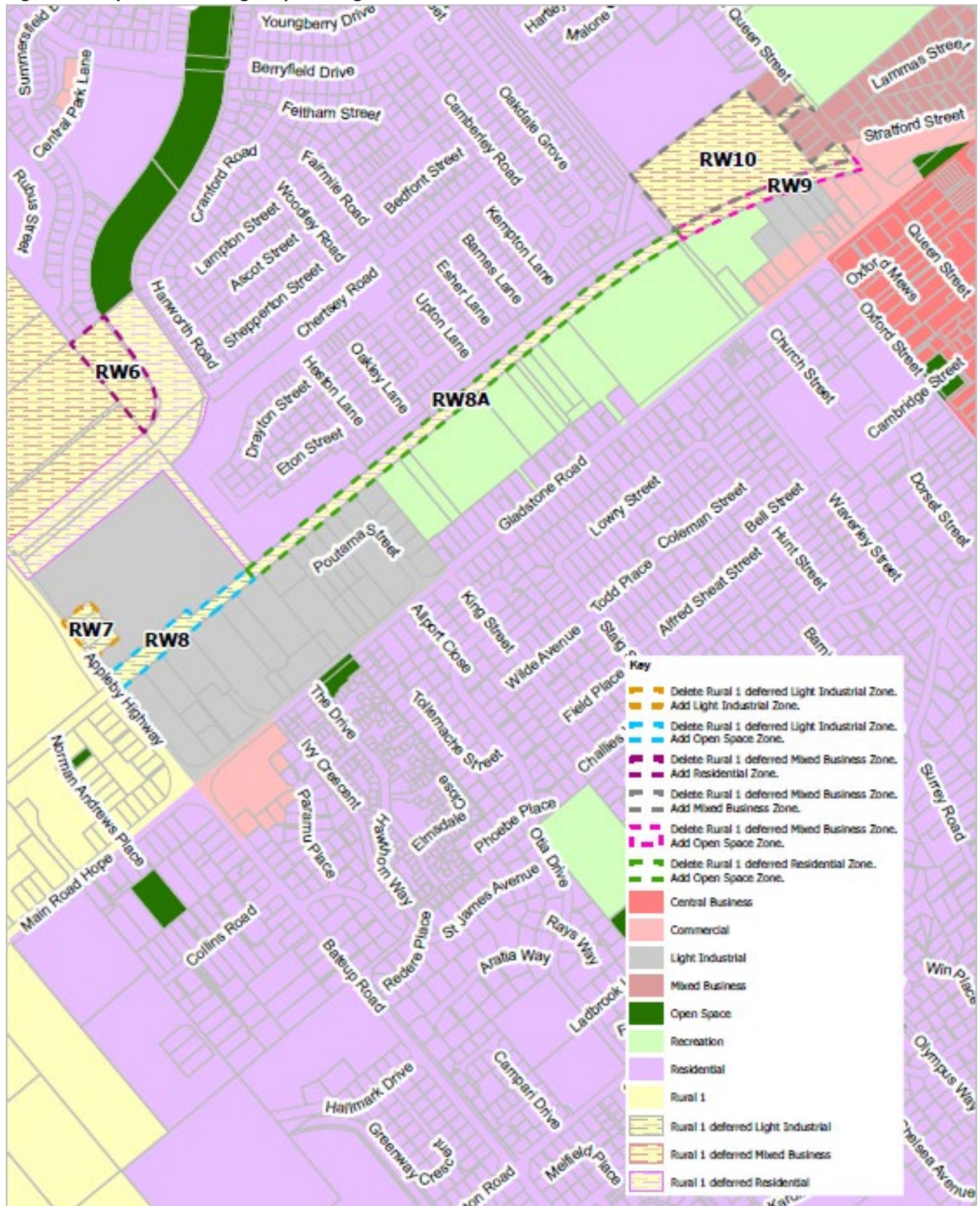


Figure 3: Proposed Planning Map - changes to deferred zone locations in Richmond West continued



Planning Background to Richmond West deferred zone sites

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

PC10 formed part of a long-term strategic approach to provide for the growth of Richmond commenced through the Richmond Development Study (2003). PC10 provided for the westward urban expansion of Richmond between State Highway 6 and McShane Road and land for industrial use north of McShane Road to accommodate regional and local industrial, commercial and residential development over the long term. A 45 year plan horizon was adopted with a two stage development process (stage 1: 2006 – 2026 and stage 2 -2026 – 2051). Although some residential development was provided for, RWDA primarily provided a business hub for the region over the long term. The plan change provided for the deferral of land until needed. This approach was intended to avoid the costs of scattered development; provide greater certainty of land use over the long term which reduces speculation and supports the principle of maintaining adequate land for future business development while enabling the continuation of existing rural activities until the land is needed.

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

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

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

Updates on significant new information and events

Subsequent events

PC10 was made operative in 2014. In 2017, Council received requests for Special Housing Areas under the Housing Accords and Special Housing Areas (HASHA) Act 2013. The requests sought residential development on land within RWDA that was destination zoned for mixed business and light industrial uses. The requests and subsequent resource consent applications were approved and from 2018, the consents have been implemented. Plan Change 74, Rezoning of Special Housing Areas, March 2023, rezoned the SHA land from Rural 1 deferred Light Industrial and deferred Mixed Business to Residential.

The use of land for residential rather than the originally planned business uses compromised some of the intended plan change outcomes. The close location of a large residential area adjacent to existing industrial activities has created the potential for reverse sensitivity effects, particularly noise, that have required mitigation through the


resource consent process. As a result of the shift away from business and towards residential use of this land, there are several consequential zoning changes that are necessary to avoid adverse effects and achieve good outcomes.

New Information

Updated flood modelling and sea level rise information held by Council demonstrates that the northwest portion of the Light Industrial location west of McShane Road is subject to flooding and sea level rise (out to the 2130 planning horizon). The section below entitled 2024 Review - Natural Hazards refers.

RICHMOND WEST

2. Site Location RW1 and RW2

Area Name:	Lower Queen Street
Town/Location:	Richmond West
Current Zone:	Rural 1 Deferred Light Industrial
Reason for Deferred Zoning in Current TRMP:	<p>Area G*: Reticulated water, wastewater and stormwater services required (shown as RW1 on map below).</p> <p>Area I*: Reticulated water, wastewater and stormwater services required and substantial take up of Area H (shown as RW2 on map below).</p> <p>*Servicing Areas referred to on planning maps</p>
Council LTP Development Area:	Richmond DA 10 and DA 11
Area (ha):	56.5 hectares
Proposed Zoning Change:	<p>Delete Rural 1 Deferred Light Industrial. Rezone to Light Industrial.</p> <p> Add Precinct subject to Schedule 17.4A.</p>

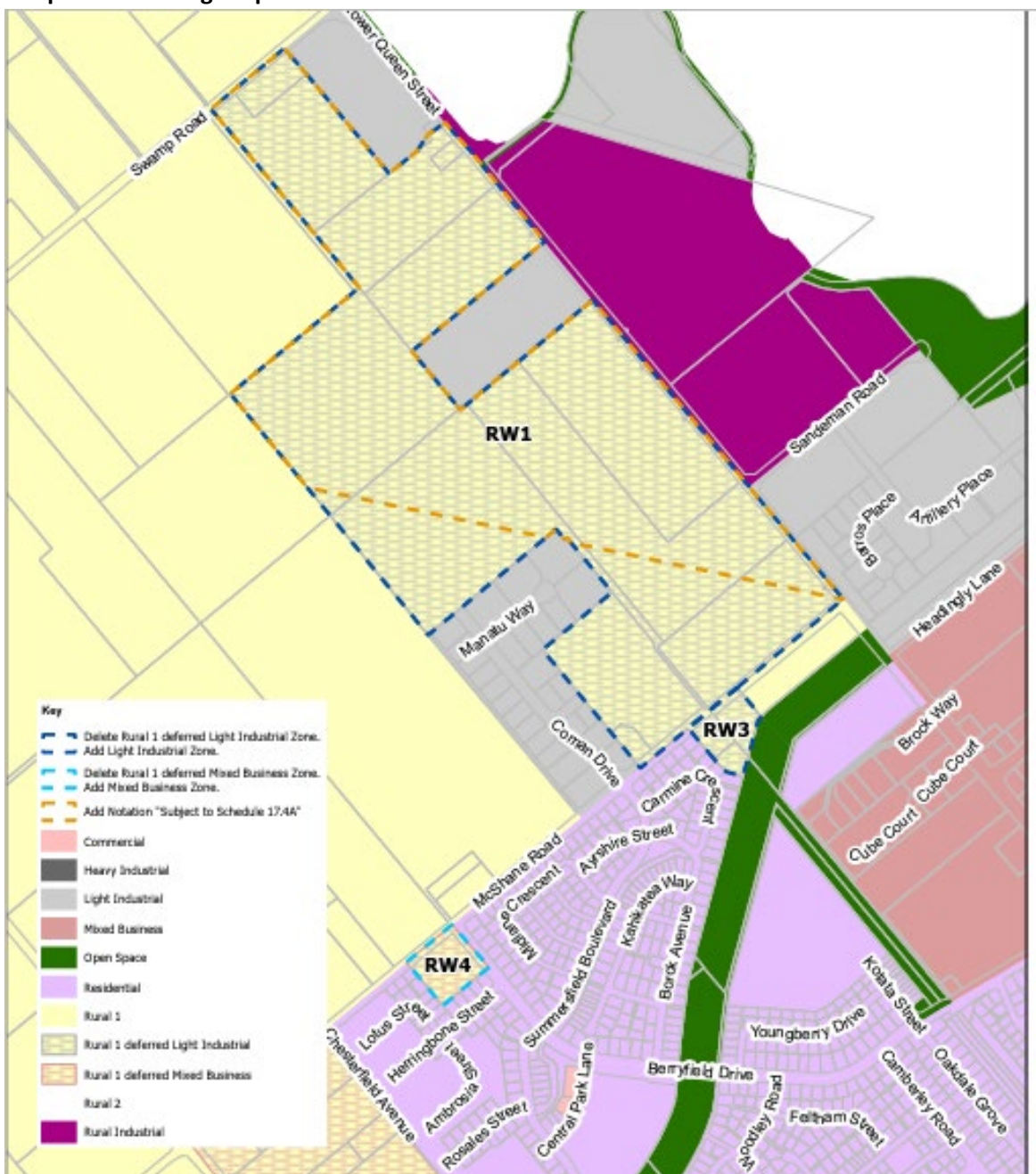


2024 - Summary of Key Considerations and Reasons for Zone Change

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

Stormwater Servicing	Stormwater discharge to the environment is available to all areas of RW1 and RW2, with onsite stormwater detention and treatment solution to be provided by developers. Stormwater treatment is mandatory due to industrial land use, as per Nelson-Tasman Land Development Manual (NTLDM). Stormwater servicing solutions must consider coastal inundation/hazard as described below, which will periodically create restrictive backwater conditions that make discharge of runoff difficult.
Transportation/Roading Servicing	RW1 areas have available access from Lower Queen Street. RW2 areas have available access from Coman Drive. Future upgrades to McShane Road and Lower Queen Street will accommodate increases in traffic related to development.
Natural Hazards and Sea Level Rise	Precinct subject to Schedule 17.4A is subject to coastal hazard out to the 2130 planning horizon.

Proposed Planning Map: Site Location RW1 and RW2



2024 Review - Natural Hazards

Coastal hazards and sea-level rise

Site Location RW1 and RW2 are located close to the Waimea Estuary and are relatively low-lying. Consequently, both these sites are subject to coastal hazards with RW1 having a greater hazard exposure due to its closer proximity to the coast. The RW2 boundary is a minimum of 500 metres inland from the coast. Ground levels in RW1 currently range from approximately 2.5 metres elevation (NZVD2016 vertical datum) in the northern corner, rising to approximately 5.0 metres elevation along the southern boundary. At its northwestern end RW1 is separated from the coast by the Lower Queen Street road formation (approximately 25 metres wide) and has ground levels of approximately 2.5 metres elevation (NZVD2016). Ground levels at RW2 range from approximately 4.0 metres elevation (NZVD2016) along its northern boundary and rises to approximately 6.5 metres elevation to the south. Mean high water springs at this location is currently 1.72 metres elevation (NZVD2016). During an extreme storm event storm tide and wave setup will further elevate sea levels. Static water levels during a 1% AEP storm event are approximately 0.85-0.95 metres higher than MHWS at this locality. Such circumstances occurred in February 2018 during ex-tropical cyclone Fehi when static water levels of approximately 2.7 metres NZVD2016 were observed in the Waimea estuary, with wave run-up further elevating sea levels at the coastal margin. The presence of the Lower Queen Street road formation and existing industrial land to the northeast limits the coastal erosion hazards for the time being. The coastal inundation and erosion hazards will increase into the future as a result of projected climate change and associated sea-level rise.

This land was zoned Rural 1 Deferred Light Industrial in 2007 and was considered against MfE's sea level guidance applicable at that time. The MfE guidance has since been updated and currently coastal subdivision, greenfield developments and major new infrastructure requires an allowance for 2.06 metres of relative sea-level rise. This comprises 1.66 metres from changes to sea level and 0.40 metres for vertical land movement, downwards approximately 0.40 metres per 100 years at this locality ($1.66 + 0.40 = 2.06$ metres above current sea levels). Adding this amount of relative sea-level rise onto present-day MHWS, plus the 1% AEP storm extreme static water level (0.85-0.95 metres above MHWS), and a factor of safety of 0.5 metres (to allow for the uncertainty inherent in such projections and to account for other influences, such as wave runup) means that land below an elevation of 5.13 metres (NZVD2016) is considered subject to coastal hazards (out to the 2130 planning horizon).

Stormwater

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

Liquefaction

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

2024 Review - Other relevant planning issues

Population and growth

At 2007, population projections relied on for PC10 showed constraints on land supply for both Richmond and Nelson for urban land, beyond 20-25 years, without consideration of either Hope or Richmond West for that end-use. At the time, Richmond West was assessed as a

	<p>more suitable location for growth than Hope due to its proximity to the existing town centre and efficiencies of servicing.</p> <p>Currently, at 2024, the site forms part of land assessed by Council as needed for future business growth. Parts of the precinct are currently zoned for Light Industrial. In terms of Council's Growth Modelling, 2024-2054 the remaining capacity is assessed at 49 business sites, with 10 of those needed in the next 3 years.</p>
Urban design and managing cross boundary / reverse sensitivity effects	<p>PC10, 2007, addressed the issues of reverse sensitivity and cross boundary effects through zoning and the introduction of appropriate noise standards into the TRMP.</p> <p>The measures were assessed as providing an appropriate regulatory framework for the noise effects of the different zones and activities within the zones without the use of acoustical treatment or screening of properties to protect sensitive areas both within and beyond a 20-year planning horizon.</p> <p>Special Housing Area s229 report, 2018, also addressed the issue of reverse sensitivity and cross boundary effects due to changes to proposed zoning from Rural 1 deferred Light Industrial and Rural 1 deferred Mixed Business to Residential. The above effects were considered minimal.</p>
Iwi interest, values, and cultural heritage	<p>PC10, 2007, gave effect to the concept of ki uta ki tai in that the development of the Borck Creek, a multi-purpose 70-metre-wide greenway helps to connects the Richmond hills to the Waimea Inlet.</p> <p>The concept of ki uta ki tai reflects a holistic planning approach, where the wider environment and interconnectedness of areas are considered.</p>
Natural and Historic places and sites	<p>PC10, 2007, assessed and provided for the protection of significant trees in the Richmond west locality including T872 and T877. No further assessment is needed.</p> <p>Current 2024 Council information indicates that there are no cultural heritage sites in the precinct. Both historic and cultural heritage information is being updated through current TEP work projects and any new information will be included in the TRMP at that stage.</p>
Services and facilities – parks, reserves, green corridors and community facilities	<p>As mentioned above, PC10, 2007, introduced a network of public greenways as indicative reserves that accommodate the natural stormwater system, support ecosystem regeneration, recreation, walking and cycling routes that connect the future urban area with the rest of Richmond and the Waimea Inlet.</p> <p>The current proposal for this land requires no further assessment of this topic.</p>
Topography and Productive Land	<p>PC10, 2007, addressed this issue.</p> <p>The Richmond Development Study, 2023 and PC 10 s32 process identified the following growth options for Richmond: Central area intensification; South Richmond; South Nelson; Lower Queen Street (Richmond West) and Containment and jump. It found that none were ideal. With the exception of central Richmond intensification and limited hillslope expansion, all of the possible development options available for consideration involve the urbanisation of some productive rural land. There is a trade-off between land available for productive purposes and land available for urban development. At the time, Richmond West was assessed as a more suitable location for growth than Hope, due to its adjacencies to the existing town centre and efficiencies of servicing.</p> <p>Currently, the land is zoned and partially serviced for urban development so the NPS-HPL is of limited application. Furthermore, land identified in the FDS for the next 10 years is exempt from the NPS-HPL.</p>

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

Options Assessment for site location RW 1 (incorporating RW2)

Existing anticipated, 'live' end use zone for site is Light Industrial.

Rezoning to Light Industrial is proposed, but with the precinct subject to coastal hazard out to the 2130 planning horizon, subject to limitations on subdivision and land use.

Summary

There are two option assessments for this site.

Assessment A relates to the zoning of the site.

Assessment B relates to the limitations on land use for the precinct that is subject to coastal hazard risk out to the 2130 planning horizon, as shown on the proposed Zone Planning Map for Richmond West

Summary - Assessment A - Zoning of site RW1

In line with the options set out on page one of this report, the following options are relevant to this site and assessed below:

Option 1: (Proposed)

Rezoning land from Rural 1 deferred Light Industrial to Light Industrial where the initial reasons for the deferral are satisfied.

This option is only appropriate if it includes the addition of new planning provisions for the lower lying land that is subject to coastal hazard risk out to the 2130 planning horizon. In the long term, development on this inundation-prone land is not appropriate and therefore specific provisions are necessary.

Option 3:

Rezoning land from Rural 1 deferred Light Industrial to Rural 1 (pre-deferral zone).

Where the land is considered inappropriate for urban use due to coastal hazard risk out to the 2130 planning horizon, this option includes downzoning land from Rural 1 deferred Light Industrial land to its underlying (pre-deferral) zoning, being Rural 1.

There is no need to assess the site for **Options 2 and 4** as the site is serviced and available for urban use subject to coastal hazard considerations.

Assessment A concludes that Option 1 is appropriate. Option 1 proposes that the site is zoned Light Industrial as anticipated by Plan Change 10, but with limitations on use for the precinct that is subject to coastal hazard risk out to the 2130 planning horizon. (The appropriate limitations are assessed under Assessment B below.)

The limitations are a consequence of the land being proposed for Rural 1 Deferred Light Industrial zoning in 2007 and considered against MfE's sea level guidance applicable at that time. The MfE guidance has since been updated and currently coastal subdivision, greenfield developments and major new infrastructure requires an allowance for 2.05 metres of relative sea level rise. Sea level rise trigger of 0.40 m above present day mean sea level (MSL) is estimated to be reached 25 to 35 years (2050 to 2060) based on emission scenarios SSP2-4.5 M P50 and SSP5-8.5 M P50 respectively.

Summary - Assessment B - Limitations on subdivision and land use for the Precinct subject to coastal hazard risk out to the 2130 planning horizon (proposed TRMP Schedule 17.4A)

Because this is not a zoning assessment, but rather an assessment of the appropriate overlay, a different set of options apply and are assessed.

This assessment applies to the Precinct that is subject to the proposed Schedule 17.4A as shown on the planning maps.

These options assume that the land is rezoned to Light Industrial Zone (Option 1 as proposed). If Option 3 is taken (rezone the land back to Rural 1), then this assessment is not relevant.

Statutory Assessment

New Zealand Coastal Policy Statement 2010 (NZCPS)

Objective 5 seeks to ensure that coastal hazard risks, taking account of climate change, are managed including by locating new development away from areas prone to such risks. Key NZCPS policies regarding coastal hazards are:

- Policy 3 Precautionary Approach
- Policy 24 Identification of coastal hazards
- Policy 25 Subdivision, use, and development in areas of coastal hazard risk
- Policy 26 Natural defences against coastal hazards
- Policy 27 Strategies for protecting significant existing development from coastal hazard risk.

Policy 25 states that in areas potentially affected by coastal hazards over at least the next 100 years, (a) avoid increasing the risk of social, environmental and economic harm from coastal hazards; and (b) avoid redevelopment, or change in land use, that would increase the risk of adverse effects from coastal hazards (in addition to other clauses).

National Adaptation Plan 2022 (NAP) & Coastal Hazards and Climate Change Guidance (MfE Guidance)

Councils are required to have regard to the NAP when preparing or changing their resource management plans, including several Government-led actions to drive climate-resilient development in the right locations. NZCPS Policy 24 includes a clause that requires councils to 'take into account national guidance' such as the MfE Guidance on coastal hazards and climate change. Both the NAP and MfE Guidance provides a suite of recommended climate change scenarios (as a minimum) to identify and assess risk from coastal hazards and the effects of climate change.

Trigger Level

A trigger level has been identified at which point coastal inundation effects are expected to become frequent and potentially damaging. See Appendix 4 of the S32 Report. When this trigger is reached, it is proposed restrictive land use, building, construction and alteration policies and rules come into force. This assessment focuses on what form those restrictive provisions should take.

The assessment focuses on limitations to land use and buildings, rather than subdivision because the land:

- was proposed for Rural 1 Deferred Light Industrial zoning in 2007 (by Plan Change 10, made operative between 2012 and 2014) and considered against MfE's sea level guidance applicable at that time
- is proposed for light industrial not residential use
- is located within an industrial area with a long established, major industrial complex located opposite on the seaward side of Lower Queen Street
- is serviced
- it is land use activities and buildings that are at risk from long term coastal hazard and sea level rise rather than land ownership.
- RMA section 106 provides a site specific natural hazard risk assessment for subdivision consent applications.

Option A (proposed):

That proposed Schedule 17.4A allows for:

- Land use activities to be enabled until the trigger level reached, and then will require reassessment via resource consent. Outcome of reassessment may be additional time-limited consent or relocation from the precinct.
- Buildings in the precinct are to be limited to those which are temporary, relocatable or readily removable. Once a trigger sea level is reached, buildings will require reassessment via resource consent. Outcome of reassessment may be additional time-limited consent or relocation from the precinct.

Before the trigger is reached, activities and buildings are enabled subject to the above limitations, but once the trigger has been met or exceeded the consent status changes to Discretionary.

Option B:

That proposed Schedule 17.4A allows for:

- Land use activities as for Option A
- Buildings as for Option A.

Before the trigger is reached, activities and buildings are enabled subject to the above limitations, but once the trigger has been met or exceeded the consent status changes to Non-Complying.

Assessment B concludes that Option A is the appropriate option as it allows for the most efficient and effective use of the land prior to coastal inundation.

Options Assessments

Assessment A – Zoning of site RW1

Option 1: (Proposed)

Rezoning land from Rural 1 deferred Light Industrial to Light Industrial where the initial reasons for the deferral are satisfied.

This option includes the addition of new planning provisions that limits land use, building, construction and alteration activities on land that is subject to coastal hazard risk out to the 2130 planning horizon.

Costs and Constraints	Benefits and Opportunities	Effectiveness and Efficiency	Risk of Acting / Not Acting if there is uncertain or insufficient information	Economic Benefits and employment
<i>Issues assessed include: Urban design /cross boundary effects; Proximity to existing urban amenities and transport; Heritage/historic sites/features; Services & facilities/ greenspace; Productive land; Natural values /Ecology; Natural hazards; Alignment with existing TRP and TRMP policies and objectives.</i>		<i>Include assessment of reasons for deferral, primarily network services.</i>		<i>Issues considered include: provision for growth; opportunity for employment; economic efficiencies including those that associate with locality.</i>
For Precinct land (subject to proposed TRMP Schedule 17.4A), this option: - Doesn't enable full light industrial activities Use of 'triggers' and 'limits' is an emerging practice; not tested. - Success of relocating buildings, plant and assets unknown - Provisions may not match those developed through an anticipated Natural Hazards Plan Change.	For Precinct land (subject to proposed TRMP Schedule 17.4A), this option: -Enables some industrial activities but recognises up to date knowledge on hazards. -Risk-based approach while enabling some development/uses in the short to medium term. -Clear to developers and landowners that there is a risk and they have responsibilities. -Provides direction on appropriate development.	The reasons for which the site was deferred (storm water, water supply and wastewater) are now satisfied.	The proposal for managing the Precinct, is untried and untested in the district. If use of land is not limited: -inappropriate activities and buildings will have to be defended or relocated in the future. Uncertainty is overcome by use of trigger level. If sea level rise is slower than anticipated then	Site is centrally located, and well connected to existing business activities and active and passive transport links. This option supports the opportunity for the light industrial use of the of location, including the Precinct land in the short to medium term. This will further support the economy and employment. The option will assist Council to provide business land needed for growth. In terms of Council's 2024 Growth Modelling, the

			activities can continue for longer. If sea level rise is more rapid, then response will need to come sooner.	remaining capacity of the land is 49 business sites, with 10 of those needed in the next 3 years.
<p>Overall Appropriateness: Site is now serviced and well located for light industrial activities. But, if use of the Precinct land that is subject to coastal hazard risk out to the 2130 planning horizon is not limited, inappropriate activities and buildings will have to be defended or relocated in the future. Zoning as Light Industrial is appropriate as long as limitations are placed on precinct land to ensure eventual relocation.</p>				

<p>Assessment A – Zoning of site RW1 continued</p> <p>Option 3:</p> <p>Rezoning land from Rural 1 deferred Light Industrial to Rural 1 (underlying pre-deferral zone).</p> <p>Where the land is considered inappropriate for urban use due to coastal hazard risk out to the 2130 planning horizon, this option includes downzoning land from Rural 1 deferred Light Industrial land to its underlying (pre-deferral) zoning, being Rural 1.</p>				
<i>Costs and Constraints</i>	<i>Benefits and Opportunities</i>	<i>Effectiveness and Efficiency</i>	<i>Risk of Acting / Not Acting if there is uncertain or insufficient information</i>	<i>Economic Benefits and employment</i>
<p><i>Issues assessed include: Urban design /cross boundary effects; Proximity to existing urban amenities and transport; Heritage/historic sites/features; Services & facilities/ greenspace; Productive land; Natural values /Ecology; Natural hazards; Alignment with existing TRP and TRMP policies and objectives.</i></p>		<p><i>Include assessment of reasons for deferral, primarily network services.</i></p>		<p><i>Issues considered include: provision for growth; opportunity for employment; economic efficiencies including those associated with the locality.</i></p>
<p>For precinct land (subject to Schedule 17.4A) this land would be lost to any form of industrial use. Landowners who have invested in or held this land for industrial purposes would not be able to undertake desired activities, even though land will not be affected by significant coastal hazard for decades.</p>	<p>Avoiding any industrial development will avoid the long-term sea level rise adaptation challenges. Benefit to Council and community long term.</p>	<p>Downzoning to Rural 1 will be effective at avoiding the increase of coastal hazards.</p> <p>But will be inefficient use of the land as could be readily used for appropriate industrial activities for several decades. Land will be underutilised in short to medium term.</p>	<p>Down zoning will minimise risks by avoiding urban development.</p>	<p>No direct economic benefits from disallowing industrial activities on precinct land.</p> <p>May be indirect benefits through avoiding growth in traffic impacts, and avoiding social and economic costs of requiring relocation of buildings and activities once trigger level reached.</p>
<p>Overall Appropriateness: Site is now serviced and well located for light industrial activities. Downzoning of entire precinct area is not inappropriate, as would be an inefficient use of the land. More efficient to rezone to Light Industrial and apply clear limitations to ensure relocation off the land at the appropriate time.</p>				

Assessment B – limitations on subdivision and land use for the precinct that is subject to coastal hazard risk out to the 2130 planning horizon, as shown on the proposed Zone Planning Map for Richmond West

This assessment assumes that, for Assessment A above, Option 1 (rezoning Rural 1 deferred Light Industrial land as Light Industrial Land). If Option 2 is taken (rezoning the low lying precinct area of Rural 1 deferred Light Industrial land as Rural 1 Zone) then this assessment is irrelevant.

It is assumed that, following national direction, activities on the precinct land must cease and be relocated at an appropriate time or an appropriate level of risk. An option that was considered is to set a date by which activities would have to be reassessed. However, this is less responsive to the physical reality of climate change. Therefore, the most effective and efficient option is to set a sea level rise trigger level.

Options A and B differ only in their assessment of consent status for land use activity, building construction and alteration once the trigger level is reached (Discretionary or Non-Complying).

Option A (proposed):

Proposed Schedule 17.4A provides for:

- Land use activities to be enabled until trigger level reached, and then relocated from the precinct.
- Buildings in the precinct are to be limited to those which are temporary, relocatable or readily removable, and that they must be removed from the site once the trigger level is reached.

Before the trigger is reached, activities and buildings are enabled subject to the above limitations, but once the trigger has been met or exceeded the consent status changes to Discretionary.

<i>Costs and Constraints</i>	<i>Benefits and Opportunities</i>	<i>Effectiveness and Efficiency</i>	<i>Risk of Acting / Not Acting if there is uncertain or insufficient information</i>	<i>Economic Benefits and employment</i>
As for Assessment A, Option 1.	Aligns with national direction (see Appendix 4 of s32).	Option is effective and efficient in that it enables the efficient use of the zoned and serviced land in the short to medium term and full discretionary reassessment in the long-term once the trigger level is reached.	Currently, there are significant uncertainties associated with sea level rise and land subsidence projections. There are also significant uncertainties around what managed retreat looks like and when it may be necessary.	Maximises the economic and employment benefits associated with the appropriate use of well located light industrial zoned land in the short to medium term.

Overall Appropriateness: This proposed option is in line with national direction as it enables the efficient and effective use of land for light industrial development in the medium to short term, and then full Discretionary level assessment to ensure that, at the time, any further land use activity is appropriate, and costs associated with coastal hazard and inundation are minimised. The option acknowledges the uncertainties associated with sea level rise and land use subsidence projections.

Assessment B –limitations on subdivision and land use for the precinct that is subject to coastal hazard risk out to the 2130 planning horizon, as shown on the proposed Zone Planning Map for Richmond West

Option B:

Proposed Schedule 17.4A allows for:

- Land use activities to be enabled until trigger level reached, and then relocation from the precinct

- Buildings in the precinct are to be limited to those which are temporary, relocatable or readily removable, and that they must be removed from the site once the trigger level is reached.

Before the trigger is reached, activities and buildings are enabled subject to the above limitations, but once the trigger has been met or exceeded the consent status changes to non-complying.

<i>Costs and Constraints</i>	<i>Benefits and Opportunities</i>	<i>Effectiveness and Efficiency</i>	<i>Risk of Acting / Not Acting if there is uncertain or insufficient information</i>	<i>Economic Benefits and employment</i>
Depending on the nature of the light industrial activity, this option may unnecessarily stifle appropriate activity (e.g. solar farming) at the time.	Adopts a cautious approach to projected sea level rise and land subsidence and increasing risk of coastal hazard.	RMA s104D gateway test may discourage some appropriate activity, depending on the situation at the time.	Option may discourage appropriate light industrial activity unnecessarily given the uncertainties associated with sea level rise and land subsidence projections.	The economic and employment benefits associated with the appropriate use of well located light industrial zoned land may be compromised unnecessarily.

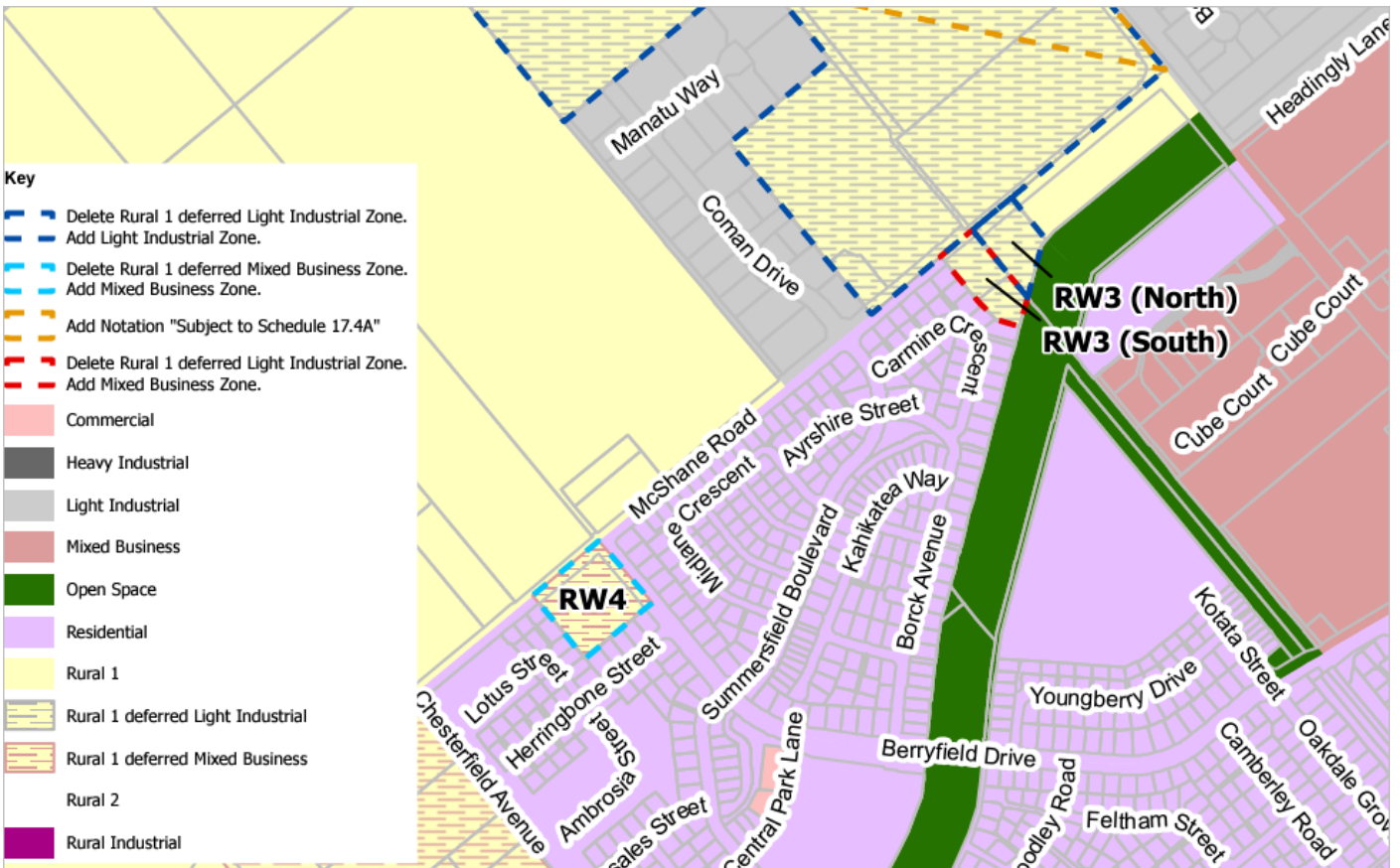
Overall Appropriateness: Given uncertainties associated with projections relating to sea level rise and land subsidence, the option is overly cautious and may discourage appropriate light industrial activity at the time.

RICHMOND WEST

3. Site Location RW3

Area Name:	25 and 35 McShane Road
Town/Location:	Richmond West
Current Zone:	Rural 1 Deferred Light Industrial
Reason for Deferred Zoning in Current TRMP:	Area H *: Reticulated water, wastewater and stormwater services required (Borck Creek Construction) *Servicing Areas referred to on planning maps
Council LTP Development Area:	Richmond DA 6
Area (ha):	1 hectare
Proposed Zoning Change:	Delete Rural 1 Deferred Light Industrial. Add part Light Industrial and part Mixed Business.

Proposed Planning Map: Site Location RW3



2024 Summary of Key Considerations and Reasons for Zone Change

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

2024 Review - Natural Hazards

Flood hazard

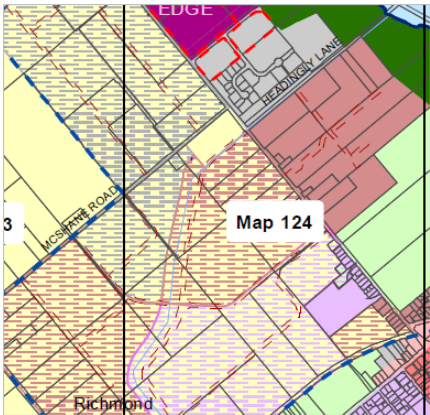
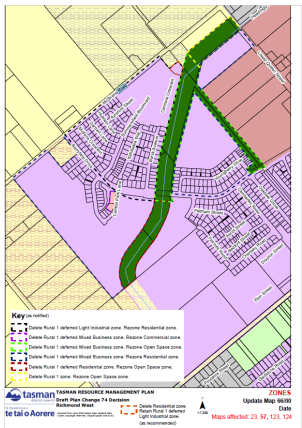
Borck Creek flows adjacent to the eastern boundary of this site. The flood hazard has been significantly reduced by recent upgrades to the capacity of the Borck Creek channel. This drainage network is designed and constructed to contain the runoff from a 1 % annual exceedance probability rainstorm.

Liquefaction

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

2024 Review - Other relevant planning issues

As for Site Location RW1 and RW2 above, and including the following:

Planning Context	<p>Richmond West Development Area PC10 (operative in part version, 2012) zoned area Deferred Light Industrial. The surrounding areas were zoned Mixed Business.</p> <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  <p>Map 124 PC10 Decision</p> </div> <div style="text-align: center;">  <p>PC79 Decision</p> </div> </div>
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	The Special Housing Area legislative process consented residential use of most of area between Borck Creek and McShane Road in 2018. But 35 McShane Road owner purchased a small portion of SHA (residential) land from Richmond West Development Company and amalgamated titles. During the Rezoning of Special Housing Areas Plan Change 74, (operative 2023) the owners of 35 McShane Road requested, and decision granted deferred Light Industrial zoning for the 'purchased portion of land'. Consequently Plan Change 74 zoned RW3 Rural 1 deferred Light Industrial.
Population and growth	Currently, in terms of Councils' Growth Modelling, the capacity of this site for business growth is taken up.

Options Assessment for site location RW3, 25 and 35 McShane Road

Existing anticipated, 'live' end use zone for site is Light Industrial.

Rezoning site to part Light Industrial and part Mixed Business zone is proposed.

Summary

In line with the options set out on page one of this report, the following options are relevant to this site and assessed below:

Option 1: Rezoning land from a deferred zone to the anticipated 'live' urban zone, where the initial reasons for the deferral are satisfied.

Option 2: (Proposed) Rezoning land from a deferred zone that cannot be adequately serviced or is otherwise inappropriate, to a more appropriate zone. A split zoning of Light Industrial and Mixed Business is proposed.

There is no need to assess the site for **Options 3 and 4** as the site is serviced and available for urban use.

This assessment concludes that Option 2, which proposes split zoning for the site (Light Industrial for northern part and Mixed Business for southern part) is a more appropriate than the existing, 'live' end use zone (Light Industrial) anticipated by (Plan Change 10 (Variations 61, 62, 63) – Richmond West Development Area and Sustainable Urban Development Provisions, operative by 2014) and Plan Change 74 Special Housing Areas, operative 2023.

Option 2: (Proposed) Rezoning land from a deferred zone that cannot be adequately serviced or is otherwise inappropriate, to a more appropriate zone.

A split zoning of Light Industrial and Mixed Business is proposed.

Costs and Constraints	Benefits and Opportunities	Effectiveness and Efficiency	Risk of Acting / Not Acting if there is uncertain or insufficient information	Economic Benefits and employment
<i>Issues assessed include: Urban design /cross boundary effects; Proximity to existing urban amenities and transport; Heritage/historic sites/features; Services & facilities/ greenspace; Productive land; Natural values /Ecology; Natural hazards; Alignment with existing TRP and TRMP policies and objectives.</i>		<i>Include assessment of reasons for deferral, primarily network services.</i>		<i>Issues considered include: provision for growth; opportunity for employment; economic efficiencies including those that associate with locality.</i>
None identified.	The proposed split zoning supports the amenity of the locality and reduces the risk of	The reasons for which the site was deferred (storm water, water supply and	No risks identified with proposed split zoning.	Site is centrally located and well connected to existing business activity and

	<p>cross boundary effects between incompatible activities, as:</p> <ul style="list-style-type: none"> -The northern part of the site (proposed for Light Industrial zoning) is close to existing and new industrial activities and the southern part of the site (proposed for Mixed Business zoning) is adjacent to residential activity. - Mixed Business zone is specifically designed as a buffer zone to separate industrial and residential activities. -The option enables existing activities to continue while directing an appropriate future use of land, given its context. 	<p>wastewater) are now satisfied.</p> <p>The flood hazard has been significantly reduced by recent upgrades to the capacity of the Borck Creek channel. This drainage network is designed and constructed to contain the runoff from a 1% annual exceedance probability rainstorm.</p>	<p>Risk of not acting is that:</p> <ul style="list-style-type: none"> -Southern portion of site will be inappropriately zone and will increase the risk of adverse cross boundary effects on the surrounding residential area and visa versa. 	<p>active and passive transport links.</p> <p>The proposed zoning supports the opportunity for intensified use of the site.</p> <p>This will further support the economy and employment.</p>
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Overall Appropriateness: Site is now serviced and well located for light industrial and mixed business activities. Mixed Business zoning for the southern part of the site reduces the risk of cross boundary effects between industry and the neighbouring residential area.

Assessment of option in terms of relevant TRPS and TRMP Objectives and Policies:

The proposed option supports the TRPS General Objectives 1 and 3 that relate to the maintenance and enhancement of the quality of the environment; and avoidance, remedying or mitigation of the adverse effects on the environment and the community from the use or development of resources and TRMP Urban Infrastructure Services Objective 6.3.2.1 which relates to sustainable urban growth that is consistent with the capacity of services.

More specifically, the proposed option also supports TRMP Objectives 6.1.2.1, 6.1.2.2 and Policy 6.1.3.1(i) which relates to sustainable urban design and development, particularly locating and designing development to address cross-boundary effects between land uses.

Option 1: Rezoning land from a deferred zone to the anticipated 'live' urban zone, where the initial reasons for the deferral are satisfied.

Existing anticipated, end use 'live' zone for site is Light Industrial.

Costs and Constraints	Benefits and Opportunities	Effectiveness and Efficiency	Risk of Acting / Not Acting if there is uncertain or insufficient information	Economic Benefits and employment
<p><i>Issues assessed include: Urban design /cross boundary effects; Proximity to existing urban amenities and transport; Heritage/historic sites/features; Services & facilities/ greenspace; Productive land; Natural values /Ecology; Natural hazards; Alignment with existing TRP and TRMP policies and objectives.</i></p>		<p><i>Include assessment e of reasons for deferral, primarily network services.</i></p>		<p><i>Issues considered include: provision for growth; opportunity for employment; economic efficiencies including those associated with the locality.</i></p>
<p>The current anticipated end use 'live' zone (Light Industrial) is no longer appropriate on the southern part of due to the rezoning of</p>	<p>None identified.</p>	<p>As above.</p> <p>From servicing perspective, makes no difference whether the site is serviced for Mixed</p>	<p>Risk of not acting (not rezoning southern part of site Mixed Business) is the high risk of cross boundary effects between incompatible</p>	<p>As for Option 2 above</p>

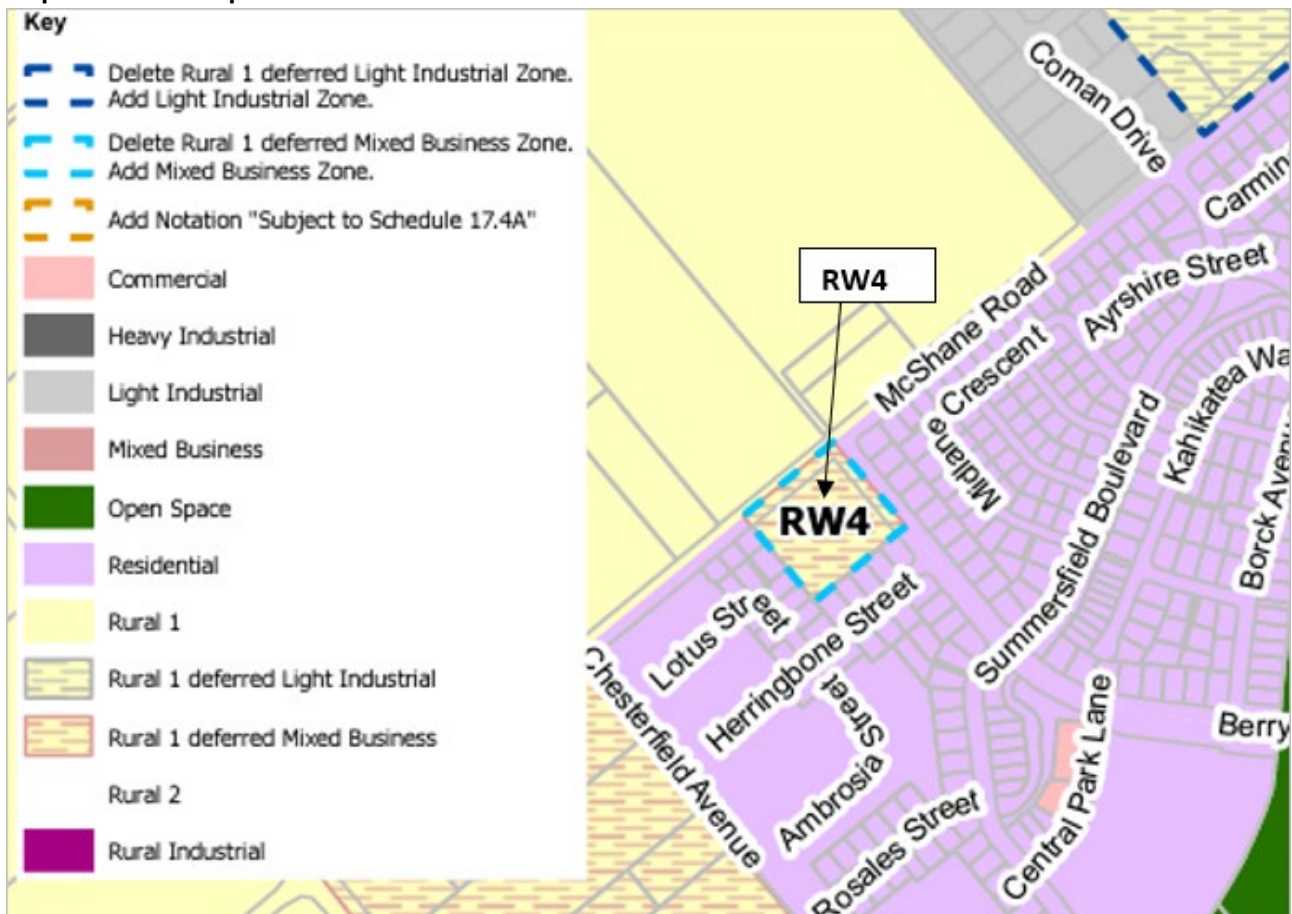
<p>large portions of the surrounding area (to the south and east) for residential use, through the SHA legislative process.</p>		<p>Business or Light Industrial use.</p>	<p>activities (Light Industry and Residential).</p>	
<p>Overall Appropriateness: Site is now serviced but the existing, 'live' end use Light Industrial zoning anticipated by the Plan Changes 10 and 74 that deferred the land, is no longer appropriate for the southern part of the site due to the risk of cross boundary effects between industry and the neighbouring residential area.</p> <p>Assessment of option in terms of relevant TRPS and TRMP Objectives and Policies:</p> <p>As above for proposed Option 2 except that this Option 1 does not align with Policy 6.1.3.1(i) which relates to sustainable urban design and development, particularly locating and designing development to address cross-boundary effects between land uses.</p>				

RICHMOND WEST

4. Site Location RW4

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

Proposed Zone Map: Site Location: RW4



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

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

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

Options Assessment for site location RW4, 99 McShane Road.
<p>Existing anticipated, 'live' end use zone for the deferred site is Mixed Business.</p> <p>Rezoning to Mixed Business zone is proposed.</p>
<p>Summary</p> <p>In line with the options set out on page one of this report, the following option is relevant to this site and assessed below:</p> <p>Option 1: (Proposed) Rezoning land from an existing deferred zone to the anticipated 'live' end use urban zone, where the initial reasons for the deferral are satisfied. Rezoning to Mixed Business zone is proposed.</p> <p>This assessment concludes that Option 1 is the appropriate proposed option and that there is no need to further assess the site for Options 2, 3, and 4 (per page 1 of this report) as: (i) the site is serviced; and (ii) the site is assessed as appropriate for</p>

the 'live' end use zone anticipated by original plan change that deferred the land (Plan Change 10 (Variations 61, 62, 63) – Richmond West Development Area and Sustainable Urban Development Provisions, operative by 2014).

Option 1: (Proposed) Rezone land from an existing deferred zone to the anticipated 'live' end use urban zone, where the initial reasons for the deferral are satisfied.

Rezoning to Mixed Business zone is proposed.

Costs and Constraints	Benefits and Opportunities	Effectiveness and Efficiency	Risk of Acting / Not Acting if there is uncertain or insufficient information	Economic Benefits and employment
<i>Issues assessed include: Urban design /cross boundary effects; Proximity to existing urban amenities and transport; Heritage/historic sites/features; Services & facilities/ greenspace; Productive land; Natural values /Ecology; Natural hazards; Alignment with existing TRP and TRMP policies and objectives.</i>		<i>Include assessment of reasons for deferral, primarily network services.</i>		<i>Issues considered include: provision for growth; opportunity for employment; economic efficiencies including those associated with locality.</i>
None identified.	<p>Although residential zoning surrounds the internal boundaries of this site due to the SHA legislative process resources consents granted in 2018:</p> <p>- Mixed Business is an appropriate zone for the site as the zone is specifically designed to be buffer zone, separating residential from business activities that are likely to generate adverse cross boundary effects (such as Light Industrial activities).</p>	<p>The site is deferred for stormwater, water and wastewater supply.</p> <p>These services are now available.</p> <p>Site is well located on the corner of Berryfield Drive, and McShane Road. Consequently the traffic movements generated are unlikely to generate adverse effects on the surrounding residential area.</p> <p>Regarding the deferral for 'substantial take up' of surrounding land in the RWDA, this has occurred. The surrounding urban land is taken up for development (albeit that the reason for deferral was superseded by the SHA legislative process.</p> <p>The proposed zoning will support intensified mixed business use on the site.</p>	<p>No risks identified with proposed rezoning, as:</p> <p>-the proposed zoning will support the existing business use and more intensive business use of the well located site.</p> <p>Risk of not acting is that:</p> <p>-Cost of servicing the location will be wasted, not realised by stakeholders (Council, landowner, community).</p> <p>- Additional business growth and employment will not be provided for and may occur elsewhere, at a less central location.</p>	<p>The proposed zoning supports the opportunity for intensified use of the site, the FDS and Growth Model, 2024 show that that capacity is needed in the next 3 years.</p> <p>This will further support the economy and employment.</p>

Overall Appropriateness: Site is now serviced and well located for a mixed business activity as anticipated by original Plan Change 10 (Variations 61, 62, 63) – Richmond West Development Area and Sustainable Urban Development Provisions, operative by 2014.

Assessment of option in terms of relevant TRPS and TRMP Objectives and Policies:

The proposed option supports the TRPS General Objectives 1 and 3 that relate to the maintenance and enhancement of the quality of the environment; and avoidance, remedying or mitigation of the adverse effects on the environment and the

community from the use or development of resources and TRMP Urban Infrastructure Services Objective 6.3.2.1 which relates to sustainable urban growth that is consistent with the capacity of services.

More specifically, the proposed option also supports TRMP Objectives 6.1.2.1, 6.1.2.2 and Policy 6.1.3.1(i) which relates to sustainable urban design and development, particularly locating and designing development to address cross-boundary effects between land uses.

RICHMOND WEST

5. Site Location RW5

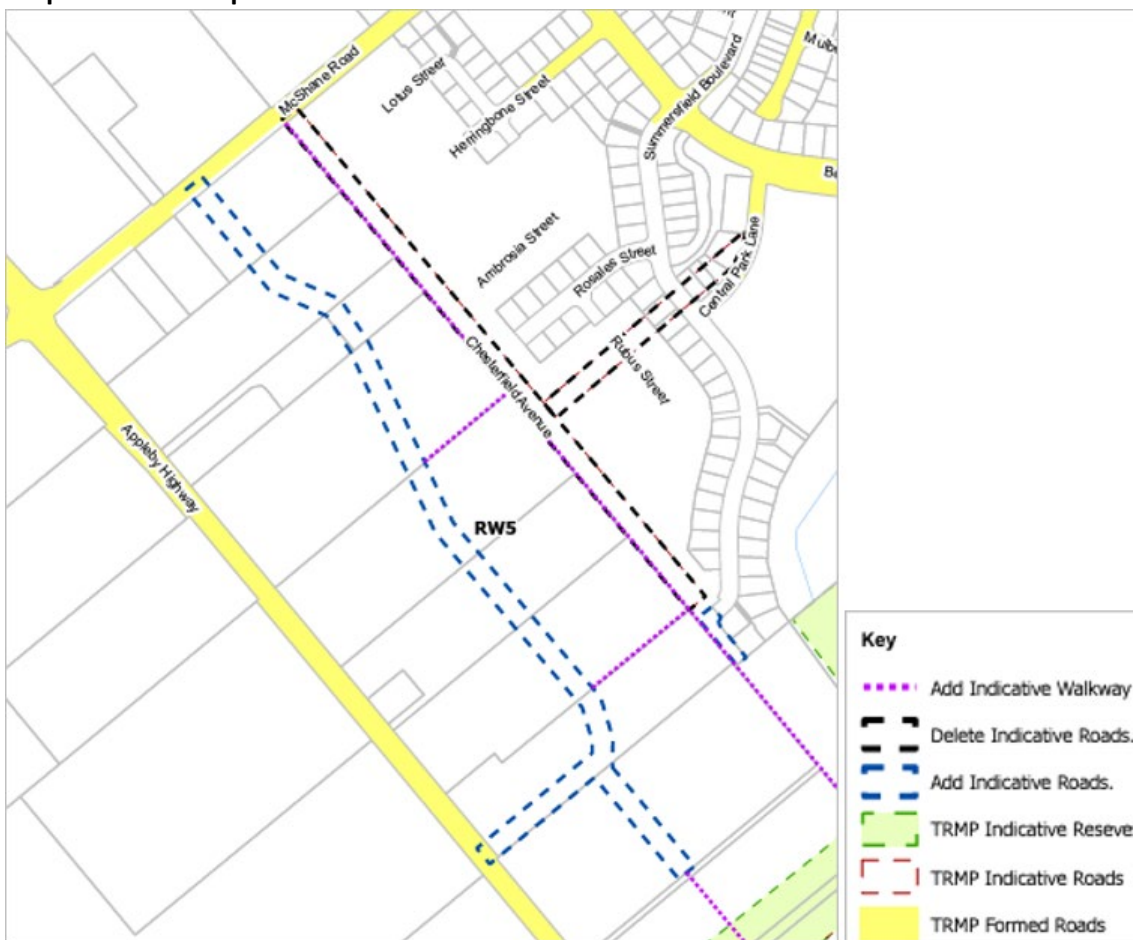
Area Name:	Corner McShane Road / State Highway 60
Town/Location:	Richmond West
Current Zone:	Rural 1 Deferred Mixed Business
Reason for Deferred Zoning in Current TRMP:	Area E*: Reticulated water from Richmond South High-Level Reservoir, wastewater, stormwater (Borck Creek construction) and there is substantial take-up of serviced land in the Richmond West Development Area. *Servicing Areas referred to on planning maps.
Council LTP Development Area:	DA 9 and DA 69
Area (ha):	29 hectares
Proposed Zoning Change:	Retain current zoning - Rural 1 deferred Mixed Business. Also Delete current indicative road (Chesterfield Ave, to the immediate north-east). Add new indicative roads and indicative walkways to Area Planning Map. Add new reason for deferral: Construction of single mid-block intersection connecting SH60 and the new indicative road.

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

Wastewater Servicing	Wastewater trunk (525mm diameter gravity main) available for discharge along rail corridor south of RW5 area, developers must pump sewage to that point. Transition to end use residential plan provisions requires: provision for a new trunk pressure main along indicative road layout through development area; provision for new pressure trunk main connection to available 525mm gravity main along rail corridor.
Water Supply Servicing	Water supply capacity available from existing 200mm main under Borck Creek. Transition to end use residential plan provisions requires: provision of a new trunk watermain through the mixed business area along the indicative road layout, including connection to existing 200mm watermain under Borck Creek at end of Summersfield Boulevard.
Stormwater Servicing	Stormwater to be directed to Borck Creek through upgraded 1200mm pipe on Rosalies Street and existing overland flowpaths.

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

Proposed Area Map: Site Location: RW5



2024 Review - Natural Hazards

Flood hazard

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

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

Liquefaction

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

2024 Review - Other relevant planning issues

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

Population and Growth	Currently, at 2024, the site form part of land assessed by Council as needed for future business growth. In terms of Council's Growth Modelling, currently, the capacity is assessed at 18 business sites, over half of which (13) are needed in the next 10 years. ¹
Urban design and managing cross boundary / reverse sensitivity effects	<p>Following resource consents granted in 2018 under the SHA (Special Housing Area) legislation (now repealed), a residential area is located immediately to the east of this business site.</p> <p>After discussions held with landowners and key stakeholders in 2023, the plan change proposes the separation of business and residential traffic and activities by: (a) adding a new indicative road to service the Mixed Business area that does not connect directly through to the adjacent residential area; and (b) developing an active transport corridor (walk / cycleway separating the Mixed Business zone from the Residential zone (replacing the current Chesterfield Avenue). The formation of Chesterfield Ave as it is shown in the planning maps is now not appropriate as the road would share both residential and Mixed Business traffic, and would enable heavy vehicles to routinely travel through residential areas.</p> <p>This proposal is designed to enhance the functional and amenity values of the area. The active transport corridor will reduce cross boundary effects between potentially incompatible activities and link walkers and cyclists directly with existing active transport corridors and the surrounding urban area.</p>

Options Assessment for site location RW5, Corner McShane Road / State Highway 60.

Existing anticipated, 'live' end use zone for the deferred site is Mixed Business.

Retention of the deferred zone is proposed (Rural I deferred Mixed Business)

Summary

In line with the options set out on page one of this report, the Option 4 is relevant to this site and assessed below.

In addition, the replacement of the Indicative Road (Chesterfield Ave) with an Indicative Walkway is appropriate, and the creation of a new Indicative Road through the site location RW5 is also appropriate.

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

Option 4: (Proposed) Retain a deferred zone framework on land where the reasons for the existing deferral are not yet met by adopting the modified deferred zone framework that is being advanced by this Plan Change.

To remain deferred, the infrastructure upgrades required to service the area are to be clearly identified in and funding for the infrastructure is to be included in the LTP within the next 1 to 10 years.

Replacement of Indicative Road (Chesterfield Ave) with Indicative Walkway

Chesterfield Ave was originally intended to be a road corridor to service the Mixed Business land either side. But with the development of the land to the north-east as residential, development of Chesterfield Ave would create a poor planning outcome by mixed residential traffic and character with business traffic and character. It would also enable heavy traffic servicing the Mixed Business Zone to access the site through the residential areas.

An Indicative Walkway, with specific provisions to direct the formation is a more appropriate solution to physically separate the two land uses, and to provide a active transport conduit.

Creation of new Indicative Road through site location

Consequential upon the removal of Chesterfield Ave is the need for a new Indicative Road feature to provide a structure planning element for the Rural 1 deferred Mixed Business Zone location (RW5). This will enable through traffic between SH60 and McShane Road.

An alternative solution would be to allow each site along SH60 to separately access the state highway. However Waka Kotahi have indicated that this would not be an acceptable solution and a single constructed mid-block access onto the SH60 is the only acceptable outcome.

The assessment concludes that Option 4, which retains the deferral, is the appropriate proposal and that there is no need to further assess the site for **Options 1, 2 and 3**, (per page 1 of this report) as: (i) the site is not yet serviced, but the servicing required is clearly identified and included in LTP for servicing withing in the next 10 years; and (ii) the site is assessed as appropriate for Mixed Business, being the 'live' end use zone anticipated by original plan change that deferred the land (Plan Change 10 (Variations 61, 62, 63) – Richmond West Development Area and Sustainable Urban Development Provisions).

Option 4: (Proposed) Retain a deferred zone framework on land where the reasons for the existing deferral are not yet met. Adopt the modified deferred zone framework that is being advanced by this Plan Change.

To remain deferred, funding for the infrastructure should be included in the TDC's Long Term Plan (LTP) within the next 1 to 10 years. The infrastructure upgrades required to service the area are to be clearly identified.

Retention of the existing deferral is proposed, site remains Rural 1 deferred Mixed Business.

Also proposed is:

- **The replacement of the existing layout of the indicative road intended to serve mixed business activity with a new indicative road layout on the Area Planning map and;**
- **An additional reason for deferral being the construction of single mid-block intersection connecting SH60 and the new indicative road.**

<i>Costs and Constraints</i>	<i>Benefits and Opportunities</i>	<i>Effectiveness and Efficiency</i>	<i>Risk of Acting / Not Acting if there is uncertain or insufficient information</i>	<i>Economic Benefits and Employment</i>
<i>Issues assessed include: Urban design /cross boundary effects; Proximity to existing urban amenities and transport; Heritage/historic sites/features; Services & facilities/ greenspace; Productive land; Natural values /Ecology; Natural hazards; Alignment with existing TRP and TRMP policies and objectives.</i>		<i>Include assessment of reasons for deferral, primarily network services.</i>		<i>Issues considered include: provision for growth; opportunity for employment; economic efficiencies including those associated with locality.</i>

<p>None identified.</p>	<p>Site is centrally located in close proximity to other existing and proposed business area in Richmond West.</p> <p>Site is well located on major active and passive transport corridors.</p> <p>Following resource consents granted in 2018 under the SHA (Special Housing Area) legislation (now repealed), a residential area is located immediately to the east of this site.</p> <p>The proposed new layout for the indicative road and new indicative walkway is designed to enhance the functional and amenity values of the area. The new active transport corridor will reduce cross boundary effects between potentially incompatible activities and link walkers and cyclists directly with existing active transport corridors and the surrounding urban area.</p>	<p>The site is deferred for stormwater, water and wastewater supply and substantial take up of surrounding land.</p> <p>As the site is not yet serviced, but the required servicing is clearly identified and provided for in the LTP 2024 within the next 10 years, it is efficient and effective that this plan change retains the deferral by adopting the modified deferred zone framework that is being advanced by this Plan Change.</p> <p>Once the trigger rule relating to servicing requirements is satisfied, the relevant land can rely on the TRMP provisions that provide for mixed business activities, with the relevant provisions already contained in the zone chapters of the TRMP.</p> <p>Regarding the deferral for 'substantial take up' of surrounding land in the RWDA. This has occurred, as the surrounding urban land is taken up for development (albeit that the reason for deferral was superceded by the SHA legislative process which consented all the surrounding land for residential development in 2018).</p>	<p>No risks identified with retaining the deferral by adopting the modified deferred zone framework that is being advanced by this Plan Change as:</p> <ul style="list-style-type: none"> - the framework is assessed as legally robust. <p>Risk of not acting is that:</p> <ul style="list-style-type: none"> -If the modified deferred zone framework is not retained, a further Schedule I plan change will be needed to rezone the land to the Mixed Business zone when the serving requirements are met, causing further uncertainty and delay. 	<p>Retention of the modified zone framework increases the certainty that the land will be available for development when needed, by 2034 - (recalling that in terms of Council's FDS and Growth Modelling, over half of the capacity of the site is needed for growth in the next 10 years).</p> <p>Timeous release of the land for development will stimulate regional economic growth and employment</p>
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Overall Appropriateness: Site is now serviced and well located for a mixed business activity as anticipated by original Plan Change 10 (Variations 61, 62, 63) – Richmond West Development Area and Sustainable Urban Development Provisions, operative by 2014.

Assessment of option in terms of relevant TRPS and TRMP Objectives and Policies:

The proposed option supports the TRPS General Objectives 1 and 3 that relate to the maintenance and enhancement of the quality of the environment; and avoidance, remedying or mitigation of the adverse effects on the environment and the community from the use or development of resources and TRMP Urban Infrastructure Services Objective 6.3.2.1 which relates to sustainable urban growth that is consistent with the capacity of services.

More specifically, the proposed option also supports TRMP Objectives 6.1.2.1, 6.1.2.2 and Policy 6.1.3.1(i), which relates to sustainable urban design and development, particularly locating and designing development to address cross-boundary effects between land uses through repositioning of the indicative road and new indicative walkway. These changes also

particularly support Policy 6.1.3.1 (e) relating to provision of safe walking and cycling; and Policy 6.1.3.1 (f) relating to designing local roads to ensure a safe low traffic speed environment on local streets and accessways.

The proposed indicative walkway aligns with Reserves and Open Space Objective 14.1.2, Policy 14.1.3 3 and Policy 14.1.3.4 which relate to providing adequate open space and reserve areas in advance of subdivision that are convenient, accessible and create walking and cycling linkages.

RICHMOND WEST

6. Site Location RW6

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

Proposed Zone Map: Site Location: RW6



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

2024 Review - Natural Hazards

Flood hazard

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

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

Liquefaction

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

2024 Review - Other relevant planning issues

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

Urban design and managing cross boundary / reverse sensitivity effects	<p>The current zoning of the site is no longer appropriate due to the rezoning of large portions of the surrounding area (to the north and east) for residential use, through the SHA legislative process.</p> <p>Due to adjacency of the site to the Borck Creek greenway (southeast boundary); residential area (north boundary) and the proposed active transport corridor (west boundary), the site is well suited to medium density residential use, which may be enabled by Council ownership.</p>
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Options Assessment for site location RW6, Adjacent to Borck Creek, south of Summerfield Boulevard

Existing anticipated, 'live' end use zone for site is Mixed Business.

Rezoning to the Residential zone is proposed.

Summary

In line with the options set out on page one of this report, the following options are relevant to this site and assessed below:

Option 1: Rezoning land from a deferred zone to the anticipated 'live' urban zone, where the initial reasons for the deferral are satisfied.

Option 2: (Proposed) Rezoning land from a deferred zone that cannot be adequately serviced or is otherwise inappropriate, to a more appropriate zone.

There is no need to assess the site for **Options 3 and 4** as the site is serviced and available for urban use.

This assessment concludes that Residential use as a more appropriate use for the site than the existing, 'live' end use zone (Mixed Business) anticipated by original plan change that deferred the land (Plan Change 10 (Variations 61, 62, 63) – Richmond West Development Area and Sustainable Urban Development Provisions), operative by 2014.

Option 2: (Proposed) Rezoning land from a deferred zone that cannot be adequately serviced or is otherwise inappropriate, to a more appropriate zone.

Rezoning to the Residential zone is proposed.

<i>Costs and Constraints</i>	<i>Benefits and Opportunities</i>	<i>Effectiveness and Efficiency</i>	<i>Risk of Acting / Not Acting if there is uncertain or insufficient information</i>	<i>Economic Benefits and employment</i>
<i>Issues assessed include: Urban design /cross boundary effects; Proximity to existing urban amenities and transport; Heritage/historic sites/features; Services & facilities/ greenspace; Productive land; Natural values /Ecology; Natural hazards; Alignment with existing TRP and TRMP policies and objectives.</i>		<i>Include assessment of reasons for deferral, primarily network services.</i>		<i>Issues considered include: provision for growth; opportunity for employment; economic efficiencies including those associated with locality.</i>
None identified.	Due to adjacency of the site to the Borck Creek greenway (southeast boundary); residential area (north boundary) and the proposed active transport corridor (west boundary), and proximity to the Richmond town centre, the site is well suited to medium density residential use, which may be facilitated by Council ownership of the land.	The reasons for which the site was deferred are now satisfied. The reasons were stormwater, water and wastewater supply and substantial take up of surrounding land. The flood hazard has been significantly reduced by recent upgrades to the capacity of the Borck Creek channel and associated Eastern Hills flood protection drains. Stormwater detention and treatment can now be provided on development. Water and wastewater supply are now available adjacent to the site and development in the RWDA is largely taken up (albeit	No risks identified with proposed rezoning for Residential (medium density) use due to the proximity of location to the surrounding residential area (to the north and east); to Richmond centre via active transport links; and to business and employment opportunities. Risk of not acting is that: -Site will be inappropriately zoned and cause adverse cross boundary effects on the surrounding residential area; and - an opportunity for well located medium density residential development will be lost.	Site was part of a larger area of land acquired by Council for the purposes of securing the necessary design and width of the Borck Creek drainage channel. The spare hectare provides an unexpected opportunity to provide for about 40 additional medium density dwellings for Richmond over the next one to 10 years. This will contribute to achieving the housing target of 822 dwellings for Richmond in the short and medium term. The option will also stimulate regional economic growth and employment through

		superceded by the SHA process.)		providing further opportunity for land development and dwelling construction.
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Overall Appropriateness: Site is now serviced and well located for Residential activity.

Assessment of option in terms of relevant TRPS and TRMP Objectives and Policies:

The proposed option supports the TRPS General Objectives 1 and 3 that relate to the maintenance and enhancement of the quality of the environment; and avoidance, remedying or mitigation of the adverse effects on the environment and the community from the use or development of resources and TRMP Urban Infrastructure Services Objective 6.3.2.1 which relates to sustainable urban growth that is consistent with the capacity of services.

More specifically, the proposed option also supports TRMP Objectives 6.1.2.1, 6.1.2.2 and Policy 6.1.3.1(i), which relates to sustainable urban design and development, particularly locating and designing development to address cross-boundary effects between land uses through rezoning to Residential rather than Mixed Business.

The proposed option also specifically supports TRMP Policy 6.1.3.1(j), which relates to encouraging medium density housing development in the forms of compact density and comprehensive housing and intensive residential development within walking or cycling distance of or close to town centres and urban facilities, including public transport.

Option 1: Rezoning land from a deferred zone to the anticipated 'live' urban zone, where the initial reasons for the deferral are satisfied. **Existing anticipated, end use 'live' zone for site is Mixed Business.**

Costs and Constraints	Benefits and Opportunities	Effectiveness and Efficiency	Risk of Acting / Not Acting if there is uncertain or insufficient information	Economic Benefits and employment
<i>Issues assessed include: Urban design /cross boundary effects; Proximity to existing urban amenities and transport; Heritage/historic sites/features; Services & facilities/ greenspace; Productive land; Natural values /Ecology; Natural hazards; Alignment with existing TRP and TRMP policies and objectives.</i>		<i>Include assessment e of reasons for deferral, primarily network services.</i>		<i>Issues considered include: provision for growth; opportunity for employment; economic efficiencies including those associated with locality.</i>
The current anticipated end use 'live' zone (Mixed Business) is no longer appropriate due to the rezoning of large portions of the surrounding area (to the north and east) for residential use, through the SHA legislative process. Access to the site would pass through the residential area creating the risk of Mixed Business traffic adversely affecting the amenity of the residential area.	None identified.	As above. From servicing perspective, makes no difference whether the site is serviced for Mixed Business or Residential use.	Risk of not acting at all is that: -Cost of servicing the location will be wasted, not realised by stakeholders (Council, landowner, community). Risk of not acting to change the end use of the site from Mixed Business to Residential is that Mixed Business traffic passing through the nearby residential area will adversely affect the amenity of the living area	Site was not assessed by Council's Future Development Strategy or Growth Model, for housing or business use as it was purchased s par to land needed by Council to secure the necessary design and width of the Borck Creek drainage channel.

Overall Appropriateness: Site is now serviced but not well located for mixed business activity as anticipated by the original Plan Change 10 (Variations 61, 62, 63) – Richmond West Development Area and Sustainable Urban Development Provisions, operative by 2014.

Assessment of option in terms of relevant TRPS and TRMP Objectives and Policies:

As above for proposed Option 2 above, except that this Option 1 does not align with Policy 6.1.3.1(i) which relates to sustainable urban design and development, particularly locating and designing development to address cross-boundary effects between land uses.

RICHMOND WEST

7. Site Location RW7

Area Name:	SH60 / Appleby Highway
Town/Location:	Richmond West
Current Zone:	Rural 1 Deferred Light Industrial
Reason for Deferred Zoning in Current TRMP:	Area F*: Stormwater service required. *Servicing Areas referred to on planning maps.
Council LTP Development Area:	Part DA 43
Area (ha):	0.5 hectare (rounded)
Proposed Zoning Change:	Delete Rural 1 deferred Light Industrial. Add Light Industrial.

Proposed Zone Map: Site Location: RW7



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

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

2024 Review - Natural Hazards

Flood hazard

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

2024 Review - Other relevant planning issues

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

Population and growth	RW7 forms part of Council’s land assessed as needed for future business growth. In terms of Council’s Future Development Strategy and Growth Modelling, the remaining capacity is assessed at 3.5 business sites, 2 of which are needed in the next 3 years.
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Options Assessment for site location RW7, SH60/ Appleby Highway

Existing anticipated, ‘live’ end use zone for the deferred site is Light Industrial.

Rezoning to Light Industrial is proposed.

Summary

In line with the options set out on page one of this report, the following option 1 is relevant to this site and assessed below:

Option 1: (Proposed) Rezoning land from an existing deferred zone to the anticipated ‘live’ urban zone, where the initial reasons for the deferral are satisfied.

The assessment concludes that option 1, being rezoning to Light Industrial is an appropriate option. There is no need to further assess the site for **Options 2, 3, and 4** (per page 1 of this report) as: (i) the site is serviced; and (ii) the site is assessed as appropriate for the ‘live’ end use zone anticipated by original plan change that deferred the Land (Plan Change 10 (Variations 61, 62, 63) – Richmond West Development Area and Sustainable Urban Development Provisions) operative by 2014.

Option 1: (Proposed) Rezone land from a deferred zone to the anticipated ‘live’ urban zone, where the initial reasons for the deferral are satisfied.

Rezoning to Light Industrial is proposed.

<i>Costs and Constraints</i>	<i>Benefits and Opportunities</i>	<i>Effectiveness and Efficiency</i>	<i>Risk of Acting / Not Acting if there is uncertain or insufficient information</i>	<i>Economic Benefits and employment</i>
<i>Issues assessed include: Urban design /cross boundary effects; Proximity to existing urban amenities and transport; Heritage/historic sites/features; Services & facilities/ greenspace; Productive land; Natural values /Ecology; Natural hazards; Alignment with existing TRP and TRMP policies and objectives.</i>		<i>Include assessment e of reasons for deferral, primarily network services.</i>		<i>Issues considered include: provision for growth; opportunity for employment; economic efficiencies including those associate with locality.</i>
None identified.	Site is well located within an existing industrial precinct and located on a major transport corridor.	Area was deferred for stormwater. The flood hazard has been significantly reduced by recent upgrades to the capacity of the Borck Creek channel and associated Eastern Hills flood protection drains. This drainage network is designed and constructed to contain the runoff from a 1 % annual exceedance probability rainstorm. Stormwater detention and treatment can now be provided on development.	No risks identified with proposed rezoning. Risk of not acting is that: -Cost of servicing the location will be wasted, not realised by stakeholders (Council, landowner, community). - Business growth and employment will not be provided for and may occur elsewhere, at a less suitable location.	Site assessed as needed for future business growth in terms of Council’s Future Development Strategy and Growth Modelling, The capacity, assessed at 3.5 business sites, 2 of which are needed in the next 3 years will provide space for industrial activities and consequently generate employment opportunities.

Overall Appropriateness: Site now serviced and well located for light industrial activity as anticipated by original Plan Change 10 (Variations 61, 62, 63) – Richmond West Development Area and Sustainable Urban Development Provisions operative by 2014.

Overall Appropriateness: Site is now serviced and well located for Residential activity.

Assessment of option in terms of relevant TRPS and TRMP Objectives and Policies:

The proposed option supports the TRPS General Objectives 1 and 3 that relate to the maintenance and enhancement of the quality of the environment; and avoidance, remedying or mitigation of the adverse effects on the environment and the community from the use or development of resources and TRMP Urban Infrastructure Services Objective 6.3.2.1 which relates to sustainable urban growth that is consistent with the capacity of services.

RICHMOND WEST

8. Site Location RW 8, 8A and 9

Area Name:	Great Taste Trail cycleway between Lower Queen Street and SH60 / Appleby Highway
Town/Location:	Richmond West
Current Zone:	Rural 1 Deferred Light Industrial, Rural 1 Deferred Residential and Rural 1 Deferred Mixed Business
Reason for Deferred Zoning in Current TRMP:	<p>Areas C and F*: Stormwater service required.</p> <p>Area B*: Area B: Reticulated water supply, wastewater, and stormwater services (Borck Creek and Poutama Drain construction) required.</p> <p>*Servicing Areas referred to on planning maps.</p>
Council LTP Development Area:	n/a
Area (ha):	3.5 hectare (rounded)
Proposed Zoning Change:	<p>Delete Rural 1 deferred Light Industrial. Add Open Space.</p> <p>Delete Rural 1 deferred Residential. Add Open Space.</p> <p>Delete Rural 1 deferred Mixed Business. Add Open Space.</p>

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



2024 Review - Other relevant planning issues

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

<p>Services and facilities – parks, reserves, green corridors and community facilities</p>	<p>The Tasman Great Taste cycleway is located on this land, which, appropriately, is proposed to be rezoned Open Space.</p> <p>The green corridor helps to accommodate the natural stormwater system, support ecosystem regeneration, recreation, and connects the urban area with the rest of Richmond and the Waimea Inlet.</p>
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Options Assessment for site location RW8, 8A and 9, Tasman, Great Taste Trail cycleway between Lower Queen Street and SH60 / Appleby Highway

Existing anticipated, ‘live’ end use zone for site is Light Industrial, Residential and Mixed Business.

Rezoning to Open Space zone is proposed.

Since Plan Change 10 was made operative in 2014, the TGTT cycleway has been built on the land.

Summary

In line with the options set out on page one of this report, the following options are relevant to this site and assessed below:

Option 1: Rezoning land from an existing deferred zone to the anticipated ‘live’ urban zone, where the initial reasons for the deferral are satisfied.

Option 2: (Proposed) Rezoning land from an existing deferred zone that cannot be adequately serviced or is otherwise inappropriate, to a more appropriate zone.

The assessment concludes that Option 2, which, rezones the site to Open Space, is the appropriate proposal and that there is no need to further assess the site for **Options 3 and 4** as: (i) the site does not need to be serviced for waste water and reticulated water supply to support its current function; and (ii) this plan change assesses Open Space as a more appropriate zone to support the existing use of the land as a cycleway than the existing, ‘live’ end use zones (Light Industrial, Residential and Mixed Business) anticipated by original plan change that deferred the Land (Plan Change 10 (Variations 61, 62, 63) – Richmond West Development Area and Sustainable Urban Development Provisions) operative by 2014.

Option 2: (Proposed) Rezoning land from an existing deferred zone that cannot be adequately serviced or is otherwise inappropriate, to a more appropriate zone.

Rezoning to the Open Space zone is proposed.

<i>Costs and Constraints</i>	<i>Benefits and Opportunities</i>	<i>Effectiveness and Efficiency</i>	<i>Risk of Acting / Not Acting if there is uncertain or insufficient information</i>	<i>Economic Benefits and Employment</i>
<p><i>Issues assessed include: Urban design /cross boundary effects; Proximity to existing urban amenities and transport; Heritage/historic sites/features; Services & facilities/ greenspace; Productive land; Natural values /Ecology; Natural hazards; Alignment</i></p>		<p><i>Include assessment e of reasons for deferral, primarily network services.</i></p>		<p><i>Issues considered include: provision for growth; opportunity for employment; economic efficiencies including</i></p>

<i>with existing TRP and TRMP policies and objectives.</i>				<i>those that associate with locality.</i>
None identified.	As the Tasman Great Taste Cycleway is located on the land, the Open Space zone, which is primarily for low key informal recreation, with an emphasis on the maintenance of open space is appropriate.	The active transport green corridor helps to accommodate the natural stormwater system, support ecosystem regeneration, recreation, and connects the urban area with the rest of Richmond and the Waimea Inlet.	No risks identified with proposed rezoning to Open Space, noting that Waka Kotahi / NZTA holds a designation over the corridor. Risk of not acting to rezone the land is that the site will be inappropriately zoned for use that is located on it. The inappropriate zoning will not support the functioning and maintenance of the cycleway.	Appropriate zoning of the cycleway corridor supports the investment made into the development of the corridor and provides and active transport for residents which supports the reduction of carbon emissions.

Overall Appropriateness: Zoning supports the existing use of the site as a cycleway.

Assessment of option in terms of relevant TRPS and TRMP Objectives and Policies:

The proposed option supports the TRMP Objective 11.1.2 of (providing) a safe and efficient transport system, where any adverse effects of the subdivision, use or development of land on the transport system are avoided, remedied or mitigated, by proposing a zoning that aligns with the activity.

Option 1: Rezoning land from an existing deferred zone to the anticipated 'live' urban zone, where the initial reasons for the deferral are satisfied.

Existing anticipated, end use 'live' zone for site is Light Industrial, Residential and Mixed Business.

Costs and Constraints	Benefits and Opportunities	Effectiveness and Efficiency	Risk of Acting / Not Acting if there is uncertain or insufficient information	Economic Benefits and Employment
<i>Issues assessed include: Urban design /cross boundary effects; Proximity to existing urban amenities and transport; Heritage/historic sites/features; Services & facilities/ greenspace; Productive land; Natural values /Ecology; Natural hazards; Alignment with TRP and TRMP objectives and policies.</i>		<i>Include assessment e of reasons for deferral, primarily network services.</i>		<i>Issues considered include: provision for growth; opportunity for employment; economic efficiencies including those associated with the locality.</i>
The existing deferred zoning would not support the existing use of the site as a cycleway	None identified.	Site does not need to be serviced for urban development given the existing use of the site as a cycleway. Inappropriate zoning would create inefficiencies for the maintenance of the cycleway – resource consents may be required because the zoning does	Risks of this option are that: -Site will be inappropriately zoned for its current use. The inappropriate zoning will not support the functioning and maintenance of the cycleway or the	Non identified.

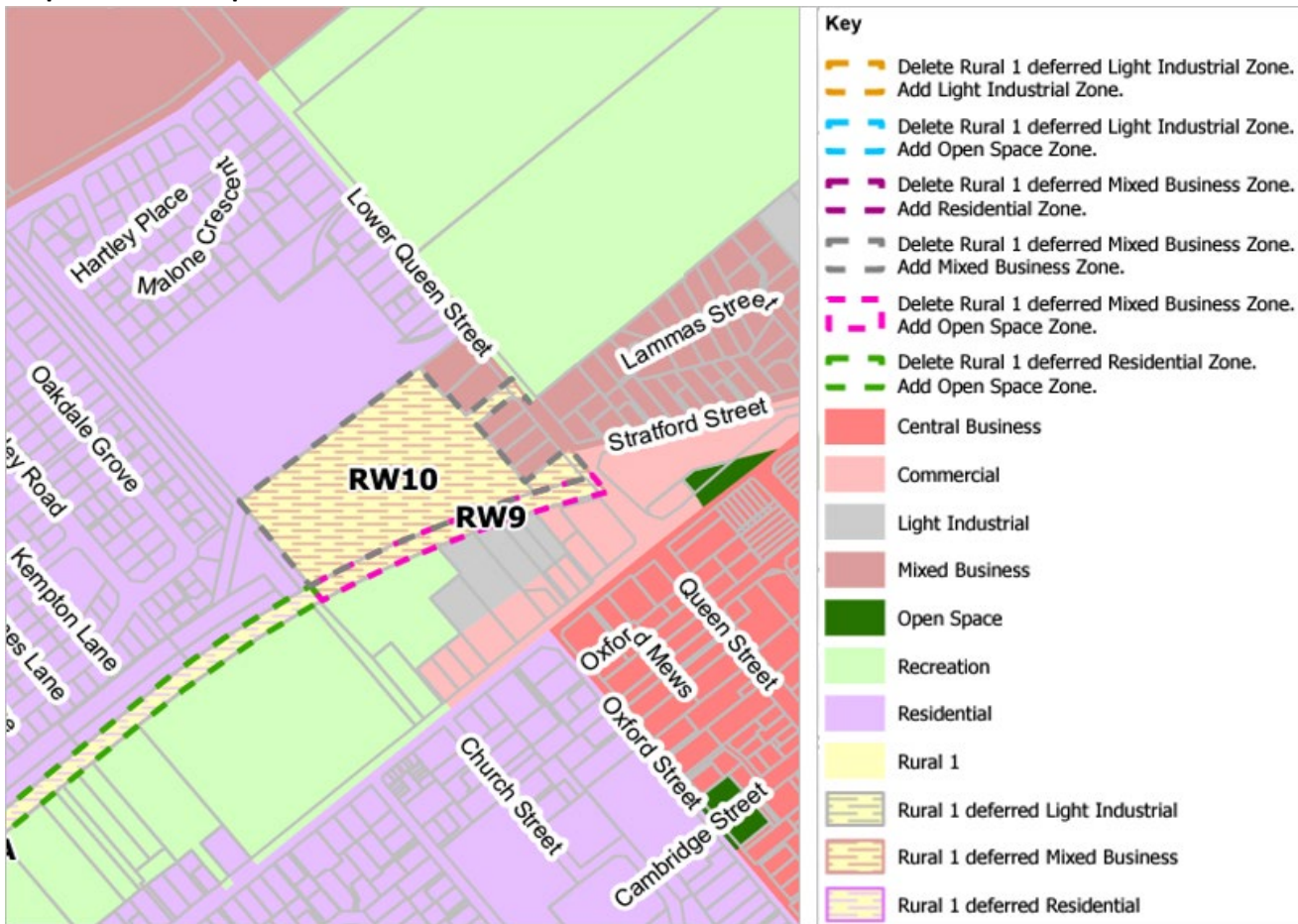
		not reflect the current use of the site.	designation in favour of Waka Kotahi/ NZTA.	
<p>Overall Appropriateness: Currently, the site is developed as a cycleway so the existing deferred but anticipated end use zones (Light Industrial, Residential and Mixed Business) are inappropriate.</p> <p>Assessment of option in terms of relevant TRPS and TRMP Objectives and Policies:</p> <p>The proposed option does not support the TRMP Transport Objective 11.1.2 of (providing) a safe and efficient transport system, where any adverse effects of the subdivision, use or development of land on the transport system are avoided, remedied or mitigated, in that the zoning does not support the activity.</p>				

RICHMOND WEST

9. Site Location RW10

Area Name:	Club Waimea, 345 Lower Queen Street
Town/Location:	Richmond West
Current Zone:	Rural 1 Deferred Mixed Business
Reason for Deferred Zoning in Current TRMP:	Area C*: Stormwater service required. *Servicing Areas referred to on planning maps.
Council LTP Development Area:	Part DA 45
Area (ha):	4 hectares (rounded)
Proposed Zoning Change:	Delete Rural 1 deferred Mixed Business. Add Mixed Business.

Proposed Zone Map: Site Location: RW10



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

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

2024 Review - Other relevant planning issues		
Same as for site location RW1 and RW2 above and including the following:		
<table border="1"> <tr> <td>Population and growth</td> <td>In terms of Councils' Growth Modelling, the capacity of this site for business growth is largely taken up. Rezoning of the deferred site to Mixed Business, being the anticipated, 'live' end use zone will support intensified use of the site for business activities.</td> </tr> </table>	Population and growth	In terms of Councils' Growth Modelling, the capacity of this site for business growth is largely taken up. Rezoning of the deferred site to Mixed Business, being the anticipated, 'live' end use zone will support intensified use of the site for business activities.
Population and growth	In terms of Councils' Growth Modelling, the capacity of this site for business growth is largely taken up. Rezoning of the deferred site to Mixed Business, being the anticipated, 'live' end use zone will support intensified use of the site for business activities.	

Options Assessment for site location RW10, Club Waimea, 345 Lower Queen Street.
<p>Existing anticipated, 'live' end use zone for the deferred site is Mixed Business.</p> <p>Rezoning to Mixed Business is proposed.</p>
<p>Summary</p> <p>In line with the options set out on page one of this report, the following option 1 is relevant to this site and assessed below:</p> <p>Option 1: (Proposed) Rezoning land from an existing deferred zone to the anticipated 'live' end use urban zone, where the initial reasons for the deferral are satisfied. Rezoning to Mixed Business is proposed.</p> <p>There is no need to further assess the site for Options 2, 3, and 4 (per page 1 of this report) as: (i) the site is serviced; and (ii) the site is assessed as appropriate for the 'live' end use zone anticipated by original plan change that deferred the land (Plan Change 10 (Variations 61, 62, 63) – Richmond West Development Area and Sustainable Urban Development Provisions, operative by 2014).</p>

Option 1: (Proposed) Rezone land from an existing deferred zone to the anticipated 'live' end use urban zone, where the initial reasons for the deferral are satisfied.

Rezoning to Mixed Business zone is proposed.

Costs and Constraints	Benefits and Opportunities	Effectiveness and Efficiency	Risk of Acting / Not Acting if there is uncertain or insufficient information	Economic Benefits and employment
<i>Issues assessed include: Urban design /cross boundary effects; Proximity to existing urban amenities and transport; Heritage/historic sites/features; Services & facilities/ greenspace; Productive land; Natural values /Ecology; Natural hazards; Alignment with existing TRP and TRMP policies and objectives.</i>		<i>Include assessment of reasons for deferral, primarily network services.</i>		<i>Issues considered include: provision for growth; opportunity for employment; economic efficiencies including those associated with locality.</i>
None identified.	Site is located within an existing business precinct and located on major active and passive transport corridors. As site is currently being used for a mix of commercial and mixed business activities (campground, long term storage, of mobile homes and caravans), the proposed zoning will support the existing use.	The site was deferred for stormwater. The bulk stormwater Infrastructure is now available as stormwater is able to be discharged directly to Poutama Stream from the south / west edge of site. The proposed zoning will support intensified use of the centrally located site, for business activities.	No risks identified with proposed rezoning, as: -the proposed zoning will support the existing use and more intensive business use of the well located site. Risk of not acting is that: -Cost of servicing the location will be wasted, not realised by stakeholders (Council, landowner, community). - Additional business growth and employment will not be provided for and may occur elsewhere, at a less central location.	The proposed zoning supports the opportunity for intensified use of the site. This will further support the economy and employment.

Overall Appropriateness: Site is now serviced and well located for a mix of business activities as anticipated by original Plan Change 10 (Variations 61, 62, 63) – Richmond West Development Area and Sustainable Urban Development Provisions, operative by 2014.

Assessment of option in terms of relevant TRPS and TRMP Objectives and Policies:

The proposed option supports the TRPS General Objectives 1 and 3 that relate to the maintenance and enhancement of the quality of the environment; and avoidance, remedying or mitigation of the adverse effects on the environment and the community from the use or development of resources and TRMP Urban Infrastructure Services Objective 6.3.2.1 which relates to sustainable urban growth that is consistent with the capacity of services.

More specifically, the proposed option also supports TRMP Objectives 6.1.2.1, 6.1.2.2 and Policy 6.1.3.1(i), which relates to sustainable urban design and development, particularly locating and designing development to address cross-boundary effects between land uses.

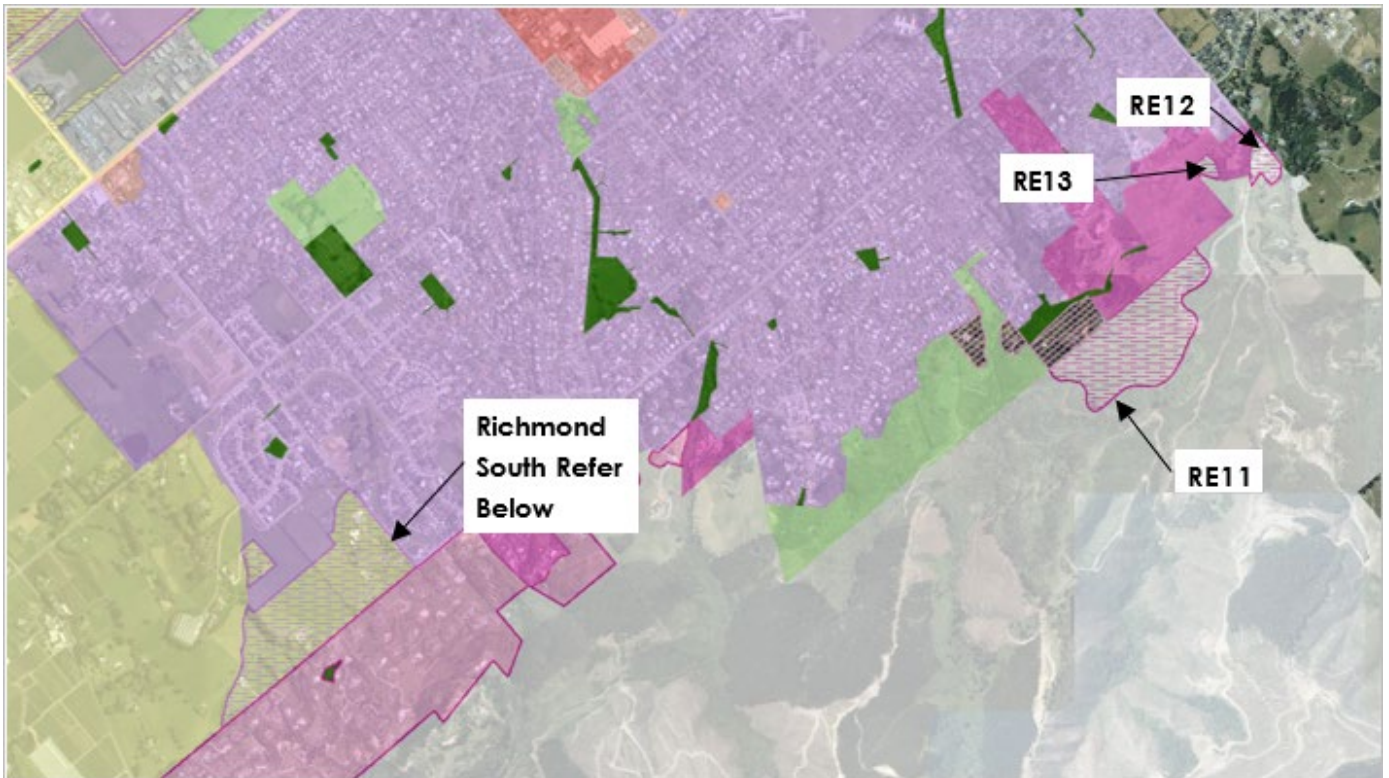
RICHMOND EAST

10. Context

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

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

Figure 4 - Richmond East deferred zone locations



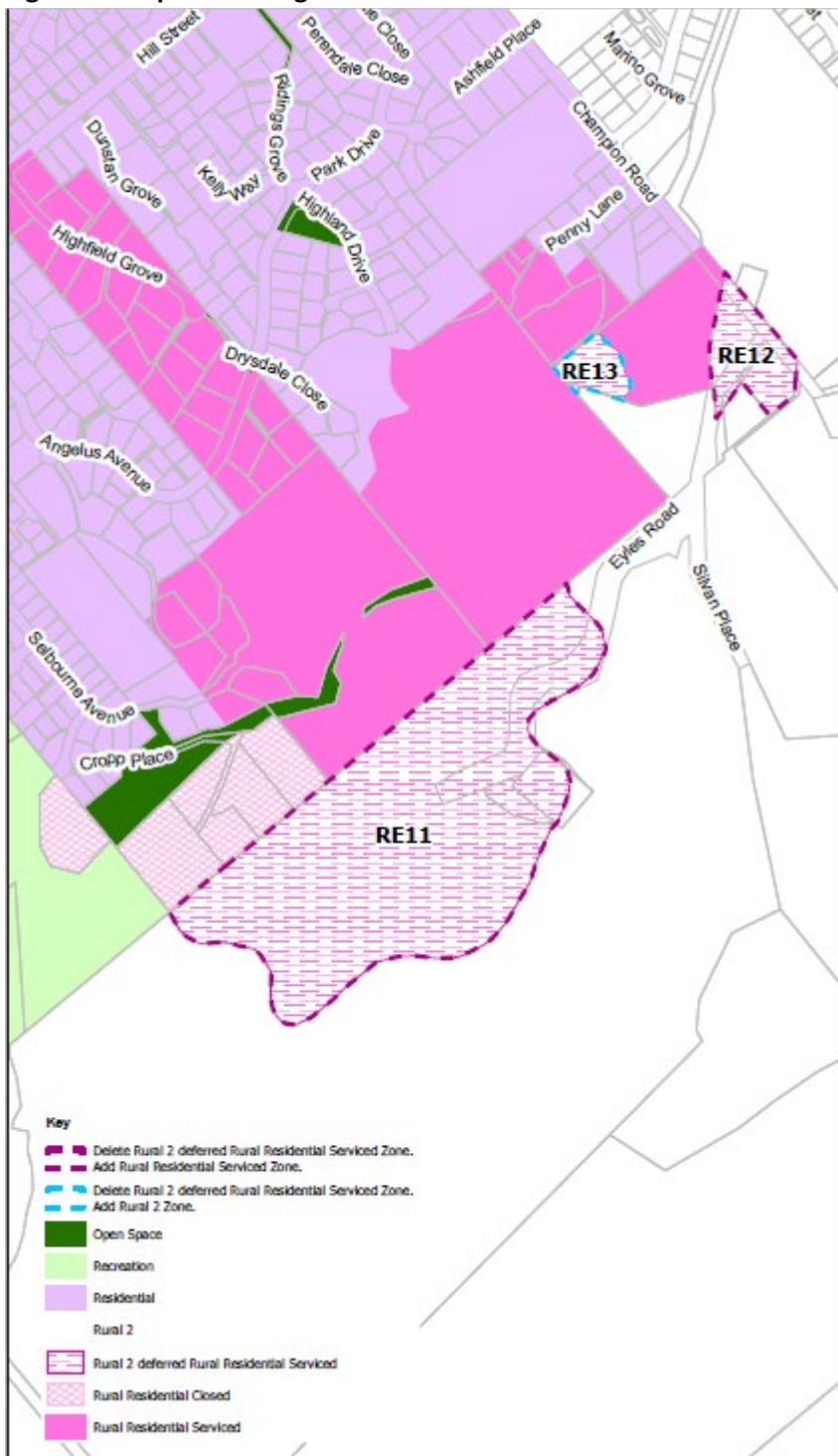
The maps below (Figure 5) show the proposed changes to the TRMP Zone map in Richmond East.

The plan change proposes to:

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

The changes are considered for each site.

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



Planning Background to Richmond East deferred zone sites

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

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

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

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

PC20 provided for:

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

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

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

Updates on significant new Information and events

Services

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

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

Slope Instability Risk Area (SIRA) Review

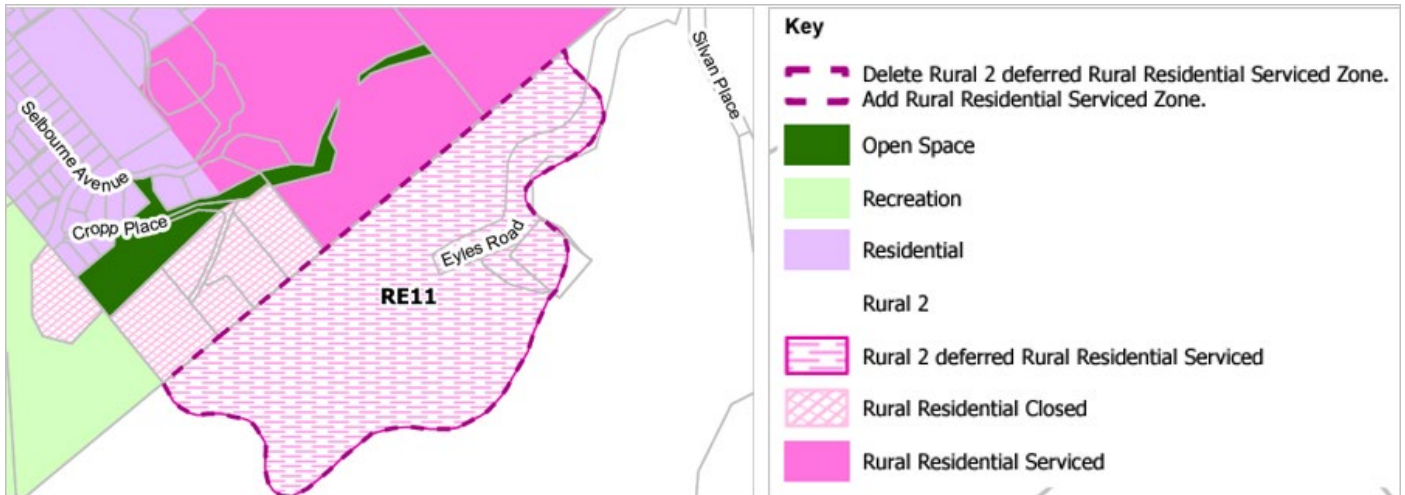
The sites are within the current TRMP SIRA. In 2021, Council reviewed the SIRA information for Richmond. The information updates the TRMP SIRA planning layer. At PC79 notification, 2024, the information has not yet been incorporated into the TRMP.

RICHMOND EAST

11. Site Location RE11

Area Name:	216 Champion Road
Town/Location:	Richmond East
Current Zone:	Rural 2 deferred Rural Residential Serviced
Reason for Deferred Zoning in Current TRMP:	Reticulated wastewater service required. Above the 62.5 metre contour (Secs 1, 3 and 7 SO452872) reticulated water supply service required.
Council LTP Development Area:	Part DA 72
Area (ha):	12 hectares (rounded)
Proposed Zoning Change:	Delete Rural 2 deferred Rural Residential Serviced. Add Rural Residential Serviced.

Proposed Zone Map: Site Location: RE11



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

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

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

2024 Review - Natural Hazards

Slope Instability Risk

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

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

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

2024 Review - Other relevant planning issues

Population and growth	<p>At the time the plan change, was notified in 2010, the population projections relied on showed that the Richmond East Development Area supply of lots would contribute to the residential demand of 2,300 new dwellings needed for Richmond to 2031.</p> <p>The Richmond East area was also assessed as an appropriate place for residential development as it lies between the Nelson and Richmond urban areas. This allows for the efficient movement of people and use of infrastructure. It avoids the spread of urban development across the productive Waimea Plains.</p> <p>The capacity of this deferred site is estimated at about 40 Rural Residential Serviced lots (minimum TRMP lot size - 2,000 sqm).</p> <p>Also, this deferred site forms part of a larger greenfield area identified by the Nelson Tasman Future Development Study, 2022 as needed for residential development.</p>
Urban design and managing cross boundary / reverse sensitivity effects	PC20, 2012, proposed that the land should be used as efficiently as possible for residential development, subject to natural hazards and retaining a quality living environment, due to its central location both within the Nelson Richmond urban area.
Iwi interest, values and cultural heritage	PC20, 2012, gave effect to the concept of ki uta ki tai in that the provisions help to connect the Richmond hills to the Waimea Inlet through a network of linked green spaces following Saxton and a Reservoir Creek tributary.

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

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

<p>Combined Options Assessment for site locations RE11, 216 Champion Road and RE12, 206 and 210 Champion Road.</p> <p>Existing anticipated, 'live' end use zone for the deferred site is Rural Residential Serviced.</p> <p>Rezoning to Rural Residential Serviced is proposed.</p>
<p>Summary</p> <p>In line with the options set out on page one of this report, the following option 1 is relevant to the site and assessed below:</p> <p>Option 1: (Proposed) Rezoning land from an existing deferred zone to the anticipated 'live' end use urban zone, where the initial reasons for the deferral are satisfied. Rezoning to Rural Residential Serviced is proposed.</p> <p>There is no need to further assess the sites for Options 2, 3, and 4 (per page 1 of this report) as: (i) the sites are serviced; and (ii) the sites are assessed as appropriate for the 'live' end use zone anticipated by original plan change that deferred the land (Plan Change 20 – Richmond East Development Area, operative August 2012).</p>

<p>Option 1: (Proposed) Rezone land from Rural 2 deferred Rural Residential Serviced to the anticipated 'live' end use zone, Rural Residential Serviced, as the initial reasons for the deferral are satisfied.</p> <p>Rezoning to Rural Residential Serviced is proposed.</p>				
<p><i>Costs and Constraints</i></p>	<p><i>Benefits and Opportunities</i></p>	<p><i>Effectiveness and Efficiency</i></p>	<p><i>Risk of Acting / Not Acting if there is uncertain or insufficient information</i></p>	<p><i>Economic Benefits and employment</i></p>

<p><i>Issues assessed include: Urban design /cross boundary effects; Proximity to existing urban amenities and transport; Heritage/historic sites/features; Services & facilities/greenspace; Productive land; Natural values /Ecology; Natural hazards; Alignment with existing TRP and TRMP policies and objectives.</i></p>		<p><i>Include assessment of reasons for deferral, primarily network services.</i></p>		<p><i>Issues considered include: provision for growth; opportunity for employment; economic efficiencies including those associated with locality.</i></p>	
<p>None identified.</p>	<p>The option will enable efficient use of the sites for housing, subject to natural hazards and retaining a quality living environment.</p> <p>The location of the sites on the hillslope adjacent to a Residential area provides for compact urban form and reduces the spread of Richmond town across the high productive land of the Waimea Plains.</p>	<p>The sites were deferred for reticulated wastewater and water supply. This infrastructure is now available.</p> <p>The option efficiently and effectively provides for dwellings due to its central location between Richmond and Nelson and proximity to active and passive transport networks.</p>	<p>No risks identified with proposed rezoning, as: -the proposed zoning will support residential development in an optimal location from a town planning / functional urban form perspective.</p> <p>Risk of not acting is that: -Cost of servicing the location will be wasted, not realised by stakeholders (Council, landowner, community). - Additional dwellings will need to be provided elsewhere, likely at a less optimal location.</p>	<p>The option supports residential development in a central location between Richmond and Nelson which is close to active and passive transport networks and employment opportunities.</p> <p>The option assists Council to provide residential land needed for growth. In terms of Council's 2024 Growth Modelling, the capacity of the site is about 40 residential lots.</p> <p>The option will assist the Council to meet its NPS-UD required, FDS short and medium term housing targets for Richmond (355 dwellings in years 1-3 and 1,027 houses in years 4-10).</p>	

Overall Appropriateness: Sites are now serviced and well located for serviced rural residential activity as anticipated by the original plan change that deferred the land (Plan Change 20 – Richmond East Development Area, operative August 2012).

Assessment of option in terms of relevant TRPS and TRMP Objectives and Policies:

The proposed option supports the TRPS General Objectives 1 and 3 that relate to the maintenance and enhancement of the quality of the environment; and avoidance, remedying or mitigation of the adverse effects on the environment and the community from the use or development of resources and TRMP Urban Infrastructure Services Objective 6.3.2.1 which relates to sustainable urban growth that is consistent with the capacity of services.

More specifically, the proposed option also supports TRMP Objectives 6.1.2.1, 6.1.2.2 and which relates to sustainable urban design and development, particularly locating and designing development

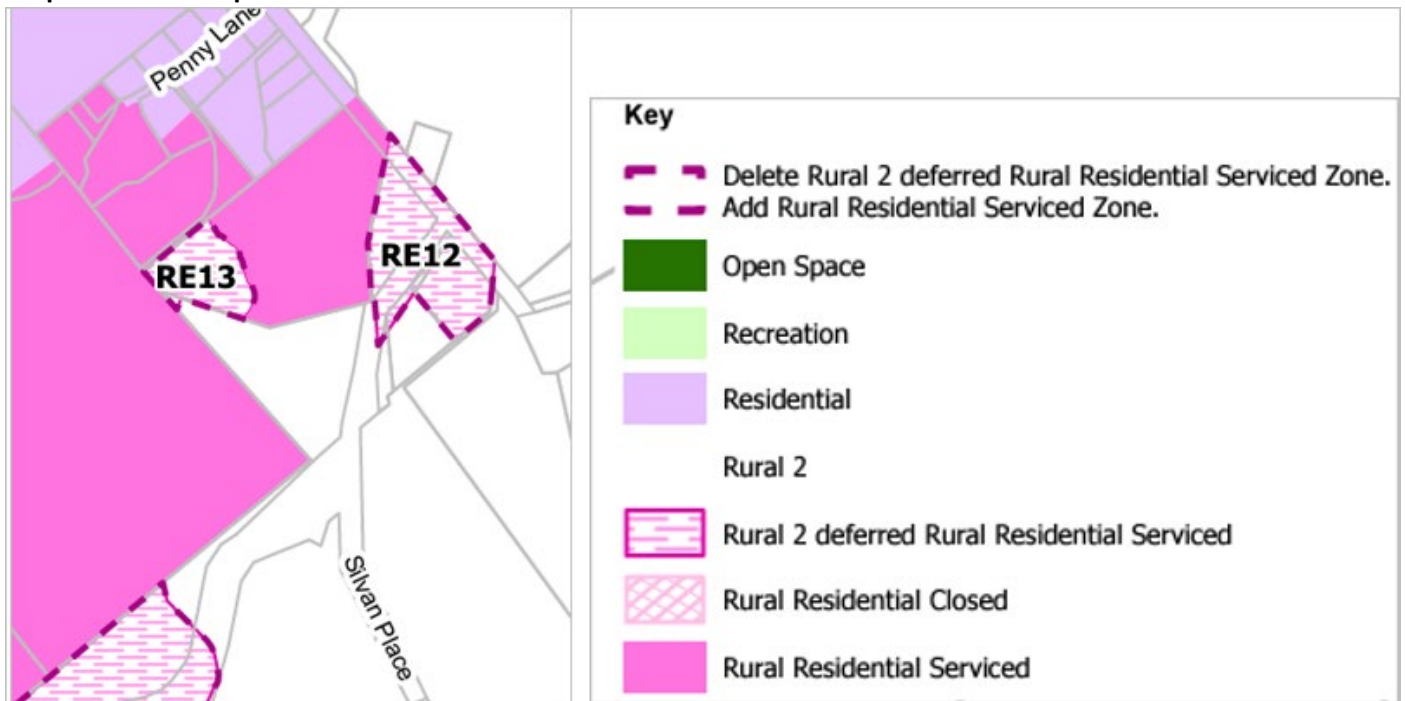
The option also supports TRMP 'Land Effects from Urban growth' Objectives 6.2.2.1 and 6.2.2.2 which relate to avoiding or mitigating the loss of land of high productive value and the risks of extending onto land subject to natural hazards; and urban growth that encourages more efficient use of land, energy and provision of infrastructure, services and amenities.

RICHMOND EAST

12. Site Location RE12

Area Name:	206 and 210 Champion Road
Town/Location:	Richmond East
Current Zone:	Rural 2 deferred Rural Residential Serviced
Reason for Deferred Zoning in Current TRMP:	Reticulated wastewater service required. Above the 62.5 metre contour (Secs 1, 3 and 7 SO452872) reticulated water supply service required.
Council LTP Development Area:	Part DA 1 (rural)
Area (ha):	1 hectare (rounded)
Proposed Zoning Change:	Delete Rural 2 deferred Rural Residential Serviced. Add Rural Residential Serviced.

Proposed Zone Map: Site Location: RE12



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

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

2024 Review - Natural Hazards

Slope Instability Risk

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

2024 Review - Other relevant planning issues

Same as for site location RE11 and including the following:

Population and growth	Currently the sites are not earmarked for more intensive residential development.
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Options Assessment for site location RE12, 206 and 210 Champion Road.

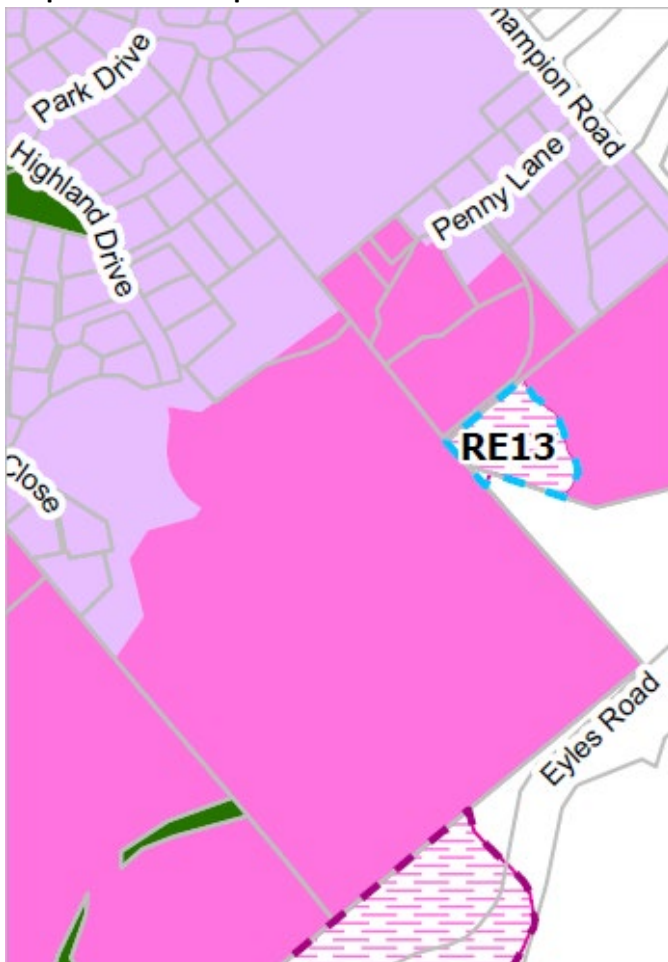
Please refer to the combined options assessment for site locations RE11, 216 Champion Road and RE12, 206 and 210 Champion Road located above under site location RE11.

RICHMOND EAST

13. Site Location RE13

Area Name:	Part 144 Champion Road
Town/Location:	Richmond East
Current Zone:	Rural 2 deferred Rural Residential Serviced
Reason for Deferred Zoning in Current TRMP:	Reticulated wastewater service required. Above the 62.5 metre contour (Secs 1, 3 and 7 SO452872) reticulated water supply service required.
Council LTP Development Area:	Part DA 1 (rural)
Area (ha):	0.5 hectare (rounded)
Proposed Zoning Change:	Delete Rural 2 deferred Rural Residential Serviced. Add Rural 2.

Proposed Zone Map: Site Location RE13



2024 Summary of Key Considerations and Reasons for Changes to planning maps	
Wastewater and Water Supply Servicing	Site RE13 is considered unserviceable for wastewater and water supply due to the combination of slope instability and slope gradient. Although the slope risk may be able to be mitigated for the purpose of dwellings on the land, Council's own risk tolerance for key water and wastewater infrastructure excludes this site from being serviced.
Stormwater Servicing	N/A, downzoning to Rural 2.
Transportation/Roading Servicing	N/A, downzoning to Rural 2.
Natural Hazards and Sea Level Rise	This site is relatively steeply sloping. It is located between strands of the active Waimea Fault. These faults pass close to, but not through, the site. The site is within the TRMP Slope Instability Risk Area. Generally, these slope instability hazards can be managed through careful subdivision and building design and location.

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

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

Options Assessment for site location RE13, part 144 Champion Road.
<p>Existing anticipated, 'live' end use zone for the deferred site is Rural Residential Serviced.</p> <p>Rezoning to Rural 2 is proposed.</p>
<p>Summary</p> <p>In line with the options set out on page one of this report, the following Option 3 is relevant to this site and is assessed below:</p> <p>Option 3: (Proposed) Down zone land from an existing deferred zone that is considered inappropriate for urban use to its underlying (pre-deferral) zoning.</p> <p>The assessment concludes that if the site is unable to be serviced, it is inappropriate for rural residential serviced use and the underlying zone, Rural 2, is the appropriate zoning. The zoning aligns with that of the surrounding rural land which is zoned Rural 2 based on its productive value.</p>

There is no need to further assess the site for **Options 1, 2, and 4** (per page one of this report) as: (i) if the site cannot be serviced, the 'live' end use zone anticipated by original plan change that deferred the land is inappropriate (Plan Change 20 – Richmond East Development Area, operative August 2012) and there is no purpose in retaining the deferral on the land.

Option 3: (Proposed) Down zone land from Rural 2 deferred Rural Residential Serviced to Rural 2 as the reasons for the deferral cannot be satisfied due to the combination of slope instability and slope gradient.

Rezoning to Rural 2 is proposed.

Costs and Constraints	Benefits and Opportunities	Effectiveness and Efficiency	Risk of Acting / Not Acting if there is uncertain or insufficient information	Economic Benefits and employment
<i>Issues assessed include: Urban design /cross boundary effects; Proximity to existing urban amenities and transport; Heritage/historic sites/features; Services & facilities/ greenspace; Productive land; Natural values /Ecology; Natural hazards; Alignment with existing TRP and TRMP policies and objectives.</i>		<i>Include assessment of reasons for deferral, primarily network services.</i>		<i>Issues considered include: provision for growth; opportunity for employment; economic efficiencies including those associated with locality.</i>
None identified.	<p>The site comprises a small portion of a larger property that was assessed as serviceable.</p> <p>The opportunity for Rural Residential Serviced development was taken up on the larger balance of the property.</p> <p>This option avoids the risk of damage to life and property resulting from a zoning that enables residential activity on unstable land.</p>	<p>The site was deferred for reticulated wastewater and water supply. On further investigation, the site was considered unserviceable for these services due to the combination of slope instability and slope gradient.</p> <p>This option is efficient as due to the combination of factors, if services could be provided at all, they would need repairing or replacing on a regular basis.</p>	<p>The option aligns with RPS and TRMP provisions for reducing the risk of development on land subject to erosion, inundation or slope instability. (RPS Policy 11.2, TRMP Objective 13.1.2.1 and Policy 13.1.3.1).</p> <p>The risk of not down-zoning the land to it underlying zone is that the cost of servicing the location is likely to be wasted, due to the instability of the site.</p>	<p>The option minimised the amount of land being down zoned in that the larger part of the property currently is zoned Rural Residential Serviced and has been developed.</p>

Overall Appropriateness: Rural 2 is the appropriate zoning for the site if it is unable to be serviced as intended by the plan change that originally deferred the land (Plan Change 20 – Richmond East Development Area, operative August 2012).

Assessment of option in terms of relevant TRPS and TRMP Objectives and Policies:

The proposed option supports the TRPS General Objectives 1 and 3 that relate to the maintenance and enhancement of the quality of the environment; and avoidance, remedying or mitigation of the adverse effects on the environment and the community from the use or development of resources and TRMP Urban Infrastructure Services Objective 6.3.2.1 which relates to sustainable urban growth that is consistent with the capacity of services.

The option also supports the TRPS Objective 11 and Policies 11.1 and 2; and TRMP Objectives 13.1.2 and Policy set 13.1.3 (relating to reducing risk arising from flooding, erosion, inundation and instability and earthquake hazards) in that it proposes to limit development opportunity in this location due to instability for servicing.

RICHMOND SOUTH

14. Context

There are five deferred locations in Richmond South that are included in this proposed plan change.

The plan change proposes to:

- Change the zoning of sites RS15, RS15A, 15B and RS15C from Rural 1 deferred Residential to Residential.
- Retain the deferred zoning of RS14 (Rural 1 deferred Residential) and adds more specific reasons for the deferral.
- Delete a portion of indicative roading from the Area Planning Map

The maps below (Figures 6 and 7) show the proposed changes to the TRMP Zone and Area maps in Richmond South.

Figure 6: Proposed changes to deferred zone sites in Richmond South

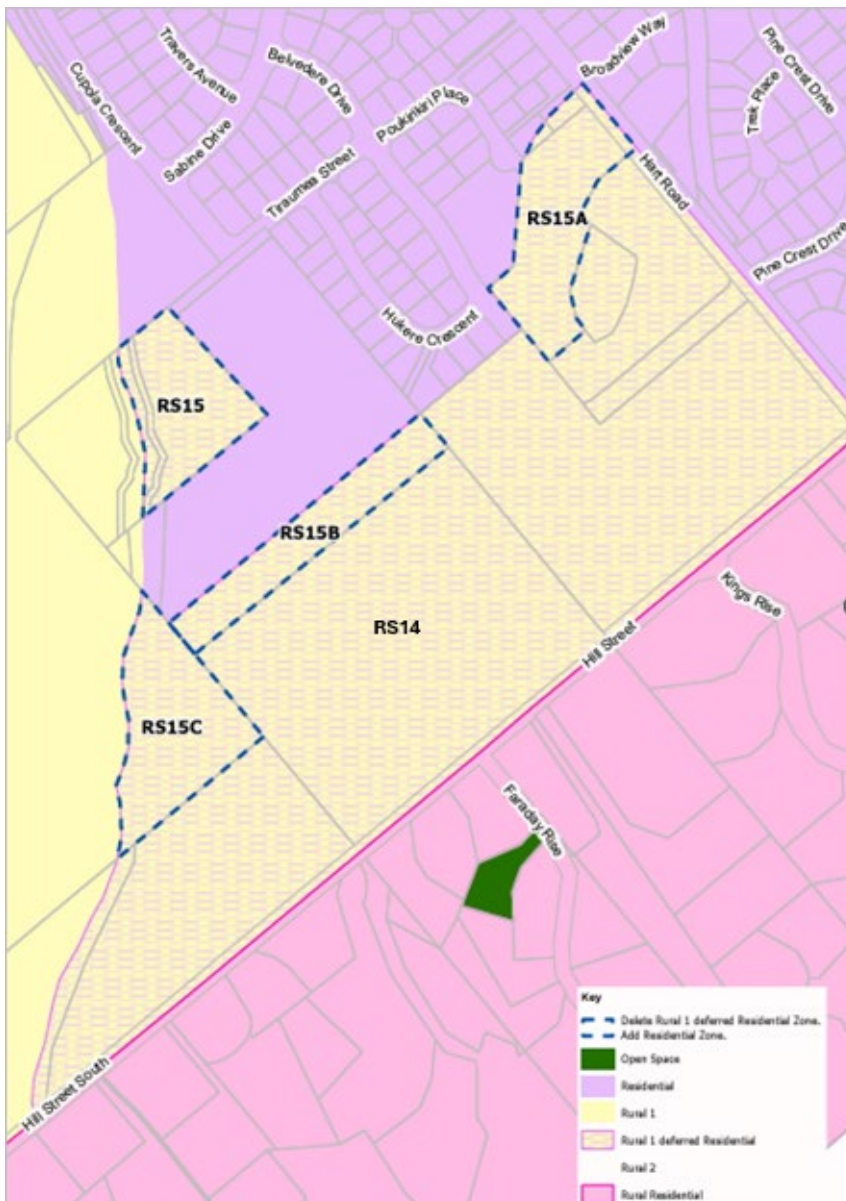


Figure 7: Proposed changes to indicative road layout in Richmond South



Planning Background to Richmond South deferred zone sites

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

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

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

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

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

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

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

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

At 2023, water supply for the remaining deferred land is planned to be provided from a new reservoir to be built within next 5 years on land purchased TDC.

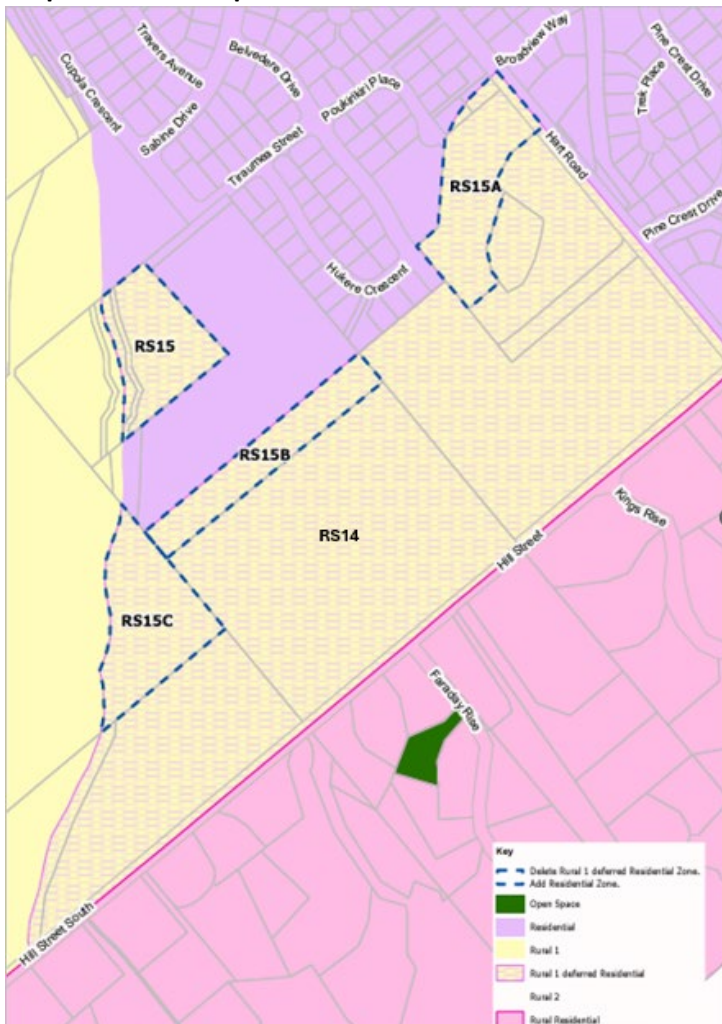
The planning maps provide for the extension of the fire ban area to include this land for the purpose of maintaining and enhancing the quality of the air by managing the discharge of contaminants.

RICHMOND SOUTH

15. Site Location RS14

Area Name:	Southwest Hart Road
Town/Location:	Richmond South
Current Zone:	Rural 1 deferred Residential
Reason for Deferred Zoning in Current TRMP:	Reticulated water supply
Council LTP Development Area:	Part DA 127
Area (ha):	14 hectares (rounded)
Proposed Zoning Change:	<p>No change to zone Retain Rural 1 deferred Residential. Also Delete portion of indicative road as shown on proposed Area Planning Map.</p>

Proposed Zone Map: Site Locations: RS14



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

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

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

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

Options Assessment for site location RS14, South West Hart Road.

Existing anticipated, 'live' end use zone for the deferred site is Residential.

Retention of the deferred zone is proposed (Rural I Deferred Residential).

Summary

In line with the options set out on page one of this report, the Option 4 is relevant to this site and assessed below:

Option 4: (Proposed) Retain a deferred zone framework on land where the reasons for the existing deferral are not yet met by adopting the modified deferred zone framework that is being advanced by this Plan Change.

To remain deferred, the infrastructure upgrades required to service the area are to be clearly identified in and funding for the infrastructure is to be included in the LTP within the next 1 to 10 years.

The assessment concludes that Option 4, which retains the deferral, is the appropriate proposal and that there is no need to further assess the site for **Options 1, 2 and 3**, (per page one of this report) as: (i) the site is not yet serviced, but the servicing required is clearly identified and included in LTP for servicing within the next 10 years; and (ii) the site is assessed as appropriate for Residential, being the 'live' end use zone anticipated by original plan change that deferred the land (Plan Change 5 - Richmond South Development Area, operative October 2010).

Option 4: (Proposed) Retain a deferred zone framework on land where the reasons for the existing deferral are not yet met. Adopt the modified deferred zone framework that is being advanced by this Plan Change.

To remain deferred, funding for the infrastructure should be included in the TDC's Long Term Plan (LTP) within the next 1 to 10 years. The infrastructure upgrades required to service the area are to be clearly identified.

Retention of the existing deferral is proposed, site remains Rural 1 deferred Residential.

Also proposed is:

- **The deletion of a portion of an existing indicative road that intersects with Hill Street through 472 Hill Street as shown on the Richmond South Area Planning Map.**

Costs and Constraints	Benefits and Opportunities	Effectiveness and Efficiency	Risk of Acting / Not Acting if there is uncertain or insufficient information	Economic Benefits and Employment
<i>Issues assessed include: Urban design /cross boundary effects; Proximity to existing urban amenities and transport; Heritage/historic sites/features; Services & facilities/ greenspace; Productive land; Natural values /Ecology; Natural hazards; Alignment with existing TRP and TRMP policies and objectives.</i>		<i>Include assessment of reasons for deferral, primarily network services.</i>		<i>Issues considered include: provision for growth; opportunity for employment; economic efficiencies including those associated with locality.</i>
None identified.	This option will release land with high amenity for residential use (as recognised by Plan Change 5 and summarised in the '2024 Review - Other Relevant Planning Issues' above), as soon as the reasons for deferral are satisfied.	The site is deferred for water supply - with funding for the work allocated in the first 10 years of LTP 2024 -2054. When the reason for the existing deferral is satisfied, that is	No risks identified with retaining the deferral by adopting the modified deferred zone framework that is being advanced by this Plan Change as the framework is assessed as legally robust. Risk of not acting is that if the modified deferred	This option assists Council to: - Release land needed for residential growth timeously. In terms of Council's 2024 Growth Modelling, the remaining capacity of the site, after rezoning of RS15 – to RS 15C is about 115 residential

	<p>The deletion of the portion of an existing indicative road that intersects with Hill Street through 472 Hill Street will avoid the opportunity for a rat run that connects Hart Road and Hill Street, thus protecting the amenity of the residential area.</p>	<p>reticulated water supply, the land will become available for residential development, without requiring a further Schedule 1 plan change.</p> <p>Retention of the modified zone framework increases the certainty that the land will be available for development when needed.</p>	<p>zone framework is not retained, a further Schedule 1 plan change will be needed to rezone the land to the Residential zone when the servicing requirements are met, causing further uncertainty and delay.</p>	<p>lots that are needed within 10 years.</p> <p>- Meet its NPS-UD required FDS short and medium term housing targets for Richmond (355 dwellings in years 1-3 and 1,027 houses in years 4-10).</p> <p>The option also stimulates regional economic growth and employment through further opportunity for land development and dwelling construction.</p>
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Overall Appropriateness: Site is well located for Residential activities as anticipated by original Plan Change 5 - Richmond South Development Area, operative October 2010.

Adoption of the modified deferred zone framework that is being advanced by this Plan Change will increase the certainty of the land being available for residential development when needed.

Assessment of option in terms of relevant TRPS and TRMP Objectives and Policies:

The proposed option supports the TRPS General Objectives 1 and 3 that relate to the maintenance and enhancement of the quality of the environment; and avoidance, remedying or mitigation of the adverse effects on the environment and the community from the use or development of resources and TRMP Urban Infrastructure Services Objective 6.3.2.1 which relates to sustainable urban growth that is consistent with the capacity of services.

More specifically, the proposed option also supports TRMP Objectives 6.1.2.1 and 6.1.2.2 relating to sustainable urban design and development.

The amendment to the indicative road layout specifically supports TRMP Policy 6.1.3.1(f) relating to designing local roads to ensure a safe low traffic speed environment on local streets and accessways.

The proposed option also specifically supports:

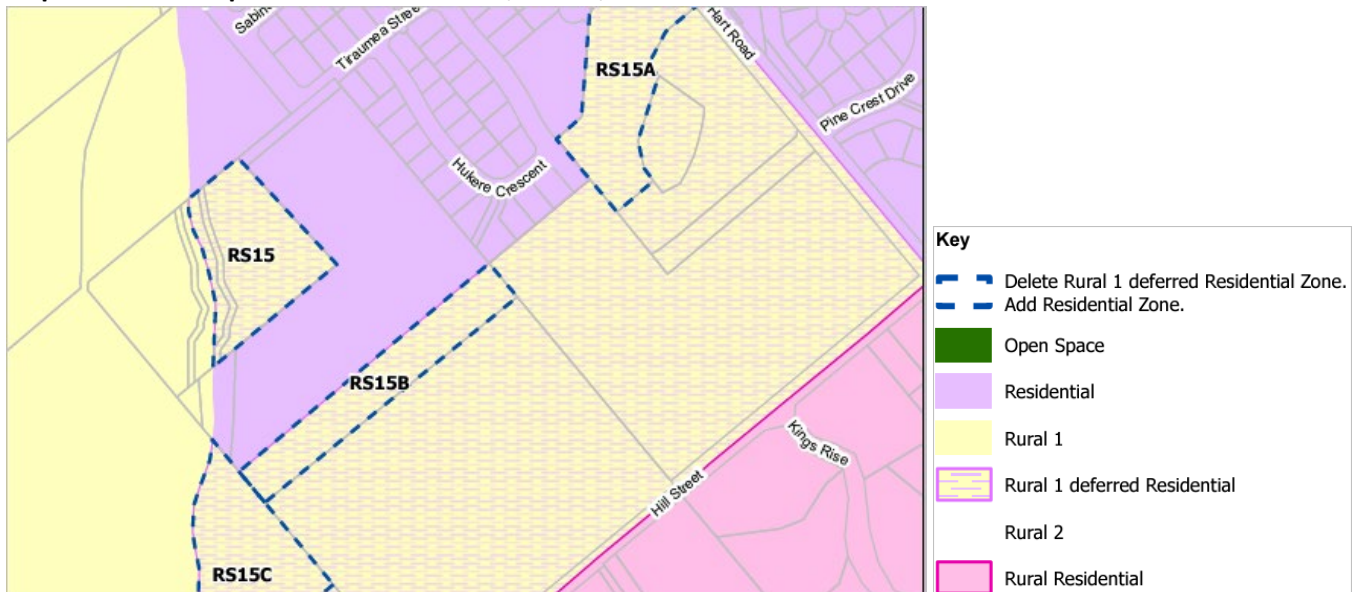
- TRMP Policy 6.1.3.1(j), which relates to encouraging medium density housing development in the forms of compact density and comprehensive housing and intensive residential development within walking or cycling distance of or close to town centres and urban facilities, including public transport; and
- TRMP Policy 6.2.3.2A which 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, Brightwater, Wakefield, Mapua Special and Richmond Intensive development areas and the Motueka West Compact Density Residential Area.

RICHMOND SOUTH

16. Site Locations RS15, RS15A, RS15B and RS15C

Area Name:	RS15, RS15A, RS15B and RS15C – South West Hart Road
Town/Location:	Richmond South
Current Zone:	Rural 1 deferred Residential
Reason for Deferred Zoning in Current TRMP:	Reticulated water supply
Council LTP Development Area:	Part DA 127
Area (ha):	RS15, RS15A, RS15B and RS15C - 4 hectares (rounded)
Proposed Zoning Change:	Delete Rural 1 deferred Residential. Add Residential.

Proposed Zone Map: Site Locations: RS15, RS15A, RS15B and RS15C



2024 Summary of Key Considerations and Reasons for Changes

Wastewater Servicing	Wastewater servicing capacity is available through existing gravity reticulation present in the Sabine Drive development area, with connections from Sabine Drive and Tiraumea Street.
Water Supply Servicing	Water supply servicing capacity is available through existing reticulation present in the Sabine Drive development area, with connections from Sabine Drive and Tiraumea Street. Developer-led pressure testing has identified sufficient level of service is possible for RS15A despite elevation at or above RL 50m.

Stormwater Servicing	Stormwater capacity is available in the planned future Borck Creek corridor along the western boundary of the sites. Areas draining to the future Borck Creek corridor must provide interim stormwater detention until the corridor is fully constructed.
Transportation/Roading Servicing	Transportation access to RS15 and RS15A is available off Tiraumea Street in the Sabine Drive development area.
Natural Hazards and Sea Level Rise	Any development of the sites will need to account for the presence and function of the watercourses that flow adjacent to and through the sites.

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

2024 Review – Other relevant planning issues
Same as for site location RS14 above.

Options Assessment for site locations RS15, RS15A, RS15B and RS15C - South West Hart Road.
Existing anticipated, 'live' end use zone for the deferred site is the Residential Zone
Rezoning to Residential Zone is proposed.
Summary
In line with the options set out on page one of this report, the following option 1 is relevant to the sites and assessed below:
Option 1: (Proposed) Rezoning land from an existing deferred zone to the anticipated 'live' end use urban zone, where the initial reasons for the deferral are satisfied. Rezoning to the Residential Zone is proposed.
There is no need to further assess the sites for Options 2, 3, and 4 (per page 1 of this report) as: (i) the sites are serviced; and (ii) the sites are assessed as appropriate for the 'live' end use zone anticipated by original plan change that deferred the land (Plan Change 5 - Richmond South Development Area, operative October 2010).

Option 1: (Proposed) Rezone land from Rural 1 deferred Residential to the anticipated 'live' end use zone, being the Residential zone, as the initial reasons for the deferral are satisfied.
Rezoning to the Residential Zone is proposed.

Costs and Constraints	Benefits and Opportunities	Effectiveness and Efficiency	Risk of Acting / Not Acting if there is uncertain or insufficient information	Economic Benefits and employment
<i>Issues assessed include: Urban design /cross boundary effects; Proximity to existing urban amenities and transport; Heritage/historic sites/features; Services & facilities/ greenspace;</i>		<i>Include assessment of reasons for deferral, primarily network services.</i>		<i>Issues considered include: provision for growth; opportunity for employment; economic efficiencies including those associated with locality.</i>

<i>Productive land; Natural values /Ecology; Natural hazards; Alignment with existing TRP and TRMP policies and objectives.</i>				
None identified.	<p>The option will enable efficient use of the sites with high natural amenity for housing.</p> <p>The adjacency of the sites to the existing Residential area provides for compact urban form.</p>	<p>The sites were deferred for reticulated water supply. This supply is now available. For the above sites.</p> <p>The option efficiently and effectively provides for dwellings due to its adjacency to the existing Residential area to active and passive transport networks.</p>	<p>No risks identified with proposed rezoning, as: -the proposed zoning will support residential development in an optimal location from a town planning / functional urban form perspective.</p> <p>Risk of not acting is that: -Cost of servicing the location will be wasted, not realised by stakeholders (Council, landowner, community). - Additional dwellings will need to be provided elsewhere, likely at a less optimal location.</p>	<p>The option supports residential development immediately adjacent to an existing residential area which is close to active and passive transport networks and employment opportunities.</p> <p>This option assists Council to:</p> <ul style="list-style-type: none"> - Release land needed for residential growth timeously. In terms of Council's 2024 Growth Modelling, the combined sites provide about 60 residential lots that are needed within 10 years. - Meet its NPS-UD required FDS short and medium term housing targets for Richmond (355 dwellings in years 1-3 and 1,027 houses in years 4-10). <p>The option also stimulates regional economic growth and employment through providing further opportunity for land development and dwelling construction.</p>
<p>Overall Appropriateness: Sites are now serviced and well located for residential activity as anticipated by the original plan change that deferred the land (Plan Change 5 - Richmond South Development Area, operative October 2010).</p> <p>Assessment of option in terms of relevant TRPS and TRMP Objectives and Policies: (same as for site location RS14 above).</p>				

BRIGHTWATER

17. Context

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

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

Figure 8 – Brightwater deferred zone locations



This plan change proposes to:

- Change the zoning of BW16 from Rural 1 deferred Residential Zone to Conservation Zone.
- Retain the deferred zoning of BW17 (Rural 1 deferred Residential) and add more specific reasons for the deferral.

The changes are considered for each site.

BRIGHTWATER

18. Site Location BW16

Area Name:	Extension to Snowden’s Bush Scenic Reserve, 72 Waimea West Road
Town/Location:	Brightwater
Current Zone:	Rural 1 deferred Residential
Reason for Deferred Zoning in Current TRMP:	Reticulated water supply
Council LTP Development Area:	Part DA 17
Area (ha):	0.4 hectare (rounded)
Proposed Zoning Change:	Delete Rural 1 deferred Residential Zone. Add Conservation Zone.

Proposed Zone Map:



Summary of Key Considerations and Reasons for Changes to Planning maps

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

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

Planning Background to Site BW16

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

The Planning Context has now changed in that the site is now owned by the Crown. The site was gazetted as a scenic reserve in 2022 and has vested to the Department of Conservation to form part of the Snowden's Bush Scenic Reserve.

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

Options Assessment for site location BW16, Extension to Snowden's Bush Scenic Reserve, 72 Waimea West Road

Existing anticipated, 'live' end use zone for site was Residential.

Rezoning to Conservation zone is proposed.

Summary

In line with the options set out on page one of this report, the following option is relevant to this site and is assessed below:

Option 2: (Proposed) Rezoning land from an existing deferred zone that cannot be adequately serviced or is otherwise inappropriate, to a more appropriate zone. Rezoning to Conservation zone is proposed.

The assessment concludes that Option 2, which, rezones the site to Conservation Zone is appropriate because the planning context changed after the site was rezoned from Rural 1 to Rural 1 deferred Residential by the Omnibus Plan Change 68, operative June 2019.

The site was bought by the Crown, gazetted as a scenic reserve in 2022 and has vested to the Department of Conservation to form part of the Snowden's Bush Scenic Reserve.

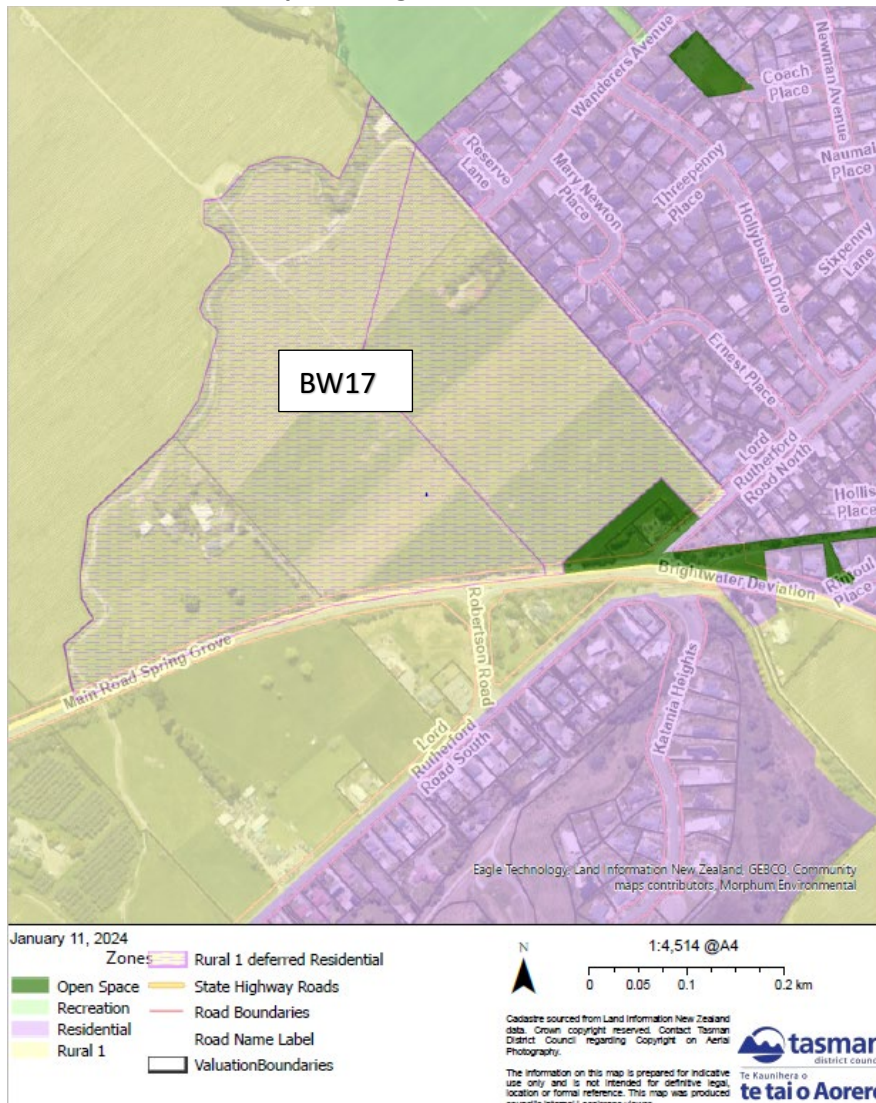
Consequently, no further options assessment is necessary.

BRIGHTWATER

19. Site Location BW17

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

Current TRMP Zone Map showing BW1



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

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

PC75 has extended the TRMP Fire Sensitive overlay which already applied to the remainder of the Brightwater township to this site.

2024 Review – Natural Hazards

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

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

2024 Review – Other relevant planning issues

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

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

	Regarding transport, PC75 shows indicative road, cycle and active transport corridors on the planning maps. The indicative items are supported by plan rules which provide a building setback from the corridors.
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Options Assessment for site location BW17, located between Lord Rutherford Road, Main Road Spring Grove (SH6) and Pitfure Stream.

Existing anticipated, 'live' end use zone for the deferred site is Residential.

Retention of the deferred zone is proposed (Rural I Deferred Residential).

Summary

In line with the options set out on page one of this report, Option 4 is relevant to this site and is assessed below:

Option 4: (Proposed) Retain a deferred zone framework on land where the reasons for the existing deferral are not yet met by adopting the modified deferred zone framework that is being advanced by this Plan Change.

To remain deferred, the infrastructure upgrades required to service the area are to be clearly identified in and funding for the infrastructure is to be included in the LTP within the next 1 to 10 years.

The assessment concludes that Option 4, which retains the deferral, being Rural I Deferred Residential, is the appropriate proposal and that there is no need to further assess the site for **Options 1, 2 and 3**, (per page one of this report) as: (i) the site is not yet serviced, but the servicing required is clearly identified and included in the LTP for servicing within the next 10 years; and (ii) the site is assessed as appropriate for Residential, being the 'live' end use zone anticipated by original plan change that deferred the land (Brightwater Residential Growth and Waimea West Road Rezoning Plan Change 75, operative December 2023).

Option 4: (Proposed) Retain a deferred zone framework on land where the reasons for the existing deferral are not yet met. Adopt the modified deferred zone framework that is being advanced by this Plan Change.

To remain deferred, funding for the infrastructure should be included in the TDC's Long Term Plan (LTP) within the next 1 to 10 years. The infrastructure upgrades required to service the area are to be clearly identified.

Retention of the existing deferral is proposed, site remains Rural 1 deferred Residential.

Proposed reasons for deferral are water supply and wastewater.

Costs and Constraints	Benefits and Opportunities	Effectiveness and Efficiency	Risk of Acting / Not Acting if there is uncertain or insufficient information	Economic Benefits and Employment
<i>Issues assessed include: Urban design /cross boundary effects; Proximity to existing urban amenities and transport; Heritage/historic sites/features; Services & facilities/ greenspace; Productive land; Natural values /Ecology; Natural hazards; Alignment with existing TRP and TRMP policies and objectives.</i>		<i>Include assessment of reasons for deferral, primarily network services.</i>		<i>Issues considered include: provision for growth; opportunity for employment; economic efficiencies including those associated with locality.</i>
None identified.	This option will release land that both requires and encourages medium density	Currently the site is deferred for reticulated water supply, and wastewater and stormwater . The services	No risks identified with retaining the deferral by adopting the modified deferred zone	This option assists Council to: - Release land needed for residential growth

	<p>development, as soon the reasons for the existing deferral are met.</p> <p>The option provides for the extension of an existing residential area. The location is well connected to its own town centre and the neighbouring urban centres of Wakefield and Richmond, through active and passive transport routes and public transport.</p>	<p>needed are clearly identified and funded in the first 10 years of LTP 2024.</p> <p>Stormwater servicing will be provided when the land is developed and the deferral is no longer required.</p> <p>The land will become available for residential development as soon as the trigger conditions that enable use of the land for residential use are met, without requiring a further Schedule 1 plan change.</p> <p>Retention of the modified zone framework increases the certainty that the land will be available for development when needed.</p>	<p>framework that is being advanced by this Plan Change as the framework is assessed as legally robust.</p> <p>Risk of not acting is that if the modified deferred zone framework is not retained, a further Schedule 1 plan change will be needed to rezone the land to the Residential zone when the servicing requirements are met, causing further uncertainty and delay.</p>	<p>timeously. In terms of Council's 2024 Growth Modelling, site is expected to yield about 226 dwellings, 107 of which are needed within 10 years.</p> <p>- Meet its NPS-UD required FDS short and medium term housing targets for Brightwater, being for 79 dwellings in years 1-3 and a further 211 dwellings in years 4-10.</p>
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Overall Appropriateness: Site is well located for Residential activities as anticipated by the plan change that deferred the land (Brightwater Residential Growth and Waimea West Road Rezoning Plan Change 75, operative December 2023).

Adoption of the modified deferred zone framework that is being advanced by this Plan Change will increase the certainty of the land being available for residential development when needed.

Assessment of option in terms of relevant TRPS and TRMP Objectives and Policies:

The proposed option supports the TRPS General Objectives 1 and 3 that relate to the maintenance and enhancement of the quality of the environment; and avoidance, remedying or mitigation of the adverse effects on the environment and the community from the use or development of resources and TRMP Urban Infrastructure Services Objective 6.3.2.1 which relates to sustainable urban growth that is consistent with the capacity of services.

More specifically, the proposed option also supports TRMP Objectives 6.1.2.1 and 6.1.2.2 relating to sustainable urban design and development.

The proposed option also specifically supports:

- TRMP Policy 6.1.3.1(j), which relates to encouraging medium density housing development in the forms of compact density and comprehensive housing and intensive residential development within walking or cycling distance of or close to town centres and urban facilities, including public transport; and

- TRMP Policy 6.2.3.2A which 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, Brightwater, Wakefield, Mapua Special and Richmond Intensive development areas and the Motueka West Compact Density Residential Area.

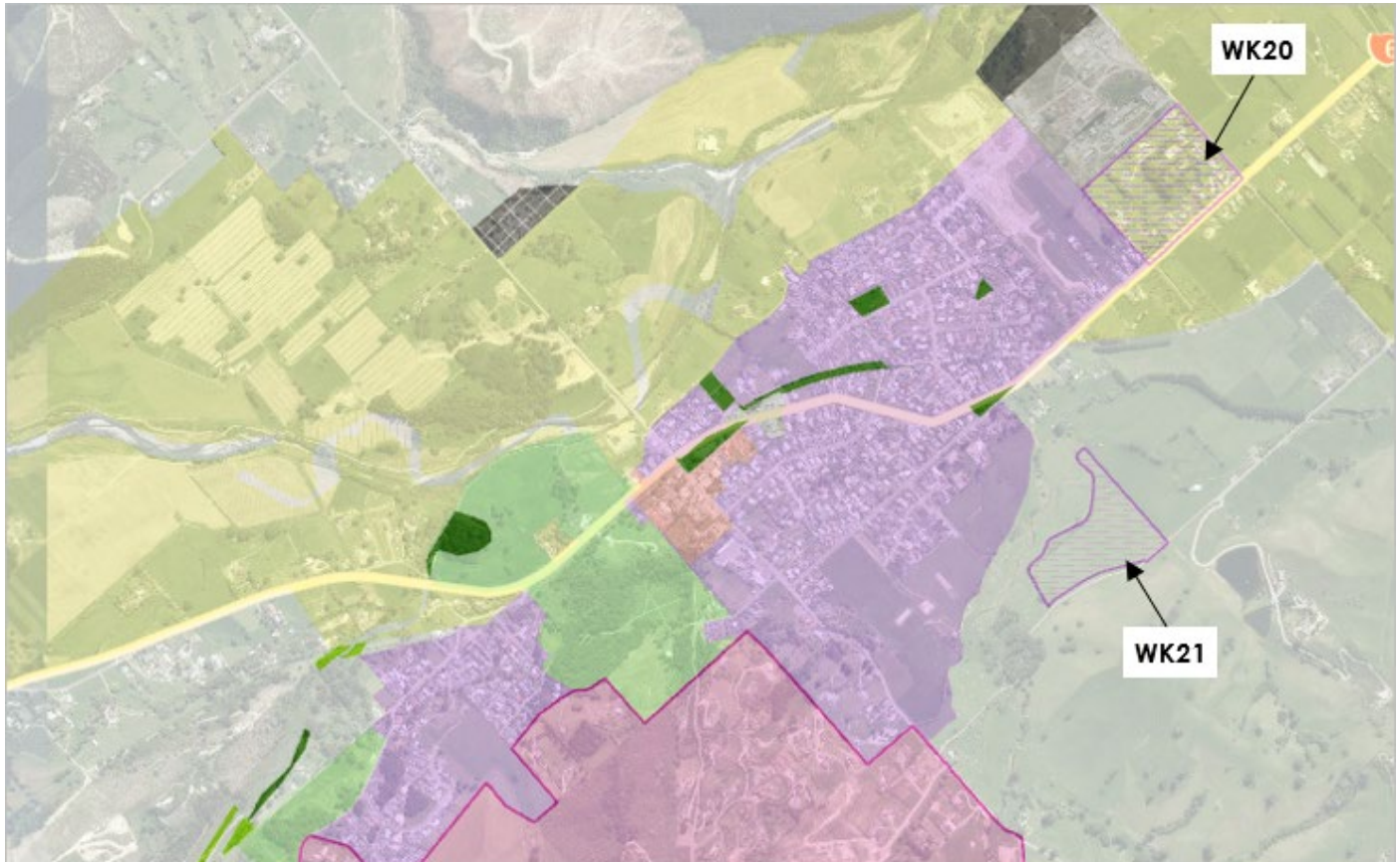
WAKEFIELD

20. Context

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

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

Figure 9 – Wakefield deferred zone locations



This plan change proposes to:

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

The changes are considered for each site.

Planning Background to Wakefield deferred zone sites

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

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

PC65, 2018:

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

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

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

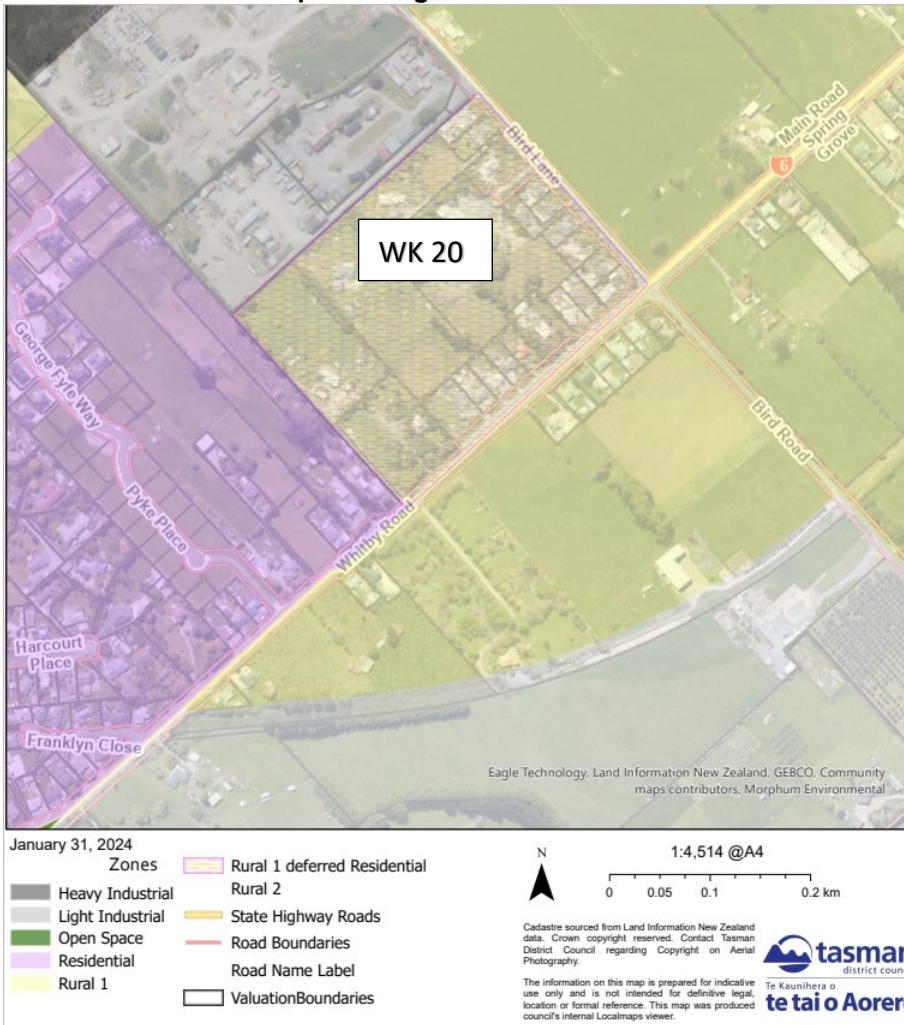
PC65, 2018 provided for the extension of the Fire Sensitive Area that covers urban Wakefield to cover the sites zoned for Residential use. Currently the Fire Sensitive Area is deferred. The Fire Sensitive Area will be applied at the same time the residential end use provisions are applied.

WAKEFIELD

21. Site Location WK20

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

Current TRMP Zone Map showing WK20



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

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

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

	<p>Managing Contaminants in Soil to Protect Human Health (2012). Consequently, the site was zoned Rural 1 Deferred Residential by <u>PC67, 2018</u>.</p>
Population and growth	<p><u>General</u></p> <p>Over past 30 years, the Wakefield resident population has more than doubled (from about 1,200 residents in 1991 to 2,500 in 2021).</p> <p>The LTP, 20214, growth projection for Wakefield for the next 10 years show that the population (currently 2,650) is expected to increase by 530 residents for which 230 new dwellings will be needed.</p> <p>Wakefield is part of the Nelson Tasman Urban Environment under the National Policy Statement on Urban Development 2020 (NPS-UD). This means that Council is required to provide sufficient capacity to meet residential growth demands. The Future Development Strategies 2019 and 2022, looked at residential growth projections over the next 30 years, and how these could be accommodated within the district.</p> <p><u>Bird Lane</u></p> <p>Currently, this site forms part of land assessed by Council as needed for future residential growth. Part of the precinct is currently zoned Residential. In terms of Council's Growth Modelling, 2024, the remaining capacity is assessed at 147 residential lots, with 40 of those needed in the next 10 years.</p>
Urban design and managing cross boundary / reverse sensitivity effects	<p>To accommodate growth, in 2017 and 2018, TRMP PCs 58 and 65 zoned additional land for urban purposes. The plan changes adopted an integrated approach to urban development and updated the overall planning framework for Wakefield.</p> <p>PC58, 2017 specifically addressed the issue of reverse sensitivity / cross boundary effects between residential and light industrial uses by requiring larger residential lot sizes to enable dwellings to meet the new 30 metre setback requirement from the Light Industrial. PC58 also amended the Light Industrial zone noise rule to ensure the proposed abutting Residential zone do not constrain the existing industrial activity.</p> <p>The south boundary of the site lies adjacent to State Highway 6.</p> <p>Currently, existing residential development largely buffers the rest of the site from the SH6 corridor. Waka Kotahi NZ Transport Agency (Waka Kotahi) have developed a Reverse Sensitivity Guideline to mitigate the effects of noise and other disturbances from the state highway network on the habitants of any new dwelling.</p> <p>When this land is transitioned to its destination zone, Waka Kotahi may require the Guidelines to be applied in respect of any new development within a buffer zone.</p>
Iwi interest, values and cultural heritage	<p>PC58, 2017 and PC65, 2018 did not specifically address this issue.</p> <p>Currently there are no TRMP listed cultural heritage or known archaeological sites or precincts within Wakefield town.</p> <p>Waimea, Wai-iti, and Wairoa Rivers and tributaries are a statutory acknowledgement area for all Top of the South Iwi except for Ngati Toa.</p> <p>High-level feedback from a Council hui with iwi in relation to residential growth held in November 2021 included support for creating communities with a heart/ centre, implementing Te Mana o te Wai, using Māori placenames, having guiding development principles, and the need for housing that provides for larger families and multigenerational living.</p>

<p>Natural and Historic places and sites</p>	<p>PC58, 2017 and PC65, 2018 did not specifically address this issue.</p> <p>The TRMP protects several listed heritage buildings, all except one of which is located in Edward Street.</p> <p>There are also several heritage trees within the urban area, one of which is located on this site. TRMP provisions manage the protection of listed trees on development.</p>
<p>Community facilities including parks, reserves and green corridors</p>	<p>PC58, 2017 addressed this issue.</p> <p>PC58 section 32 report assessed that Council is generally exceeding the desired levels of service for most facilities in Wakefield. The exceptions are recreation centres, cemeteries, public halls and visitor toilets. Mapping showed that there are no gaps in the levels of service (500 meters from an open space) for open space reserves. (PC57, section 32 report page 14).</p> <p>New indicative active transport connections linking the existing and indicative road network were provided for in the plan change and across this site.</p> <p>Recently, as the community is growing, Council has purchased 7.5ha of land between the Wakefield Recreation Reserve and Edward Baigent Memorial Scenic Reserve for the provision of future sports fields, recreational activities and facilities.</p>
<p>Topography and Productive Land</p>	<p>Productive land surrounds Wakefield to the north and west and includes this site.</p> <p>PC65, 2018 specifically addressed the option of retaining this site for productive use.</p> <p>However, previous subdivision has already fragmented the land into 22 allotments, with existing residential activity located close to the Light Industrial zone boundary. The perimeter residential activity already creates cross boundary sensitivities.</p> <p>There are also water flow restrictions that limit the potential for productive land use without investment in pumps and wells.</p> <p>Currently, the land is zoned for urban development, so the NPS-HPL is of limited application.</p>
<p>Ecology - values, streams, SNAs, wetlands discharge implications</p>	<p>PC58, 2017 and PC65, 2018 did not specifically address this issue.</p> <p>Currently, there are no identified locations of natural significance on this site other than the protected tree T564. However, despite the relatively low ecological values, the discharges of sediment and nutrients still need to be managed well because they will end up in sensitive areas e.g. Waimea Inlet and Waimea River.</p>
<p>Natural hazards</p>	<p>The 2024 Natural Hazard Review above reassesses this issue for this site.</p> <p>At the time, PC58, 2017 and PC65, 2018 addressed the issue of flooding as follows:</p> <ul style="list-style-type: none"> • Council, in 2013 and more recently in 2020, completed a flood hazard mapping project for the area. This information assisted Council in assessing the suitability of land for future growth based on demand and capacity for efficient servicing. • The Wai-iti River, the Eighty-Eight Valley Stream and the Pitfure Stream are prone to flooding. For this reason, development is directed to the upper river terraces. In urban context, low-lying land still has value for recreational and rural purposes.
<p>Infrastructure Services - Three waters and transport</p>	<p>The current 2024 Infrastructure Background Report (Appendix 2) updates this issue.</p> <p>At the time, PC58, 2017 and PC65, 2018 addressed this issue as follows: Three waters</p>

	<p>PC65 section 32 report noted that Infrastructure improvements to stormwater (reticulation), water supply (upgrade from 40mm to 150mm pipes) and roading are anticipated in the next 10 years of the Long-Term Plan.</p> <p>Transport</p> <p>The intersection with State Highway 6 would require an upgrade (a right turn bay), as well as maintenance and improvements associated with increased residential activity and heavy transport usage from the industrial area (footpath, and kerb and channel on the southern side).</p>
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<p>Options Assessment for site location WK20, Bird Lane.</p> <p>Existing anticipated, 'live' end use zone for the deferred site is Residential.</p> <p>Retention of the deferred zone is proposed (Rural I Deferred Residential).</p>
<p>Summary</p> <p>In line with the options set out on page one of this report, Option 4 is relevant to this site and is assessed below:</p> <p>Option 4: (Proposed) Retain a deferred zone framework on land where the reasons for the existing deferral are not yet met by adopting the modified deferred zone framework that is being advanced by this Plan Change.</p> <p>To remain deferred, the infrastructure upgrades required to service the area are to be clearly identified in and funding for the infrastructure is to be included in the LTP within the next 1 to 10 years.</p> <p>The assessment concludes that Option 4, which retains the deferral, being Rural I Deferred Residential, is the appropriate proposal and that there is no need to further assess the site for Options 1, 2 and 3, (per page one of this report) as: (i) the site is not yet serviced, but the servicing required is clearly identified and included in LTP 2024 for funding withing in the next 10 years; and (ii) the site is assessed as appropriate for Residential, being the 'live' end use zone anticipated by original plan change that deferred the land (Plan Change 65 –Wakefield Strategic Review Stage 2 (notified October 2017, operative April 2018).</p>

<p>Option 4: (Proposed) Retain a deferred zone framework on land where the reasons for the existing deferral are not yet met. Adopt the modified deferred zone framework that is being advanced by this Plan Change.</p> <p>To remain deferred, funding for the infrastructure should be included in the TDC's Long Term Plan (LTP) within the next 1 to 10 years. The infrastructure upgrades required to service the area are to be clearly identified.</p> <p>Retention of the existing deferral is proposed, site remains Rural 1 deferred Residential.</p> <p>Wastewater supply to be added to reasons for deferral</p>				
<i>Costs and Constraints</i>	<i>Benefits and Opportunities</i>	<i>Effectiveness and Efficiency</i>	<i>Risk of Acting / Not Acting if there is uncertain or insufficient information</i>	<i>Economic Benefits and Employment</i>
<i>Issues assessed include: Urban design /cross boundary effects; Proximity to existing urban amenities and transport; Heritage/historic sites/features; Services & facilities/ greenspace; Productive land; Natural values /Ecology; Natural hazards; Alignment with existing TRP and TRMP policies and objectives.</i>		<i>Include assessment of reasons for deferral, primarily network services.</i>		<i>Issues considered include: provision for growth; opportunity for employment; economic efficiencies including those associated with locality.</i>
The constraint relating to the co-location of the northern boundary	The option will release land for development, as	Currently the site is deferred for reticulated water supply, stormwater	No risks identified with retaining the deferral by adopting	This option assists Council to:

<p>of the site with industrial activity has been addressed by providing for large lot sizes that can accommodate a 30 metre setback on that boundary and appropriate noise standards.</p> <p>As the land immediately abuts the former Brookside sawmill, the constraint relating to soil contamination will be addressed on development as required by National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (2012).</p>	<p>soon the reasons for the existing deferral are met.</p> <p>The option provides for the extension of an existing residential area that is well connected to its own town centre and the neighbouring urban centres of Brightwater and Richmond, through active and passive transport routes and public transport.</p>	<p>and transportation / roading.</p> <p>This plan change proposes to add a deferral for wastewater.</p> <p>The site is not yet serviced, but the servicing required is clearly identified and included in LTP 2024 for funding withing in the next 10 years.</p> <p>The land will become available for residential development as soon as the trigger conditions that enable use of the land for residential use are met, without requiring a further Schedule 1 plan change.</p> <p>Retention of the modified zone framework increases the certainty that the land will be available for development when needed.</p>	<p>the modified deferred zone framework that is being advanced by this Plan Change as the framework is assessed as legally robust.</p> <p>Risk of not acting is that if the modified deferred zone framework is not retained, a further Schedule I plan change will be needed to rezone the land to the Residential zone when the servicing requirements are met, causing further uncertainty and delay.</p>	<p>- Release land needed for residential growth timeously. In terms of Council's 2024 Growth Modelling, the remaining capacity of the site is expected to yield about 147 residential lots dwellings, 40 of which are needed within 10 years.</p> <p>- Meet its NPS-UD required FDS short and medium term housing targets for Wakefield, being for 82 dwellings in years 1-3 and a further 216 dwellings in years 4-10.</p>
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Overall Appropriateness: Site is well located for Residential activities as anticipated by the plan change that deferred the land (Plan Change 65 –Wakefield Strategic Review Stage 2 (notified October 2017, operative April 2018).

Adoption of the modified deferred zone framework that is being advanced by this Plan Change will increase the certainty of the land being available for residential development when needed.

Assessment of option in terms of relevant TRPS and TRMP Objectives and Policies:

The proposed option supports the TRPS General Objectives 1 and 3 that relate to the maintenance and enhancement of the quality of the environment; and avoidance, remedying or mitigation of the adverse effects on the environment and the community from the use or development of resources and TRMP Urban Infrastructure Services Objective 6.3.2.1 which relates to sustainable urban growth that is consistent with the capacity of services.

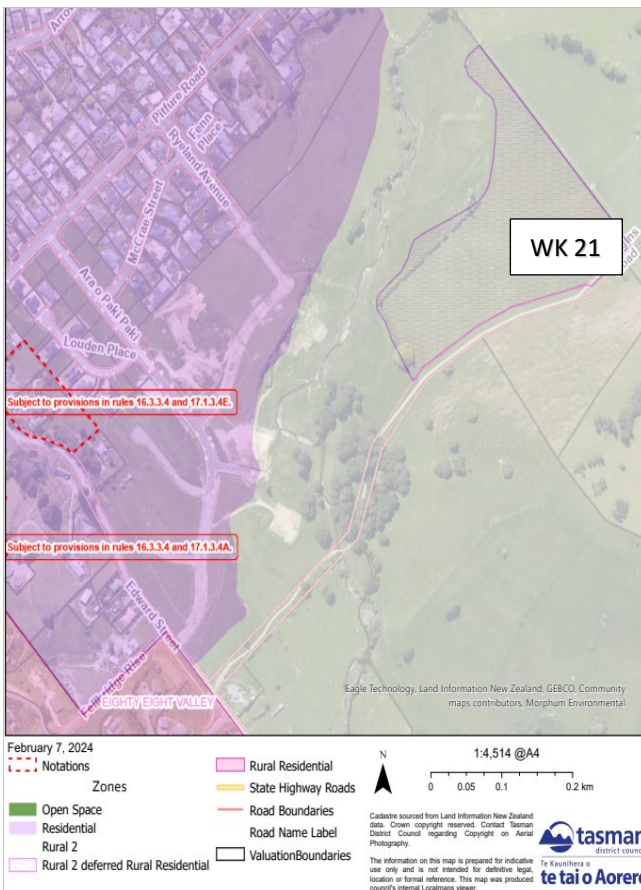
More specifically, the proposed option also supports TRMP Objectives 6.1.2.1 and 6.1.2.2 and Policy 6.1.3.1(i), which relates to sustainable urban design and development, particularly locating and designing development to address cross-boundary effects between land uses.

WAKEFIELD

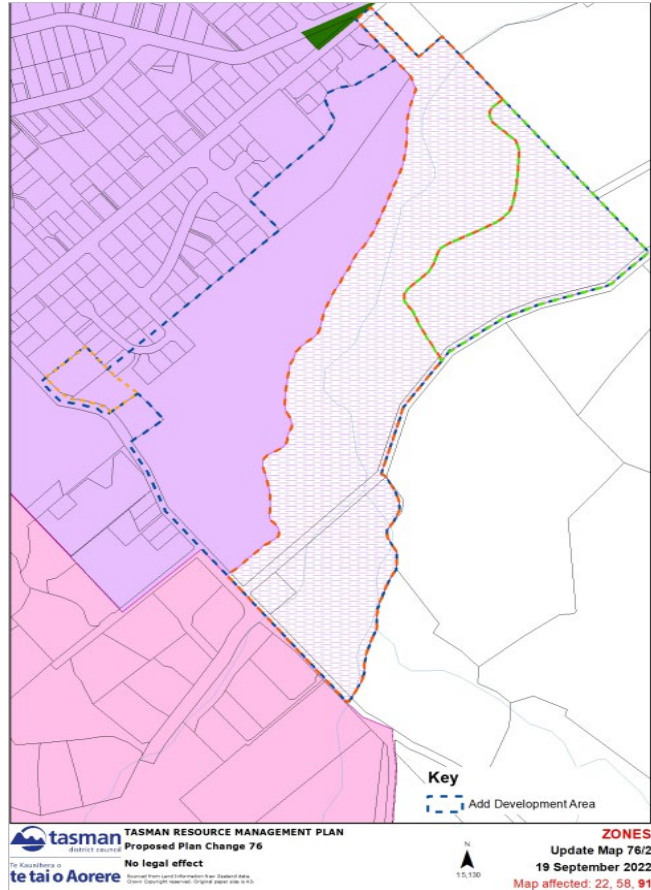
22. Site Location WK21

Area Name:	Between Pitfure Road, Edward Street and Higgins Road
Town/Location:	Wakefield
Current Zone:	Rural 2 deferred Residential
Reason for Deferred Zoning in Current TRMP:	Deferred for wastewater and water supply and transportation
Council LTP Development Area:	Part DA13
Area (ha):	33 ha (previous to Plan Change 76 - 5.5 ha)
Proposed Zoning Change:	No change. Retain Rural 2 Deferred Residential zone. PC76 decision notified on 1 November 2024 Remove deferral for stormwater.

Current TRMP Zone Map showing WK21



Proposed Plan Change 76



2024 Summary of Key Considerations and Reasons for Changes

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

2024 Review – Natural Hazards

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

2024 Review – Other relevant planning issues	
Planning background - Higgins Road site	<p>The current deferred zoned site was assessed for urban use through the PC58, 2017 and PC65, 2018 processes and rezoned by PC65, 2018. The site was decided upon after consideration of issues relating to flooding, road and active transport access, hazard risks associated with break of nearby dams and the estimated cost of securing infrastructure to mitigate the effects of subdivision (rather than directly attributable to growth per se) (PC65 section 32 report, page 10-11).</p> <p>The site was considered the best option as it provided flexibility for the landowner to consider serviced or un-serviced lots under deferred zone provisions. Access design would require the current Higgins Road shared cycle arrangement to extend as far as the southern land parcel. From that point access design would be required to minimise conflict with the existing cycle trail.</p> <p>Recently the Proposed Plan Change 76; Wakefield – Residential Growth (notified September 2022, decisions notified on 1 November 2024) reconsidered the broader location including the deferred site, for residential, instead of rural residential development. The PC 76 site is approximately 33 hectares in extent, i.e.: much larger than the current deferred site which is about 5.5ha in extent. Decisions on this plan change are expected during 2024.</p>
Population and growth	<p><u>General</u></p> <p>Same as for site WK20 (Bird Lane) above.</p> <p><u>Higgins Road</u></p> <p>The capacity of the deferred site for Rural Residential development provides for about 11 un-serviced rural residential lots.</p> <p>Since the 2016 deferral for Rural Residential development, the Council’s Future Development Strategy and growth modelling has assessed the broader area bounded by Pitfure Road, State Highway 6 to the north, Edward Street to the south, and Higgins Road/ The Great Taste Trail, as needed for future residential growth. Council current growth modelling assesses the capacity at 291 residential lots, with 50 of those needed in the next 10 years.</p> <p>The purpose of the proposed PC76, 2022 is to rezone this broader area, including the currently deferred Rural Residential site for Residential use including medium density use.</p>
Urban design and managing cross boundary / reverse sensitivity effects	<p>The current deferred Rural Residential site and broader proposed <u>PC76, 2022</u> area is located on Wakefield’s suburban fringe and borders rural land to the east. There is limited potential for reverse sensitivity effects between the existing farmland to the east and the development of the growth area. This will be managed through the TRMP’s existing building bulk and location rules, noise, and discharge provisions.</p>
Iwi interest, values and cultural heritage	<p>Same as for site WK20 (Bird Lane) above.</p>
Natural and Historic places and sites	<p>PC58, 2017 and PC65, 2018 did not specifically address this issue.</p> <p>Current TRMP protects several listed heritage buildings and trees within the urban area. There are no listings on this site.</p>

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

Options Assessment for site location WK21, Higgins Road.

Existing anticipated, 'live' end use zone for the deferred site is Rural Residential.

Retention of the deferred zone is proposed (Rural 2 Deferred Rural Residential).

Summary

In line with the options set out on page one of this report, Option 4 is relevant to this site and is assessed below:

Option 4: (Proposed) Retain a deferred zone framework on land where the reasons for the existing deferral are not yet met by adopting the modified deferred zone framework that is being advanced by this Plan Change.

To remain deferred, the infrastructure upgrades required to service the area are to be clearly identified in and funding for the infrastructure is to be included in the LTP within the next 1 to 10 years.

The assessment concludes that Option 4, which retains the deferral, being Rural 2 Deferred Rural Residential, is the appropriate proposal, as a holding proposal, and that there is no need to further assess the site for **Options 1,**

2 and 3, (per page one of this report) as: (i) the site is not yet serviced, but the servicing required is clearly identified and included in LTP 2024 for funding within the next 10 years; and (ii) whether the site remains zoned Rural 2 deferred Rural Residential or is rezoned Rural 2 deferred Residential by Plan Change 76 in the near future, it remains deferred for services until they are provided. (PC76 decisions notified on 1 November 2024)

Option 4: (Proposed) Retain a deferred zone framework on land where the reasons for the existing deferral are not yet met. Adopt the modified deferred zone framework that is being advanced by this Plan Change.

To remain deferred, funding for the infrastructure should be included in the TDC's Long Term Plan (LTP) within the next 1 to 10 years. The infrastructure upgrades required to service the area are to be clearly identified.

Recently the Proposed Plan Change 76 – Wakefield – Residential Growth (notified September 2022) reconsidered the broader location including the deferred site, for residential, instead of rural residential development. The PC 76 site is approximately 33 hectares in extent, i.e.: much larger than the current deferred site which is about 5.5ha in extent. Decisions on this plan change are being notified on 1 November 2024 and change the end use zone from Rural Residential to Residential.

Retention of the existing deferral is proposed, site remains Rural 2 deferred Residential.

Proposed reasons for deferral are water supply, wastewater and transportation / roading.

Costs and Constraints	Benefits and Opportunities	Effectiveness and Efficiency	Risk of Acting / Not Acting if there is uncertain or insufficient information	Economic Benefits and Employment
<i>Issues assessed include: Urban design /cross boundary effects; Proximity to existing urban amenities and transport; Heritage/historic sites/features; Services & facilities/ greenspace; Productive land; Natural values /Ecology; Natural hazards; Alignment with existing TRP and TRMP policies and objectives.</i>		<i>Include assessment of reasons for deferral, primarily network services.</i>		<i>Issues considered include: provision for growth; opportunity for employment; economic efficiencies including those associated with locality.</i>
<p>The site is about to be rezoned for residential, instead of rural residential use by Proposed Plan Change 76; Wakefield – Residential Growth (notified September 2022).</p> <p>The PC76 site is approximately 33 hectares in extent, i.e.: much larger than the current deferred site which is about 5.5ha in extent. PC76 proposal will enable more efficient use of the land, which is centrally located, for residential rather rural residential activity.</p>	<p>The option will release the land for development, as soon the reasons for the deferral are met.</p> <p>The option provides for the extension of an existing residential area that is well connected to its own town centre and the neighbouring urban centres of Brightwater and Richmond, through active and passive transport routes and public transport.</p>	<p>Currently the site is deferred for transportation / roading.</p> <p>In addition, this plan change proposes to defer the site for reticulated water supply, and wastewater due to its proximity to the existing urban area and potential location within the proposed urban area.</p> <p>The site is not yet serviced, but the servicing required is clearly identified and included in LTP 2024 for funding within the next 10 years.</p> <p>Stormwater servicing will be provided when the land is developed.</p> <p>The land will become available for development as soon as the trigger</p>	<p>No risks identified with retaining the deferral by adopting the modified deferred zone framework that is being advanced by this Plan Change as the framework is assessed as legally robust.</p> <p>Risk of not acting is that if the modified deferred zone framework is not retained, a further Schedule I plan change will be needed to rezone the land for its anticipated end use when the servicing requirements are met, causing further</p>	<p>The option assists Council to:</p> <ul style="list-style-type: none"> - Release land needed for residential growth timeously. - Meet its NPS-UD required FDS short and medium term housing targets for Wakefield, being for 82 dwellings in years 1-3 and a further 216 dwellings in years 4-10.

<p>Decisions on this plan change are expected during 2024.</p>		<p>conditions that enable use of the land for its anticipated 'live' end use purpose are met, without requiring a further Schedule 1 plan change.</p> <p>Retention of the modified zone framework increases the certainty that the land will be available for development when needed.</p>	<p>uncertainty and delay.</p>	
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Overall Appropriateness: Site is well located for residential activities as anticipated by the plan change that originally deferred the land (Plan Change 65 –Wakefield Strategic Review Stage 2 (notified October 2017, operative April 2018), and as anticipated by Proposed Plan Change 76; Wakefield – Residential Growth (notified September 2022).

Adoption of the modified deferred zone framework that is being advanced by this Plan Change will increase the certainty of the land being available for residential development when needed.

Assessment of option in terms of relevant TRPS and TRMP Objectives and Policies:

The proposed option supports the TRPS General Objectives 1 and 3 that relate to the maintenance and enhancement of the quality of the environment; and avoidance, remedying or mitigation of the adverse effects on the environment and the community from the use or development of resources and TRMP Urban Infrastructure Services Objective 6.3.2.1 which relates to sustainable urban growth that is consistent with the capacity of services.

More specifically, the proposed option also supports TRMP Objectives 6.1.2.1 and 6.1.2.2 relating to sustainable urban design and development.

The proposed option also specifically supports TRMP policies that encourage medium density housing development:

- Policy 6.1.3.1(j), which relates to encouraging medium density housing development in the forms of compact density and comprehensive housing and intensive residential development within walking or cycling distance of or close to town centres and urban facilities, including public transport; and

- TRMP Policy 6.2.3.2A which 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, Brightwater, Wakefield, Mapua Special and Richmond Intensive development areas and the Motueka West Compact Density Residential Area.

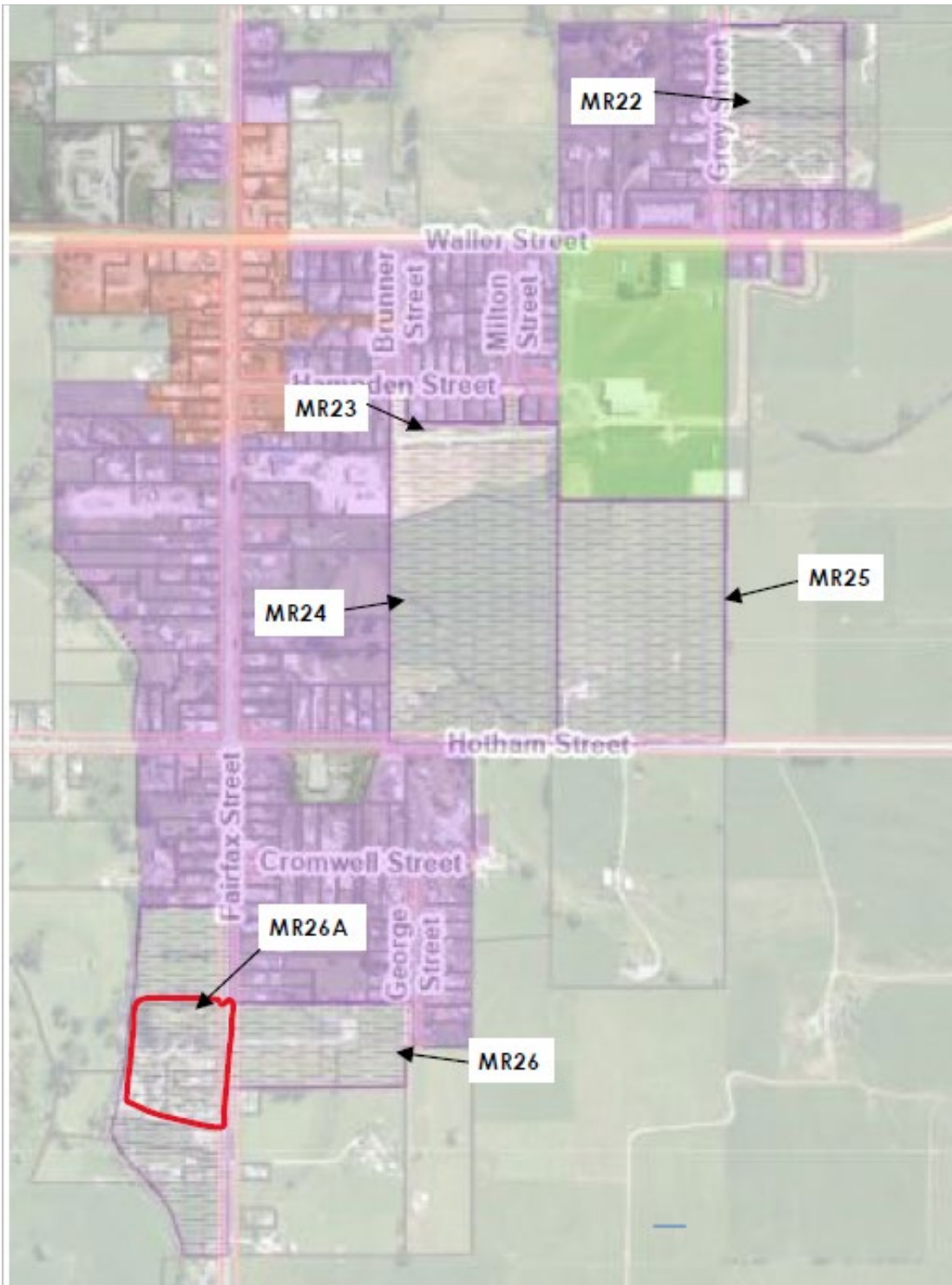
MURCHISON

23. Context

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

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

Figure 10 – Murchison deferred zone locations

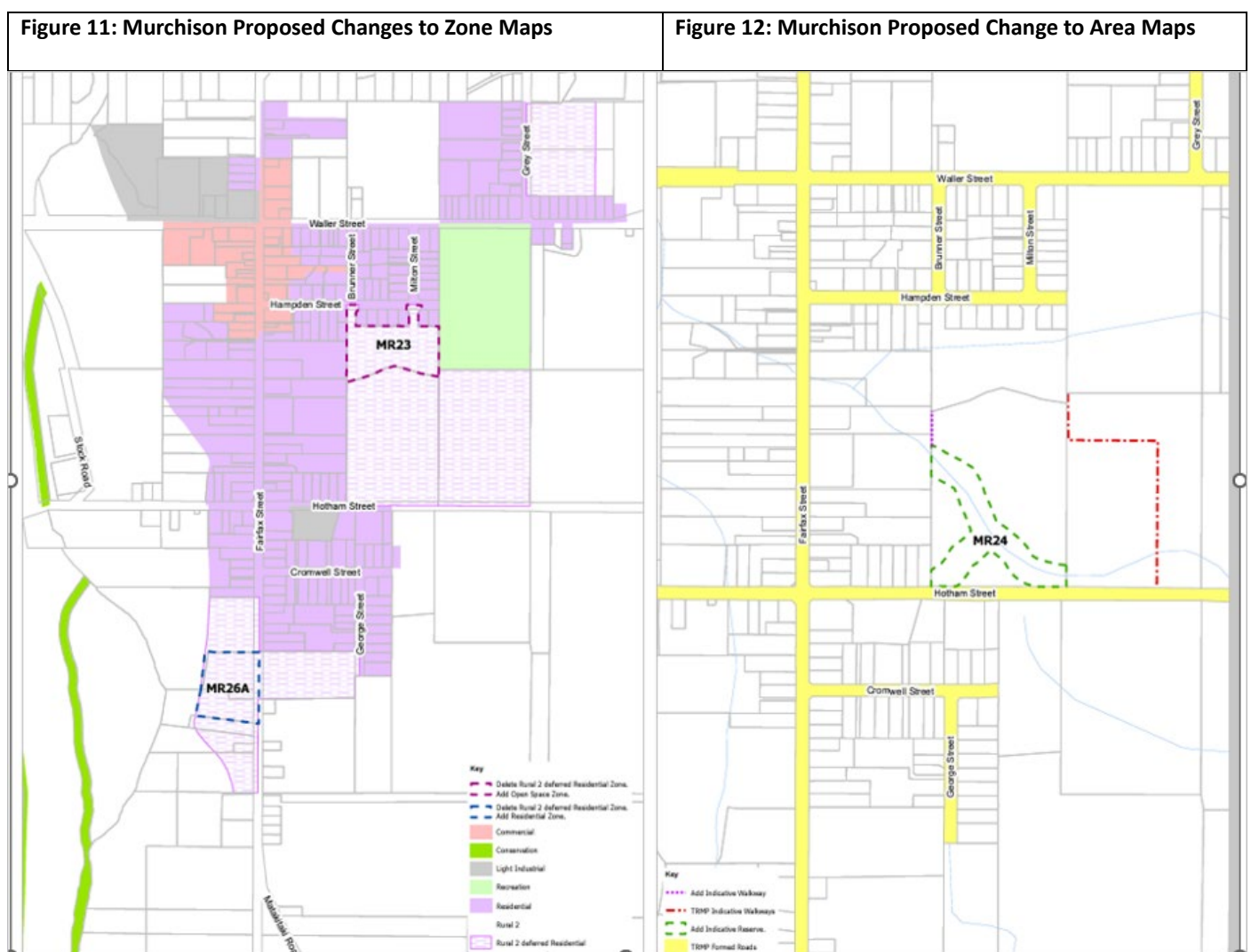


This plan change proposes to:

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

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

The changes are considered for each site.



Planning Background to Murchison deferred zone sites

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

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

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

Overall, Tasman District is experiencing high levels of residential growth, putting pressure on existing Residential zoned areas. This growth is anticipated to continue, with the Long-Term Plan 2024-2054 growth model projecting that Tasman's population will increase by 7,400 residents between 2024 and 2034, to reach 67,900. This includes a projected 220 additional people and 190 additional dwellings for the Lakes-Murchison ward of which Murchison forms part.

The deferred sites

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

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

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

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

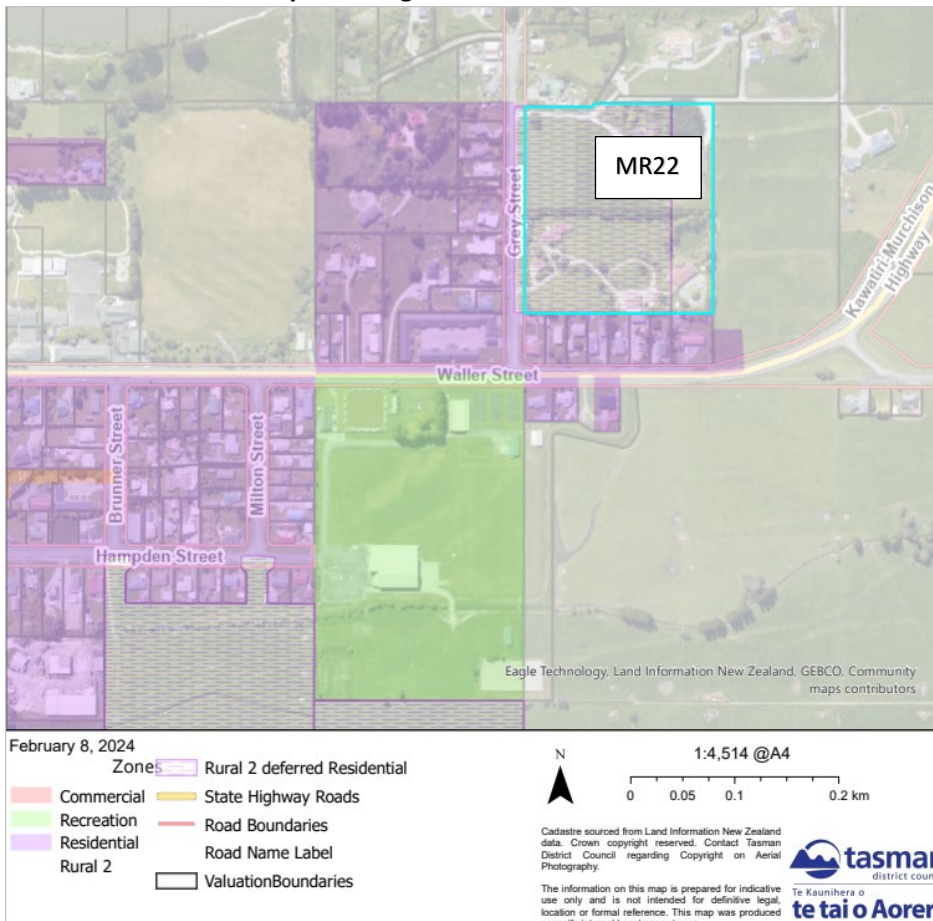
This Plan Change 79 has reviewed the need the for the deferrals of the sites.

MURCHISON

24. Site Location MR22

Area Name:	Grey Street
Town/Location:	Murchison
Current Zone:	Rural 2 deferred Residential
Reason for Deferred Zoning in Current TRMP:	Stormwater service required.
Council LTP Development Area:	DA2
Area (ha):	3.5 hectares (rounded)
Proposed Zoning Change:	<p>No change.</p> <p>Retain Rural 2 Deferred Residential.</p> <p>Add wastewater and water supply to reasons for deferral.</p> <p>Remove deferral for stormwater.</p>

Current TRMP Zone Map showing MR22



2024 Summary of Key Considerations and Reasons for Changes	
Wastewater Servicing	<p>The Murchison wastewater network is near capacity and requires upgrade to maintain level of service. In particular, the existing Hotham Street pump station needs to be upgraded, and a new rising main to the wastewater treatment plant is required to accommodate the increased flows (preferable to upgrading the current rising main).</p> <p>Transition to end use urban plan provisions requires: upgrade of the Hotham Street wastewater pump station and a new rising main to the Murchison wastewater treatment plant. See AMP ID 96091 in LTP 2024.</p>
Water Supply Servicing	<p>The Murchison water supply network is near capacity and requires upgrade to maintain adequate levels of service. In particular, the Hotham Street main feeding the town from the Murchison Reservoirs requires upgrade.</p> <p>Transition to end use urban plan provisions requires: Upsizing of the Hotham Street watermain. See AMP ID 86175 in LTP 2024.</p>
Stormwater Servicing	<p>Deferral requirement for stormwater servicing to be removed, as discharge pathway to the environment is available for the site. Onsite stormwater solution to be provided by the developer at time of development, managed through the resource consent process. Stormwater detention will be required for greenfield residential development as per NTLDM.</p>
Transportation/Roading Servicing	<p>Transportation access to the site is available from Grey Street. Developer to provide a traffic assessment to NZTA at the time of development to assess if intersection upgrades at SH6 are required to accommodate increased traffic.</p>
Natural Hazards and Sea Level Rise	<p>This site is not subject to natural hazards.</p>

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

2024 Review – Other relevant planning issues	
Population and growth	<p>Currently, this site forms part of land assessed by Council as needed for future residential growth. In terms of Council’s Growth Modelling, currently the capacity of the site is assessed at 7 residential lots, needed within 20 years.</p>
Urban design and managing cross boundary / reverse sensitivity effects	<p>The growth area is located on Murchison’s urban fringe and borders rural land to the north and east. It is an ideal location for further residential development due to its adjacency to existing residential development.</p> <p>There is limited potential for reverse sensitivity effects between the existing farmland and the site. This will be managed through the TRMP’s existing building bulk and location rules, noise, and discharge provisions.</p>

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

Options Assessment for site locations MR22, Grey Street and for MR24 55 Hotham Street.

Existing anticipated, 'live' end use for the deferred sites is Residential.

Retention of the deferred zone is proposed (Rural 2 Deferred Residential).

Summary

In line with the options set out on page one of this report, the Option 4 is relevant to this site and assessed below. Inclusion of an indicative reserve and indicative walkway is also appropriate to support connectivity and access to and along Neds Creek.

Option 4: (Proposed) Retain a deferred zone framework on land where the reasons for the existing deferral are not yet met by adopting the modified deferred zone framework that is being advanced by this Plan Change.

To remain deferred, the infrastructure upgrades required to service the area are to be clearly identified in and funding for the infrastructure is to be included in the LTP within the next 1 to 10 years.

The assessment concludes that Option 4, which retains the deferral, is the appropriate proposal and that there is no need to further assess the site for **Options 1, 2 and 3**, (per page one of this report) as: (i) the site is not yet serviced, but the servicing required is clearly identified and included in LTP for servicing withing in the next 10 years; and (ii) the site is assessed as appropriate for Residential, being the 'live' end use zone anticipated by original plan change that deferred the land (Proposed TRMP May 1996, operative 2008).

Option 4: (Proposed) Retain a deferred zone framework on land where the reasons for the existing deferral are not yet met. Adopt the modified deferred zone framework that is being advanced by this Plan Change.

To remain deferred, funding for the infrastructure should be included in the TDC's Long Term Plan (LTP) within the next 1 to 10 years. The infrastructure upgrades required to service the area are to be clearly identified.

Retention of the existing deferral is proposed, sites MR22 and MR24 remain Rural 2 deferred Residential.

Also proposed is:

- **Inclusion of an indicative reserve on the Area Planning Map along the tributary of Neds Creek that flows through MR24 at 55 Hotham Street.**

Costs and Constraints	Benefits and Opportunities	Effectiveness and Efficiency	Risk of Acting / Not Acting if there is uncertain or insufficient information	Economic Benefits and Employment
<i>Issues assessed include: Urban design /cross boundary effects; Proximity to existing urban amenities and transport; Heritage/historic sites/features; Services & facilities/ greenspace; Productive land; Natural values /Ecology; Natural hazards; Alignment with existing TRP and TRMP policies and objectives.</i>		<i>Include assessment of reasons for deferral, primarily network services.</i>		<i>Issues considered include: provision for growth; opportunity for employment; economic efficiencies including those associated with locality.</i>
Owners have not activated the development opportunity afforded by the deferred zoning since land was	Sites are optimally located for residential use in that they are adjacent to existing residential areas and are not subject to natural hazard of flooding from the Buller or Matakītiki Rivers which border the town, or from Neds Creek (only a small part	The 1996 deferral for stormwater, at 2024, is assessed as not required as discharge paths to the environment are available to the sites. The town has grown since 1996 and at 2024, upgrades are needed to	No risks identified with retaining the deferral by adopting the modified deferred zone framework that is being advanced by this Plan Change as the framework is	This option assists Council to: - Release land needed for residential growth in Lakes – Murchison ward which currently is experiencing growth due to the development of the hop farming.

<p>deferred in 1996.</p>	<p>of MR24 is at risk of flooding from Neds Creek).</p> <p>Owners may be encouraged to release their land for residential development by the strong community feedback that more housing is needed in Murchison, which is one of the local towns supporting the economic activity stimulated by increased hop farming in the district.</p> <p>The indicative reserve proposed for MR24 will assist to manage stormwater and flooding on the site when developed as well as increasing amenity and connectivity of the area for residents. Access to and along waterbodies is supported by Section 6 RMA and provisions of the TRMP. The indicative walkway will enable an access link from the Murchison Recreation Centre.</p>	<p>the towns water and wastewater supplies. Funding for the work is allocated in the first 10 years of LTP 2024 -2054.</p> <p>When the reasons for the proposed deferrals are satisfied the land will become available for residential development, without requiring a further Schedule 1 plan change.</p> <p>Retention of the modified zone framework increases the certainty that the land will be available for development when needed.</p>	<p>assessed as legally robust.</p> <p>Risk of not acting is that if the modified deferred zone framework is not retained, a further Schedule I plan change will be needed to rezone the land to the Residential zone when the servicing requirements are met, causing further uncertainty and delay.</p>	<p>- Meet NPS-UD required FDS short and medium term housing targets (Councils growth projections, show that 190 additional dwellings are required to support 220 new residents in Lakes – Murchison ward between 2024-2034).</p> <p>The option will assist to supply housing to a regional economy stimulated by recent hop farm development. It also stimulates regional economic growth and employment through the further opportunity for land development and dwelling construction.</p>
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Overall Appropriateness: Sites are well located for Residential activities as anticipated by the original plan change that deferred the land (Proposed TRMP May 1996, operative 2008).

Adoption of the modified deferred zone framework that is being advanced by this Plan Change will increase the certainty of the land being available for residential development when needed.

Assessment of option in terms of relevant TRPS and TRMP Objectives and Policies:

The proposed option supports the TRPS General Objectives 1 and 3 that relate to the maintenance and enhancement of the quality of the environment; and avoidance, remedying or mitigation of the adverse effects on the environment and the community from the use or development of resources and TRMP Urban Infrastructure Services Objective 6.3.2.1 which relates to sustainable urban growth that is consistent with the capacity of services.

More specifically, the proposed option also supports TRMP Objectives 6.1.2.1 and 6.1.2.2 relating to sustainable urban design and development in that the sites are adjacent to existing residential areas.

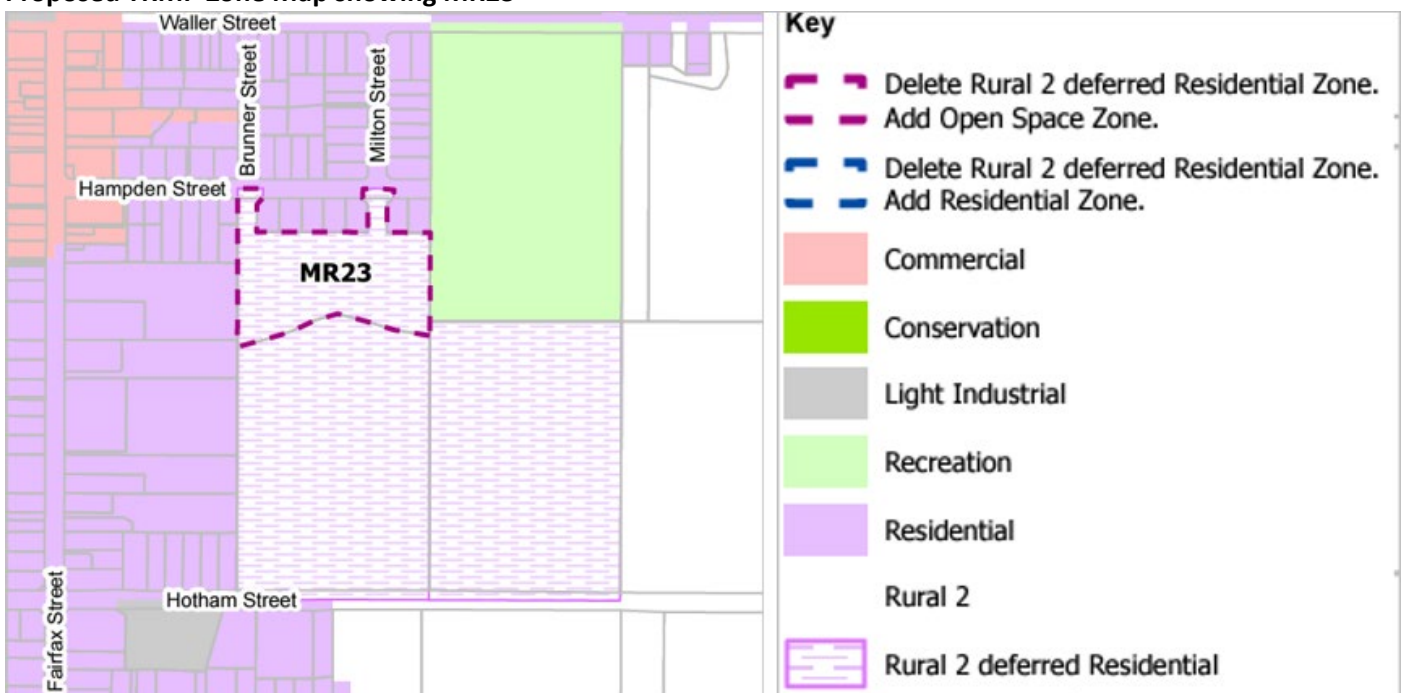
The indicative reserve proposed for MR24 aligns with Reserves and Open Space Objective 14.1.2 and Policies 14.1.3.3 and Policy 14.1.3.4 which relate to providing adequate open space and reserve areas in advance of subdivision that are convenient, accessible and create walking and cycling linkages.

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25. Site Location MR23

Area Name:	16 Hampden Street
Town/Location:	Murchison
Current Zone:	Rural 2 Deferred Residential
Reason for Deferred Zoning in Current TRMP:	Stormwater service required.
Council LTP Development Area:	DA18
Area (ha):	1.5 hectares (rounded)
Proposed Zoning Change:	Delete Rural 2 Deferred Residential Add Open Space

Proposed TRMP Zone Map showing MR23



2024 Review – Other relevant planning issues

Same as for MR22 above, including:

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

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

Options Assessment for site location MR23, 16 Hampden Street

Existing anticipated, 'live' end use zone for site is Residential.

Rezoning to Open Space zone is proposed.

Summary

In line with the options set out on page one of this report, the following option is relevant to this site and is assessed below:

Option 2: (Proposed) Rezoning land from an existing deferred zone that cannot be adequately serviced or is otherwise inappropriate, to a more appropriate zone. Rezoning to Open Space zone is proposed.

The assessment considers that Option 2, which, rezones the site to Open Space Zone is appropriate as recently the site was purchased by Council for the purpose of assisting with management of stormwater and other utilities in the town. There are no infrastructure requirements for Open Space zone.

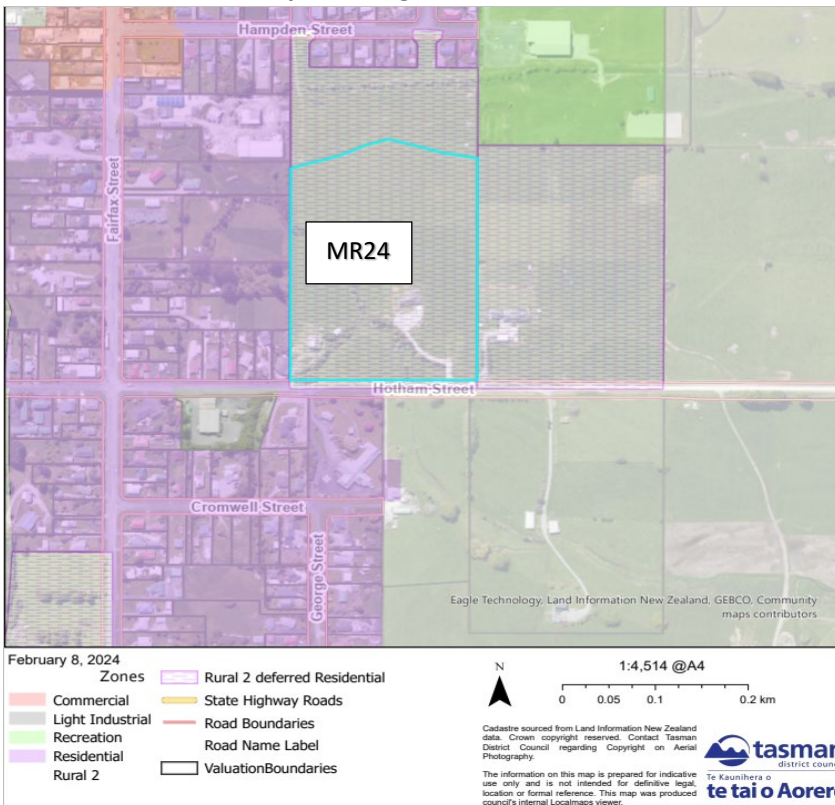
Consequently, no further options assessment is necessary.

MURCHISON

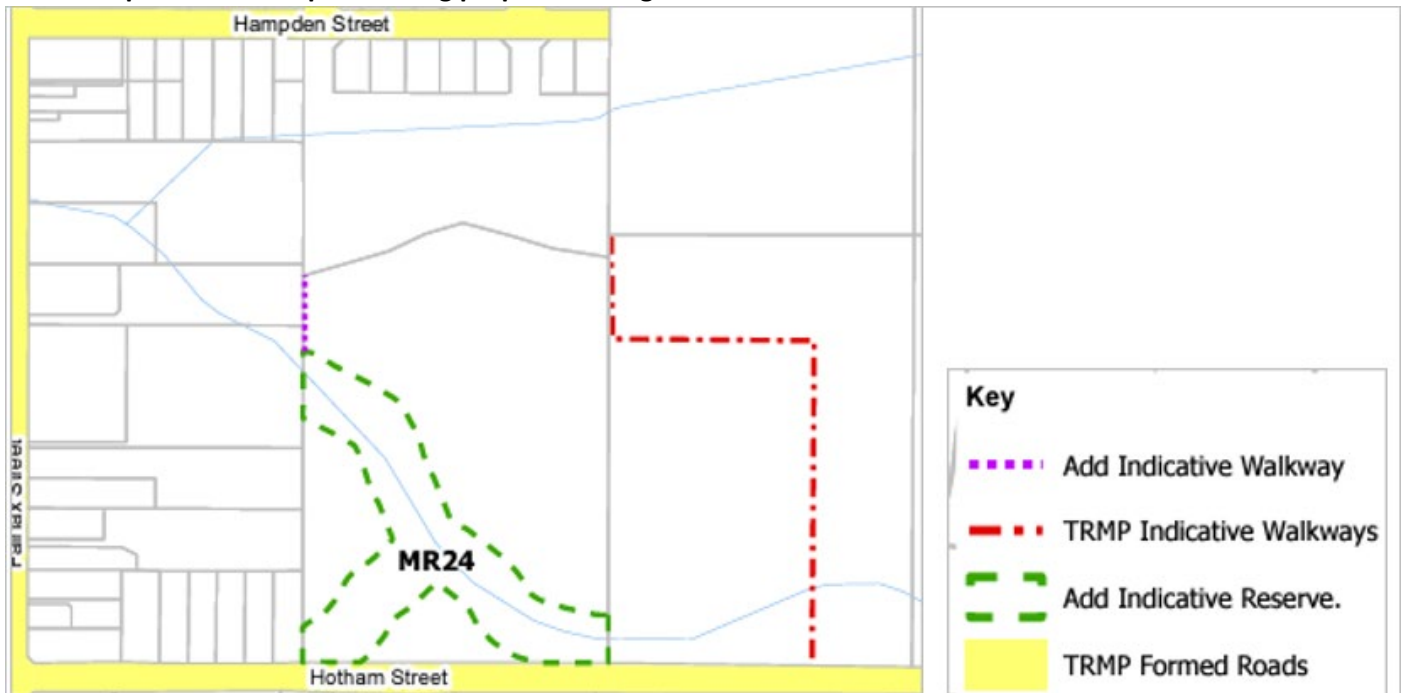
26. Site Location MR24

Area Name:	55 Hotham Street
Town/Location:	Murchison
Current Zone:	Rural 2 deferred Residential
Reason for Deferred Zoning in Current TRMP:	Stormwater service required.
Council LTP Development Area:	DA9, 20, 21
Area (ha):	6 hectares (rounded)
Proposed Zoning Change:	<p>No change.</p> <p>Retain Rural 2 Deferred Residential.</p> <p>Add water supply and wastewater as reasons for deferral.</p> <p>Delete stormwater as a reason for deferral.</p>

Current TRMP Zone Map showing MR24



TRMP Proposed Area map – showing proposed change to MR24



2024 Summary of Key Considerations and Reasons for Changes	
Wastewater Servicing	<p>The Murchison wastewater network is near capacity and requires upgrade to maintain level of service. In particular, the existing Hotham Street pump station needs to be upgraded, and a new rising main to the wastewater treatment plant is required to accommodate the increased flows (preferable to upgrading the current rising main).</p> <p>Transition to end use residential plan provisions requires: upgrade of the Hotham Street wastewater pump station and a new rising main to the Murchison wastewater treatment plant. See AMP ID 96091 in LTP 2024.</p>
Water Supply Servicing	<p>The Murchison water supply network is near capacity and requires upgrade to maintain adequate levels of service. In particular, the Hotham Street main feeding the town from the Murchison Reservoirs requires upgrade.</p> <p>Transition to end use residential plan provisions requires: Upsizing of the Hotham Street watermain. See AMP ID 86175 in LTP 2024.</p>
Stormwater Servicing	<p>Deferral requirement for stormwater servicing to be removed, as discharge pathway to the environment is available for the site. Onsite stormwater solution to be provided by the developer at time of development, managed through the resource consent process. Stormwater detention will be required for greenfield residential development as per NTLDM.</p>
Transportation/Roading Servicing	<p>Transportation access to the site is available from Hotham Street.</p>

Natural Hazards and Sea Level Rise	The development of a greenway along Neds Creek and its tributary is expected to maintain the existing flood capacity of the channels.
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2024 Review – Natural Hazards	
This site is not subject to flood hazard from the Buller or Matakītaki rivers. A tributary of Neds Creek flows across the southern part of the site. Low lying land adjacent to this watercourse is subject to periodic flood hazard.	

2024 Review – Other relevant planning issues	
Population and growth	This site forms part of land assessed by Council as needed for future residential growth. In terms of Council’s Growth Modelling, currently the capacity of the site is assessed at about 21 residential lots needed within a 30 year timeframe.
Urban design and managing cross boundary / reverse sensitivity effects	<p>The growth area is located on Murchison’s urban fringe and is surrounded by residential development on three sides. It is an ideal location for further residential development due to its adjacency to existing residential development.</p> <p>There is limited potential for reverse sensitivity effects between the existing farmland and the site. This will be managed through the TRMP’s existing building bulk and location rules, noise, and discharge provisions.</p>
Iwi interest, values and cultural heritage	Same as for Site MR22, Grey Street above.
Natural and Historic places and sites	Current TRMP protects several listed heritage buildings within the urban area, but there are no listings on this site.
Community facilities including parks, reserves and green corridors	<p>The Murchison community is serviced by a range of parks, reserves and community facilities. These include facilities at the Sport, Recreation and Cultural Centre at the Murchison Recreation Reserve. Council provides a subsidy to the school for the public use of the school pool. There are two playgrounds located within existing reserves and one at Murchison School. The Murchison Recreation Reserve has outdoor sporting facilities.</p> <p>Although the town does not have many neighbourhood reserves or link walkways this is partly due to the low density of the town. Many residences are within an easy walking distance to the Buller/Kawatiri and Matakītaki Rivers.</p> <p>The recent PC77, 2023 - Murchison Growth improves connectivity by providing for an indicative walkway from Hotham Street through to newly acquired Council land (MR23) with access onto Hampden Street.</p> <p>In addition, this plan change 79 is proposing a ‘green corridor’ /open space reserve along the tributary of Neds Creek that flows through this site MR24. The proposed TRMP Area map shows the location of the proposed indicative reserve that will protect the opportunity for a green corridor should the site be developed and manage the risk of flooding on the site.</p>

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

Options Assessment for site locations MR22, Grey Street and for MR24 55 Hotham Street.

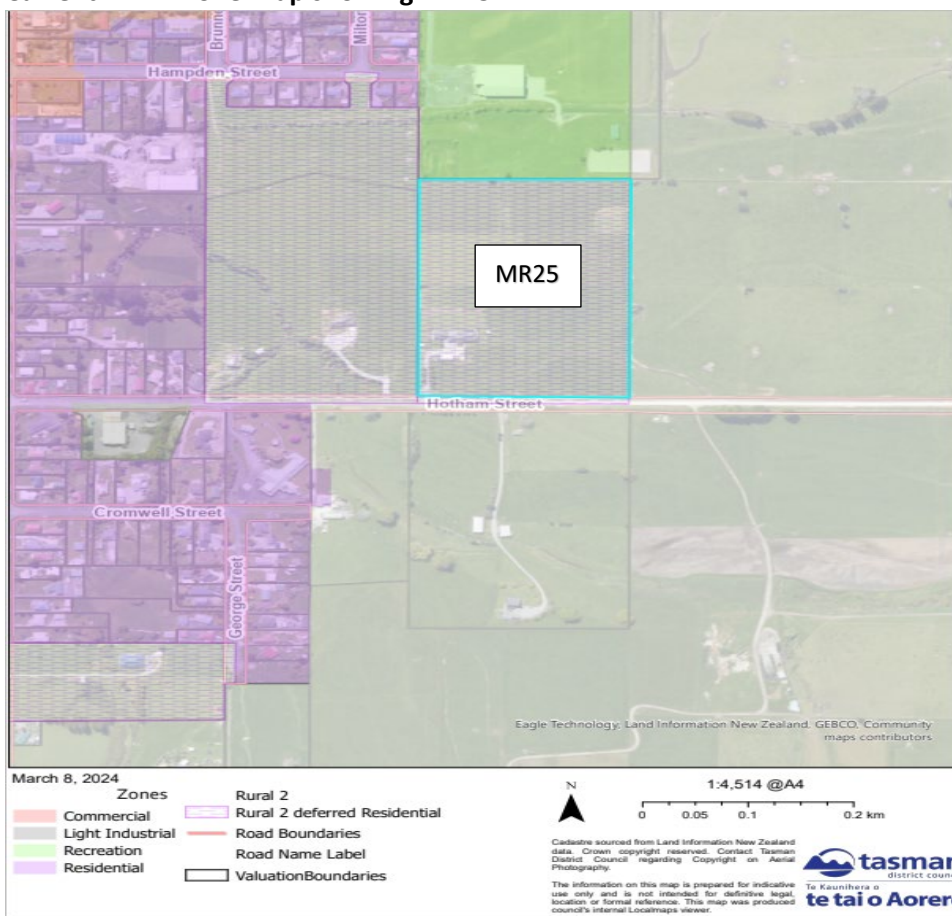
Please refer to the combined options assessment for site locations MR22, Grey Street and for MR24 55 Hotham Street under site location MR22.

MURCHISON

27. Site Location MR25

Area Name:	65 Hotham Street
Town/Location:	Murchison
Current Zone:	Rural 2 deferred Residential
Reason for Deferred Zoning in Current TRMP:	Deferred for water, stormwater and wastewater
Council LTP Development Area:	DA3
Area (ha):	6 hectares (rounded)
Proposed Zoning Change:	No change. Retain Rural 2 Deferred Residential. Delete deferral for stormwater.

Current TRMP Zone Map showing MR25



2024 Summary of Key Considerations and Reasons for Changes	
Wastewater Servicing	<p>The Murchison wastewater network is near capacity and requires upgrade to maintain level of service. In particular, the existing Hotham Street pump station needs to be upgraded, and a new rising main to the wastewater treatment plant is required to accommodate the increased flows (preferable to upgrading the current rising main).</p> <p>Transition to end use residential plan provisions requires: upgrade of the Hotham Street wastewater pump station and a new rising main to the Murchison wastewater treatment plant. See AMP ID 96091 in LTP 2024.</p>
Water Supply Servicing	<p>The Murchison water supply network is near capacity and requires upgrade to maintain adequate levels of service. In particular, the Hotham Street main feeding the town from the Murchison Reservoirs requires upgrade.</p> <p>Transition to end use residential plan provisions requires: Upsizing of the Hotham Street watermain. See AMP ID 86175 in LTP 2024.</p>
Stormwater Servicing	<p>Deferral requirement for stormwater servicing to be removed, as discharge pathway to the environment is available for the site. Onsite stormwater solution to be provided by the developer at time of development, managed through the resource consent process. Stormwater detention will be required for greenfield residential development as per NTLDM.</p>
Transportation/Roading Servicing	<p>Transportation access to the site is available from Hotham Street.</p>
Natural Hazards and Sea Level Rise	<p>Development of the site will need to address stormwater and the potential for flooding on low lying land. It is anticipated that this can be undertaken at the time of subdivision.</p>

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

2024 Review – Other relevant planning issues	
Population and growth	<p>This site forms part of land assessed by Council as needed for future residential growth. In terms of Council's Growth Modelling, currently the capacity of the site is assessed at about 46 residential lots, 30 of which will be needed within the next 10 years and the remaining 16 between 10 and 20 years.</p>
Urban design and managing cross boundary / reverse sensitivity effects	<p>PC77, 2023 provides for detached residential dwellings with an average lot size 800m².</p> <p>This is in keeping with current residential density in Murchison which has an average density of about 5 dwellings per hectare and lot sizes varying from about 800m² to 5,000 m²ⁱⁱⁱ</p> <p>There is limited potential for reverse sensitivity effects between the existing farmland and the site. This will be managed through the TRMP's existing building bulk and location rules, noise, and discharge provisions.</p>

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

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

Combined Options Assessment for site locations MR25, 65 Hotham Street and MR26, Fairfax Street South.

Existing anticipated, 'live' end use for the deferred sites is Residential.

Retention of the deferred zone is proposed (Rural 2 Deferred Residential).

Summary

In line with the options set out on page one of this report, the Option 4 is relevant to this site and assessed below:

Option 4: (Proposed) Retain a deferred zone framework on land where the reasons for the existing deferral are not yet met by adopting the modified deferred zone framework that is being advanced by this Plan Change.

To remain deferred, the infrastructure upgrades required to service the area are to be clearly identified in and funding for the infrastructure is to be included in the LTP within the next 1 to 10 years.

The assessment concludes that Option 4, which retains the deferral, is the appropriate proposal and that there is no need to further assess the site for **Options 1, 2 and 3**, (per page one of this report) as: (i) the site is not yet serviced, but the servicing required is clearly identified and included in LTP for servicing withing in the next 10 years; and (ii) the site is assessed as appropriate for Residential, being the 'live' end use zone anticipated by original plan change that deferred the land (Plan Change 77- Murchison Residential Growth, operative 2023).

Option 4: (Proposed) Retain a deferred zone framework on land where the reasons for the existing deferral are not yet met. Adopt the modified deferred zone framework that is being advanced by this Plan Change.

To remain deferred, funding for the infrastructure should be included in the TDC's Long Term Plan (LTP) within the next 1 to 10 years. The infrastructure upgrades required to service the area are to be clearly identified.

Retention of the existing deferral is proposed, sites MR25 and MR26 remain Rural 2 deferred Residential.

Costs and Constraints	Benefits and Opportunities	Effectiveness and Efficiency	Risk of Acting / Not Acting if there is uncertain or insufficient information	Economic Benefits and Employment
	<i>Issues assessed include: Urban design /cross boundary effects; Proximity to existing urban amenities and transport; Heritage/historic sites/features; Services & facilities/ greenspace; Productive land; Natural values /Ecology; Natural hazards; Alignment with existing TRP and TRMP policies and objectives.</i>	<i>Include assessment of reasons for deferral, primarily network services.</i>		<i>Issues considered include: provision for growth; opportunity for employment; economic efficiencies including those associated with locality.</i>
None identified.	Sites are well located for residential use in that they are on the fringe of existing residential areas and are not subject to the natural hazard of flooding from the Buller or Matakaitaki Rivers which border the town, or from Neds Creek (risk can be addressed at subdivision). Sites (amongst other rural residential sites) were identified by FDS	The PC77, 2023 deferral for stormwater, is assessed by this plan change as not required as discharge paths to the environment are available to the sites. The town has grown since 1996 and currently upgrades are needed to the towns water and wastewater supplies. Funding for the work is allocated in the first 10 years of LTP 2024 -2054.	No risks identified with retaining the deferral by adopting the modified deferred zone framework that is being advanced by this Plan Change as the framework is assessed as legally robust. Risk of not acting is that if the modified deferred zone framework is not	This option assists Council to: - Release land needed for residential growth in Lakes – Murchison ward - a regional economy stimulated by recent hop farm development. - Meet NPS-UD required FDS short and medium term housing targets (Councils growth projections, show that 190 additional dwellings are required to support 220 new residents in Lakes-

	<p>2022 as well located and needed for growth.</p> <p>There is limited potential for reverse sensitivity effects between the existing farmland and the sites. This will be managed through the TRMP's existing building bulk and location rules, noise, and discharge provisions.</p>	<p>When the reasons for the proposed deferrals are satisfied the land will become available for residential development, without requiring a further Schedule 1 plan change.</p> <p>Retention of the modified zone framework increases the certainty that the land will be available for development when needed.</p>	<p>retained, a further Schedule 1 plan change will be needed to rezone the land to the Residential zone when the servicing requirements are met, causing further uncertainty and delay.</p>	<p>Murchison ward between 2024-2034).</p> <p>MR25 is expected to yield 46 residential lots, 30 of which will be needed in next 10 years. MR26 is expected to yield 42 residential lots, 22 of which will be needed in next 10 years and about 16 of which this plan change is proposing to rezone to Residential (site MR26A refers).</p> <p>The option will also stimulate regional economic growth and employment through the further opportunity for land development and dwelling construction when the land is developed.</p>
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Overall Appropriateness: Sites are well located for residential activities as anticipated by the original plan change that deferred the land (Plan Change 77- Murchison Residential Growth, operative 2023).

Adoption of the modified deferred zone framework that is being advanced by this Plan Change will increase the certainty of the land being available for residential development when needed.

Assessment of option in terms of relevant TRPS and TRMP Objectives and Policies:

The proposed option supports the TRPS General Objectives 1 and 3 that relate to the maintenance and enhancement of the quality of the environment; and avoidance, remedying or mitigation of the adverse effects on the environment and the community from the use or development of resources and TRMP Urban Infrastructure Services Objective 6.3.2.1 which relates to sustainable urban growth that is consistent with the capacity of services.

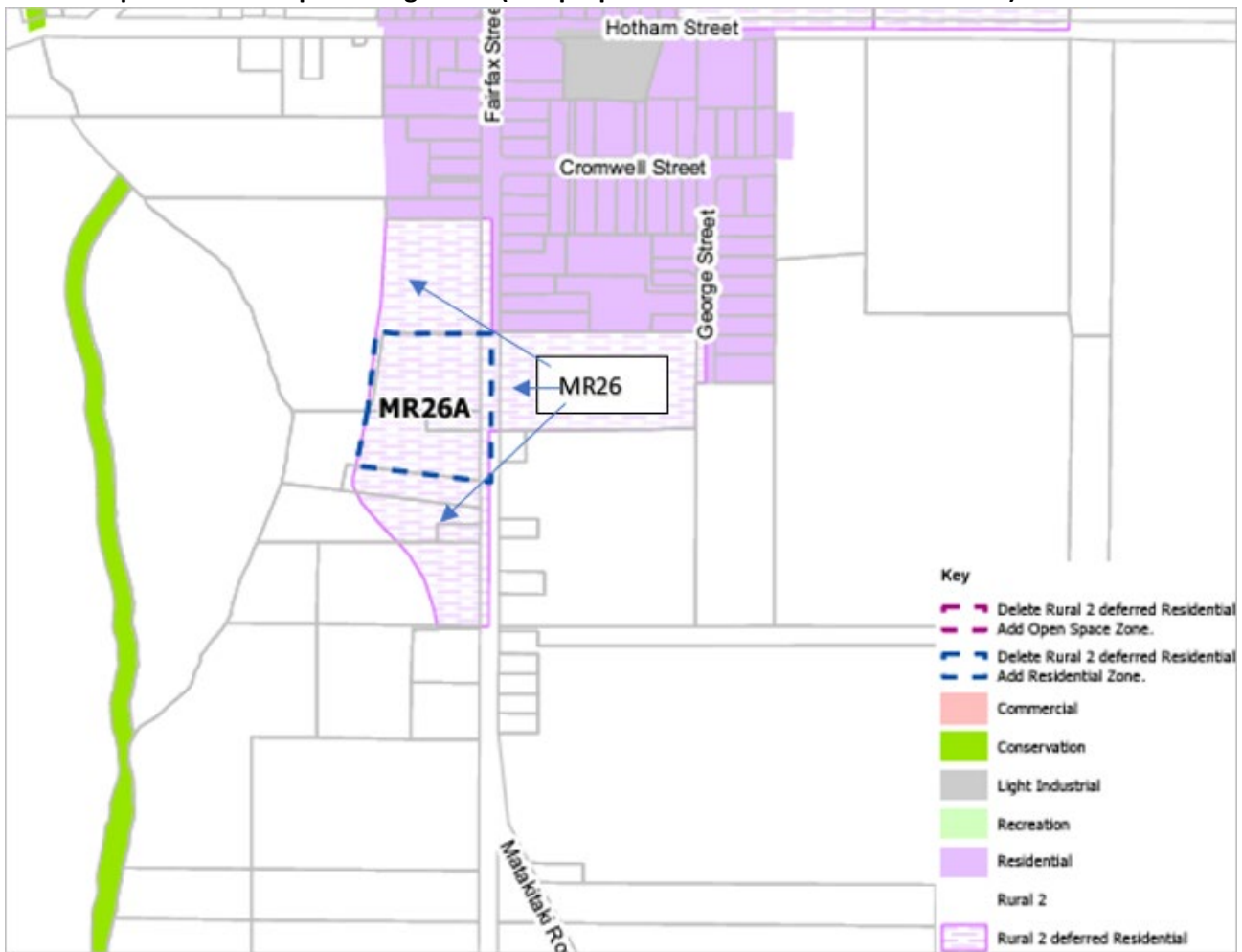
More specifically, the proposed option also supports TRMP Objectives 6.1.2.1 and 6.1.2.2 relating to sustainable urban design and development.

MURCHISON

28. Site Location MR26

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

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



2024 Summary of Key Considerations and Reasons for Changes

Wastewater Servicing	<p>The Murchison wastewater network is near capacity and requires upgrade to maintain level of service. In particular, the existing Hotham Street pump station needs to be upgraded, and a new rising main to the wastewater treatment plant is required to accommodate the increased flows (preferable to upgrading the current rising main).</p> <p>Transition to end use residential plan provisions requires: upgrade of the Hotham Street wastewater pump station and a new rising main to the Murchison wastewater treatment plant. See AMP ID 96091 in LTP 2024.</p>
Water Supply Servicing	<p>The Murchison water supply network is near capacity and requires upgrade to maintain adequate levels of service. In particular, the Hotham Street main feeding the town from the Murchison Reservoirs requires upgrade.</p> <p>Transition to end use residential plan provisions requires: Upsizing of the Hotham Street watermain. See AMP ID 86175 in LTP 2024.</p>
Stormwater Servicing	<p>Deferral requirement for stormwater servicing to be removed, as discharge pathway to the environment is available for the site. Onsite stormwater solution to be provided by the developer at time of development, managed through the resource consent process. Stormwater detention will be required for greenfield residential development as per NTLDM.</p>
Transportation/Roading Servicing	<p>Transportation access to the site is available from Fairfax Street.</p>
Natural Hazards and Sea Level Rise	<p>This site is located on an elevated terrace and is not subject to flood hazards from the Matakītaki River. Some very minor pockets on the western boundary which are subject to flood hazard are manageable through the subdivision process.</p>

2024 Review – Natural Hazards

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

2024 Review – Other relevant planning issues

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

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

Options Assessment for MR26, Fairfax Street South.

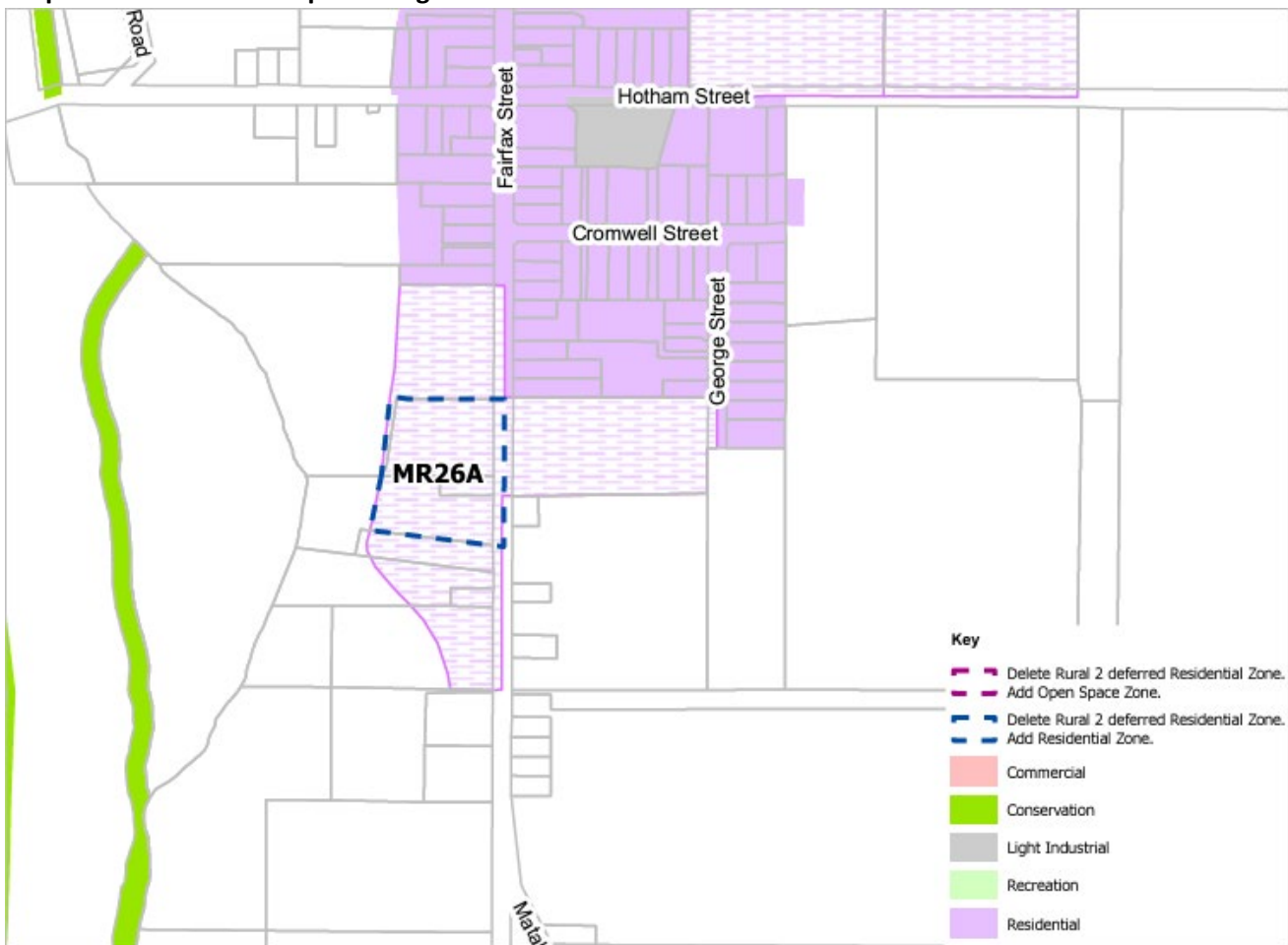
Please refer to combined options assessment for site locations MR25, 65 Hotham Street and MR26, Fairfax Street South - under MR25 above.

MURCHISON

29. Site Location MR26A

Area Name:	Fairfax Street South - Holiday Park area
Town/Location:	Murchison
Current Zone:	Rural 2 deferred Residential
Reason for Deferred Zoning in Current TRMP:	Deferred for water, stormwater and wastewater
Council LTP Development Area:	Part DA11
Area (ha):	About 2 hectares (rounded)
Proposed Zoning Change:	Delete Rural 2 Deferred Residential zone. Add Residential zone.

Proposed TRMP Zone Map showing MR26A



2024 Summary of Key Considerations and Reasons for Changes	
Wastewater Servicing	This portion of the MR26 site, identified as MR26A, has a number of existing wastewater connections that service cabins, and as such sufficient capacity exists in the Murchison network to accommodate residential development up to the existing number of connections currently supported.
Water Supply Servicing	This portion of the MR26 site, identified as MR26A, has a number of existing water supply connections that service cabins, and as such sufficient capacity exists in the Murchison network to accommodate residential development up to the existing number of connections currently supported.
Stormwater Servicing	Deferral requirement for stormwater servicing to be removed, as discharge pathway to the environment is available for the site. Onsite stormwater solution to be provided by the developer at time of development, managed through the resource consent process. Stormwater detention will be required for greenfield residential development as per NTLDM.
Transportation/Roading Servicing	Transportation access to the site is available from Fairfax Street.
Natural Hazards and Sea Level Rise	This site is located on an elevated terrace and is not subject to flood hazards from the Matakītaki River. Some minor pockets on the western boundary which are subject to flood hazard are manageable through the subdivision process.

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

2024 Review – Other relevant planning issues	
Population and growth	This site forms part of land assessed by Council as needed for future residential growth. In terms of Council's Growth Modelling and il Plan Change 77, 2023), currently the capacity of the site is assessed at about 16 residential lots, all of which will be needed within the next 10 years.
Urban design and managing cross boundary / reverse sensitivity effects	PC77, 2023 addressed this issue. Same as for MR25, 65 Hotham Street above.

Iwi interest, values and cultural heritage	Same as for MR25, 65 Hotham Street above.
Natural and Historic places and sites	Same as for site MR22, Grey Street, and for MR25, 65 Hotham Street above.

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

Options Assessment for site location MR26A, Holiday Park at 170 Fairfax Street.

Existing anticipated, 'live' end use zone for the deferred site is the Residential Zone

Rezoning to Residential Zone is proposed.

Summary

In line with the options set out on page one of this report, the following option 1 is relevant to the site and assessed below:

Option 1: (Proposed) Rezoning land from an existing deferred zone to the anticipated 'live' end use urban zone, where the initial reasons for the deferral are satisfied. Rezoning to the Residential Zone is proposed.

The assessment concludes that there is no need to further assess the site for **Options 2, 3, and 4** (per page 1 of this report) as: (i) the site is serviced; and (ii) the site is assessed as appropriate for the 'live' end use zone anticipated by original plan change that deferred the land (Plan Change 77- Murchison Residential Growth, operative 2023).

Option 1: (Proposed) Rezone land from Rural 2 deferred Residential to the anticipated 'live' end use zone, being the Residential zone, as the initial reasons for the deferral are satisfied.

Rezoning to the Residential Zone is proposed.

<i>Costs and Constraints</i>	<i>Benefits and Opportunities</i>	<i>Effectiveness and Efficiency</i>	<i>Risk of Acting / Not Acting if there is uncertain or insufficient information</i>	<i>Economic Benefits and employment</i>
<p><i>Issues assessed include: Urban design /cross boundary effects; Proximity to existing urban amenities and transport; Heritage/historic sites/features; Services & facilities/ greenspace; Productive land; Natural values /Ecology; Natural hazards; Alignment with existing TRP and TRMP policies and objectives.</i></p>		<p><i>Include assessment of reasons for deferral, primarily network services.</i></p>		<p><i>Issues considered include: provision for growth; opportunity for employment; economic efficiencies including those associated with locality.</i></p>
<p>None identified.</p>	<p>The option will enable efficient use of the site for housing.</p> <p>The proximity of the site to an existing residential area and adjacency to sites that are deferred for residential use provides for compact urban form.</p>	<p>The site was deferred for reticulated water, wastewater and stormwater.</p> <p>Water supply and wastewater are available to the extent of the connections already held by the Holiday Park.</p> <p>For stormwater, a discharge pathway to the environment is available. Onsite stormwater solution to be provided by the developer at time of development, managed through the resource consent process. Stormwater detention will be required for greenfield residential development as per NTLDM.</p>	<p>No risks identified with proposed rezoning, as: -the proposed zoning supports coherent urban form.</p> <p>Risk of not acting is that: - Additional dwellings will need to be provided elsewhere.</p>	<p>This option assists Council to:</p> <ul style="list-style-type: none"> - Release land needed for residential growth in Lakes – Murchison ward - a regional economy stimulated by recent hop farm development. - Meet NPS-UD required FDS short and medium term housing targets (Councils growth projections, show that 190 additional dwellings are required to support 220 new residents in Lakes- Murchison ward between 2024-2034). <p>MR26A is expected to yield about 16 residential lots, all of which will be needed in the next 10 years.</p> <p>The option will also stimulate regional economic growth and employment through the further opportunity for land development and dwelling construction when the land is developed.</p>

Overall Appropriateness: Site is serviced and well located for residential activity as anticipated by the original plan change that deferred the land (Plan Change 77- Murchison Residential Growth, operative 2023).

Assessment of option in terms of relevant TRPS and TRMP Objectives and Policies:

The proposed option supports the TRPS General Objectives 1 and 3 that relate to the maintenance and enhancement of the quality of the environment; and avoidance, remedying or mitigation of the adverse effects on the environment and the

community from the use or development of resources and TRMP Urban Infrastructure Services Objective 6.3.2.1 which relates to sustainable urban growth that is consistent with the capacity of services.

More specifically, the proposed option also supports TRMP Objectives 6.1.2.1 and 6.1.2.2 relating to sustainable urban design and development.

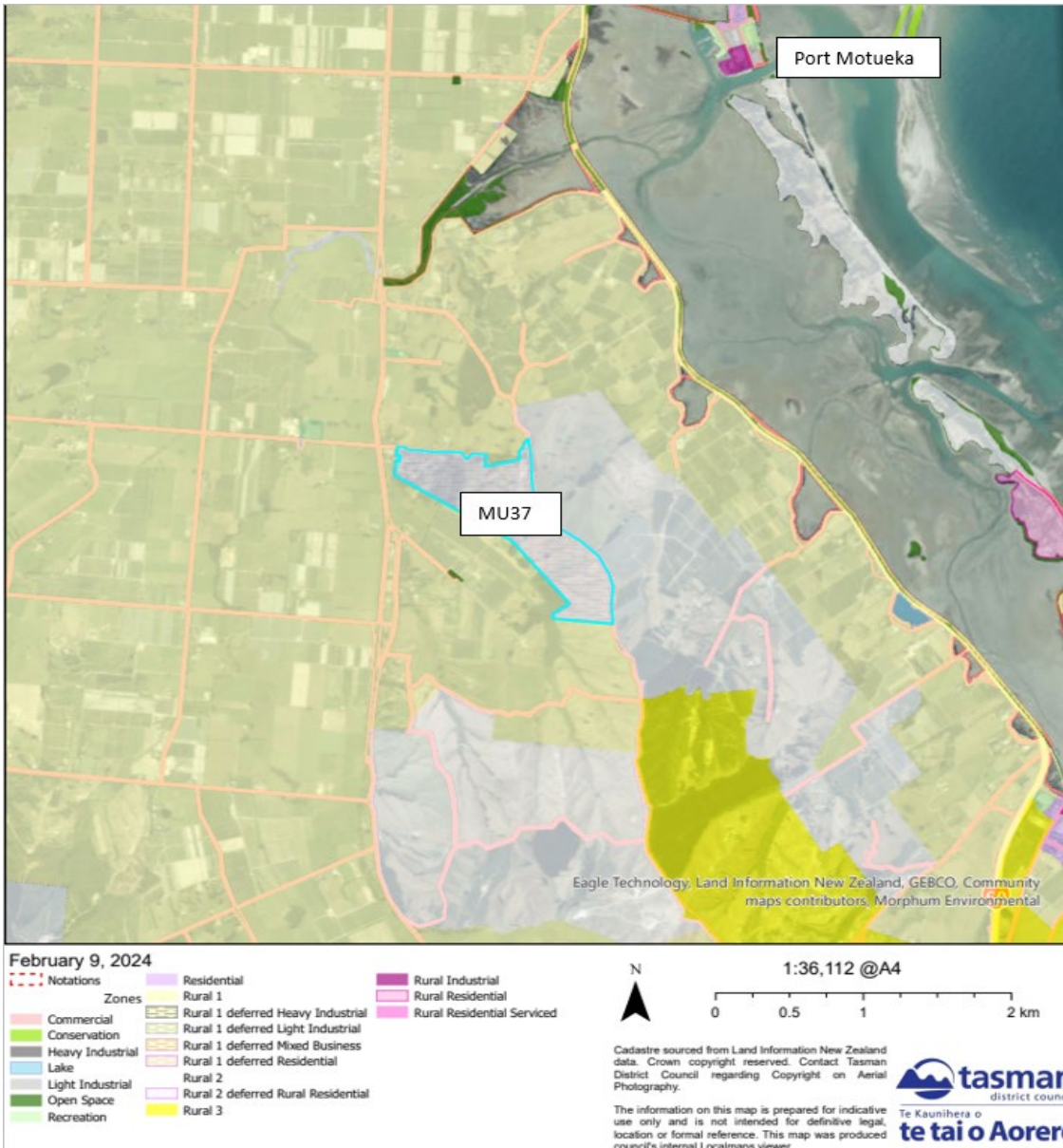
LOWER MOUTERE

30. Context

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

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

Figure 13: Lower Moutere deferred zone location

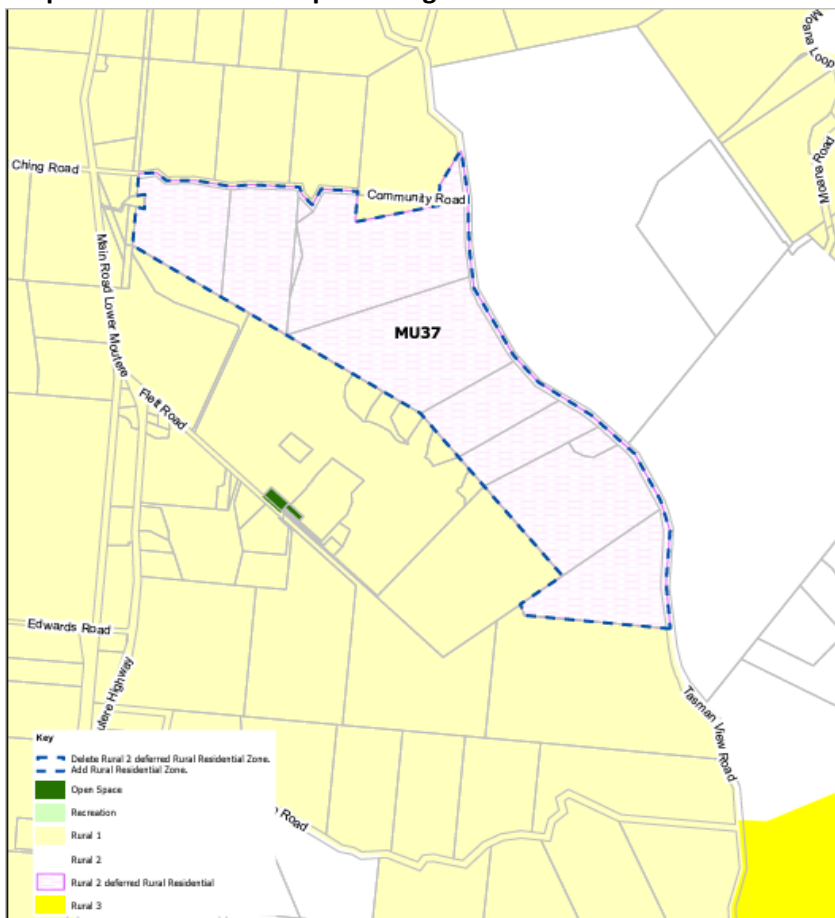


LOWER MOUTERE

31. Site Location MU37

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

Proposed TRMP Zone Map showing MU37



2024 Summary of Key Considerations and Reasons for Changes	
Wastewater Servicing	There are currently no Council wastewater services provided to this area, and there are no plans to provide such services in the future. Future rural residential zoning can proceed on the basis that such lots will be unserviced by Council, and they will need to provide a Council-approved private wastewater disposal solution at the time of resource consent.
Water Supply Servicing	There are currently no Council water supply services provided to this area, and there are no plans to provide such services in the future. Future rural residential zoning can proceed on the basis that such lots will be unserviced by Council, and they will need to provide a Council-approved private water supply solution at the time of resource consent.
Stormwater Servicing	Future rural residential development to provide adequate stormwater management plan to Council at time of resource consent. Stormwater discharge pathways to the environment are available for this site.
Transportation/Roading Servicing	<p>Transportation access is available from School Road to Tasman View Road.</p> <p>The School Road / Tasman View Road / Lindup Road intersection will need to be upgraded so that the road priority is clearly identified. This work is likely to include centreline marking around the curve from School Road to Tasman View Road and Give Way or Stop Control on Lindup Road. Some widening may also be required.</p> <p>On subdivision, Tasman View Road from the School Road intersection to the final property in the Rural Residential zone location will need to be upgraded to the standard of a "Rural Lifestyle" Local road in Table 4-7 of the NTLDM. This has the following features:</p> <ul style="list-style-type: none"> • 1 x 6.0m sealed traffic lane • 1 x 2.5m shared path • 2 x 600mm metal shoulders
Natural Hazards and Sea Level Rise	This site is not subject to natural hazards.

2024 Review – Natural Hazards	
This site is not subject to natural hazards. It has moderate hillslopes and numerous small, typically ephemeral, tributary streams flow across the site.	

2024 Review – Other relevant planning issues	
Planning background	This site was zoned Rural 2 deferred Rural Residential in December 2002, following decisions on the proposed Tasman Resource Management Plan in May 1996.

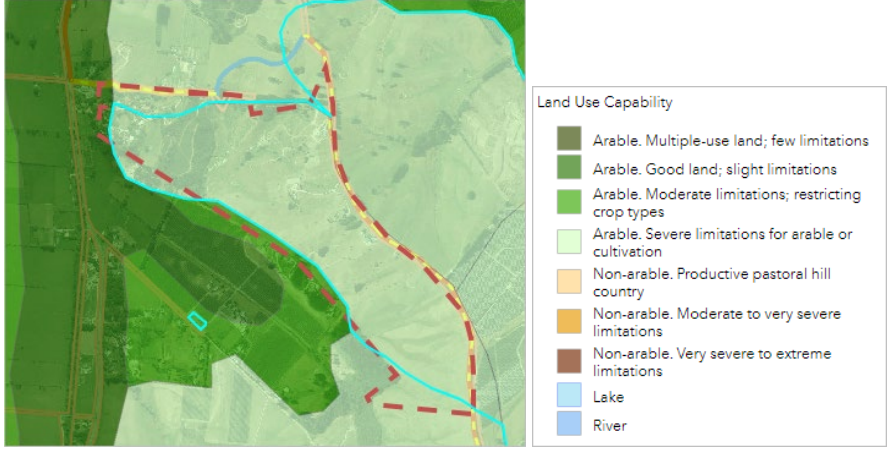
Population and growth	<p>Council's Growth Modelling assesses the site as contributing to rural residential capacity.</p> <p>Given that the most northern site already contains a substantial number of dwellings, being the site on which Riverside Community dwellings and buildings are located and three of the remaining four lots are already used for lifestyle purposes, modest further rural residential development is anticipated for this location.</p>
Urban design and managing cross boundary / reverse sensitivity effects	<p>The location is close to Lower Moutere and is about nine kms, from Motueka town, that is within cycling distance.</p> <p>Given the low density of the rural residential development permitted by the TRMP for this location (minimum lot size of 5,000 m²), there is limited potential for reverse sensitivity effects between the existing farmland and the site. The issue is expected to be managed through the TRMP's existing building bulk and location rules, noise, and discharge provisions for rural zones.</p>
Iwi interest, values and cultural heritage	<p>There are no TRMP listed cultural heritage or known archaeological sites or precincts on the deferred land.</p>
Natural and Historic places and sites	<p>The TRMP protects several listed trees heritage buildings in the area, but there are no listings on the deferred land.</p>
Community facilities including parks, reserves and green corridors	<p>The Tasman Great Taste Trail follows Tasman View Road which runs adjacent to the east boundary of the location.</p>
Topography and Productive Land	<p><u>Topography</u></p> <p>The land slopes off the inland, southwest side of Tasman View ridge from about the 50 metre to about the 10 metre contour.</p> <p><u>Productivity</u></p> <p>At the time the land was deferred for rural residential development, Council used a classification system developed by Agriculture Zealand in 1994 as it found that the LUC system consistently undervalued some soil types and climatic regions in the region.</p> <p><u>Tasman Productive Land Classification system, 1994</u></p> <p>In terms of PLC, 1994, the land is predominantly class E land. with limited productive value.</p>



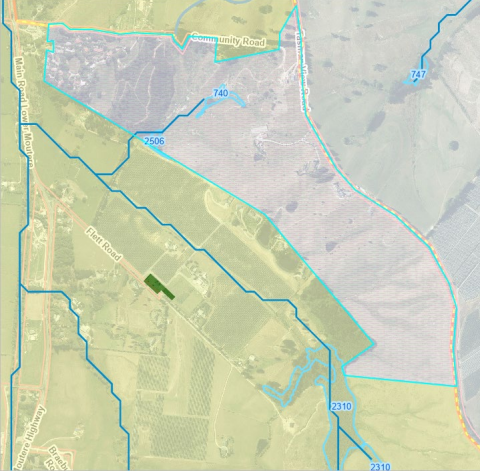
Range of enterprises that could be sustained on a land unit	TDC Class							
	Very Flexible				Inflexible			
	A	B	C	D	E	F	G	H
Very Intensive Horticulture								
Semi-Intensive Horticulture								
Intensive Cropping								
Cropping								
Intensive Pastoral								
Extensive Pastoral								
Production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

Land Use Capability Classification

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



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

	Overall, the productive capability of the deferred land is limited due to its mixed classification and long standing zoning, albeit deferred, for rural residential use.
Ecology - values, streams, SNAs, wetlands discharge implications	<p>There are two identified wetlands within one of the titles within the deferred location. There are wetlands and an identified significant natural area on rural land just to the south of the deferred zoned location.</p> <p>There is an opportunity to enhance the wetlands and connecting waterway on the deferred land at the time of consenting development.</p> 
Natural hazards	The current 2024 Natural Hazards Review (above) updates this issue.
Infrastructure Services - Three waters and transport	The current 2024 Infrastructure Background Report (Appendix 2) addresses this issue. Services are not required for (unserved) Rural Residential zoned land.

Options Assessment for site location MU37, Tasman View Road, Mariri, Lower Moutere

Existing anticipated, 'live' end use zone for the deferred site is Rural Residential.

Rezoning to Rural Residential is proposed.

Summary

In line with the options set out on page one of this report, the following option 1 is relevant to the site and assessed below:

Option 1: (Proposed) Rezoning land from an existing deferred zone to the anticipated 'live' end use urban zone, where the initial reasons for the deferral are satisfied.

Rezoning to the Rural Residential zone (which is unserved) is proposed.

There is no need to further assess the site for **Options 2, 3, and 4** (per page 1 of this report) as: (i) the site is not served; and (ii) the site is assessed as appropriate for the 'live' end use zone anticipated by original plan change that deferred the land (TRMP, 1996, operative 2008).

Option 1: (Proposed) Rezone land from Rural 2 deferred Rural Residential to the anticipated 'live' end use zone, Rural Residential, as the initial reasons for the deferral are satisfied.

Rezoning to Rural Residential is proposed.

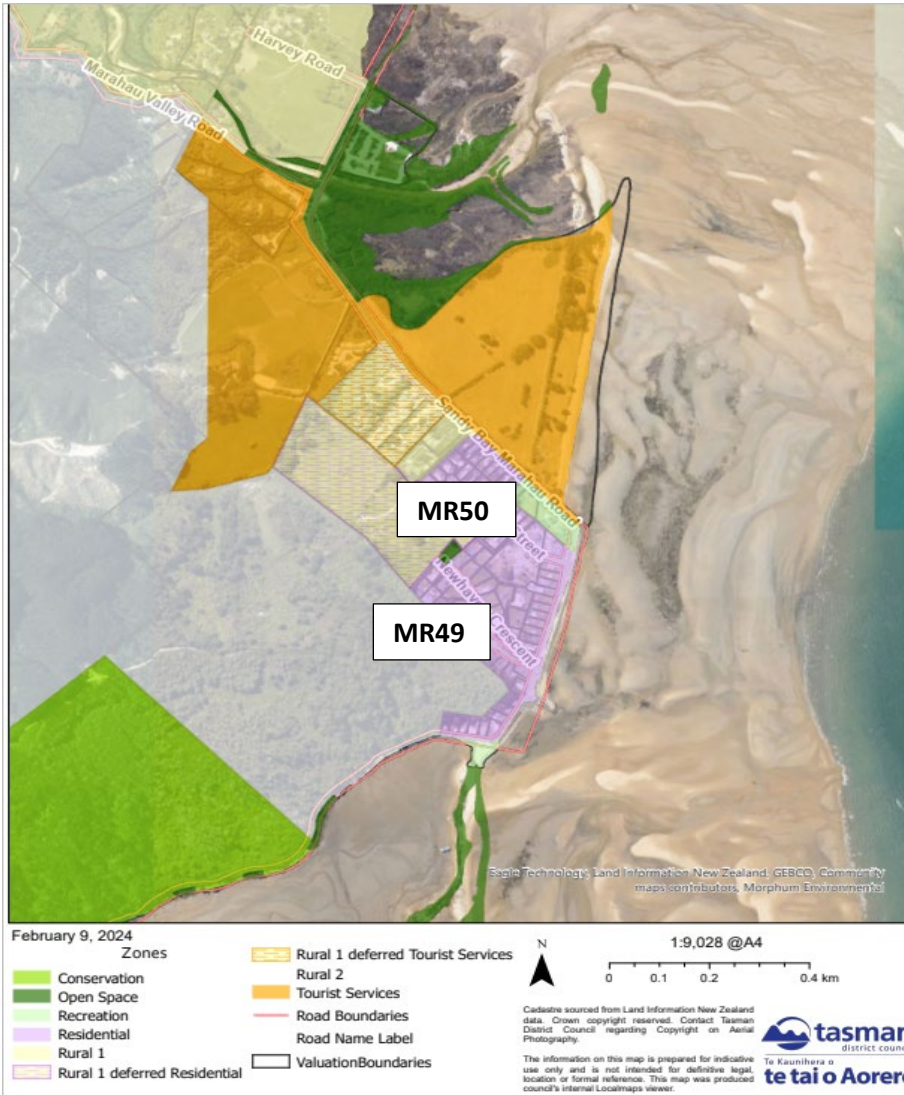
Costs and Constraints	Benefits and Opportunities	Effectiveness and Efficiency	Risk of Acting / Not Acting if there is uncertain or insufficient information	Economic Benefits and employment
<i>Issues assessed include: Urban design /cross boundary effects; Proximity to existing urban amenities and transport; Heritage/historic sites/features; Services & facilities/ greenspace; Productive land; Natural values /Ecology; Natural hazards; Alignment with existing TRP and TRMP policies and objectives.</i>		<i>Include assessment of reasons for deferral, primarily network services.</i>		<i>Issues considered include: provision for growth; opportunity for employment; economic efficiencies including those associated with locality.</i>
None identified.	<p>The site is well located for low density rural residential use as:</p> <ul style="list-style-type: none"> - it is located adjacent to a cycleway (Tasman Great Taste Trail) and is a within cycling distance (9kms) of Motueka town. - It is well connected to a major road corridor (SH60). - Most of the most northern site already contains a substantial number of Riverside Community dwellings and building and three of the remaining four lots are already used for lifestyle purposes. - The productive capability of the land is limited due to its mixed classification and long standing zoning, albeit deferred, for rural residential use. 	<p>The reasons for the deferral are satisfied - in that the tree crop was harvested many years ago and Tasman View Road and School Road currently provide access to the location.</p> <p>Rural residential zoning is efficient in that it provides opportunity for rural living on land that is not of high productive value, thus protecting high productive land for soil based production purposes.</p> <p>The option also contributes to providing a diversity of housing typologies and lifestyle choices across the district.</p> <p>Rural Residential zone requires that activities self-service to Council's requirements. The minimum lot size of 5,000 sqm for this location ensures that on development, the lots can meet Council's self servicing requirements.</p>	<p>No risks identified with proposed rezoning, as:</p> <ul style="list-style-type: none"> -the proposed zoning will support the opportunity for low density, self-serviced rural residential development in an appropriate location. <p>On subdivision, the minimum lot size is 5,000sqm which is large enough to accommodate on site wastewater servicing</p> <p>Risk of not acting is that:</p> <ul style="list-style-type: none"> - Additional dwellings will need to be provided elsewhere, possibly at a less optimal location. 	<p>The option supports low density rural residential living in an appropriate location close to active and passive transport networks and employment opportunities.</p> <p>The option assists Council to provide housing for the additional projected population of 7,400 for which a total supply of 4,250 new dwellings is needed over the next 10 years, 2024- 2034.^x</p>
<p>Overall Appropriateness: The site is well located for rural residential (unserviced) activity as anticipated by the original plan change that deferred the land (TRMP, 1996, made operative 2008).</p>				
<p>Assessment of option in terms of relevant TRPS and TRMP Objectives and Policies:</p>				

The proposed option aligns with TRPS Land Resource Objective 6.1 which relates to avoiding the loss of land with high productive values and TRMP Objectives 7.2.2.1 and 7.2.2.2 which provide for rural residential living in the rural environment while avoiding the loss of productive land.

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

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

Figure 14 – Mārahau deferred zone locations



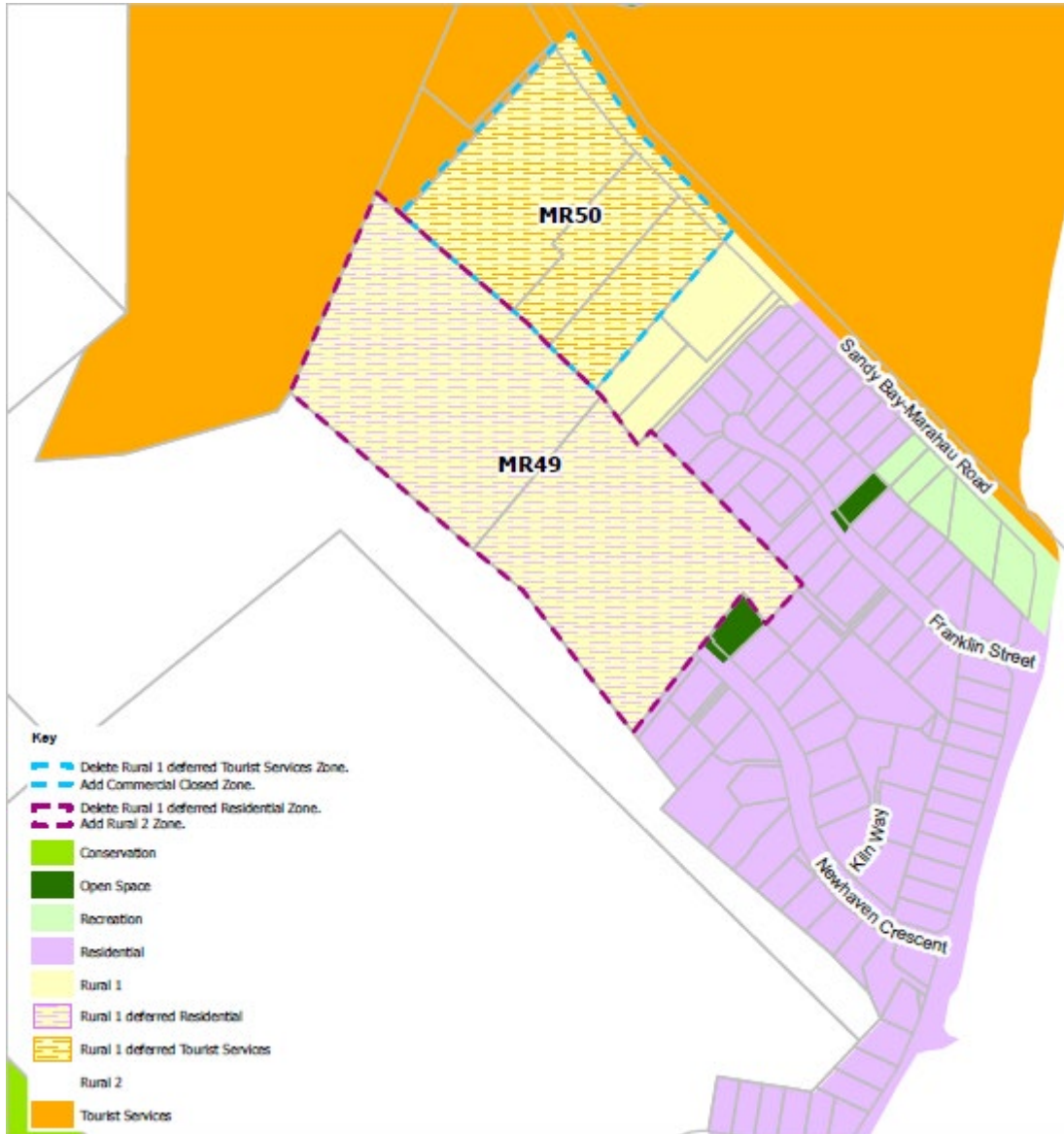
This plan change proposes to:

- Down zone site MR49 to Rural 2 from Rural 1 deferred Residential (serviced).
- Rezone site MR50 to Commercial Closed from Rural 1 deferred Tourist Services.

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

The changes are considered for each site.

Figure 15 – Proposed Changes to Mārahau deferred zone locations



Planning Background to deferred zone sites in Mārahau

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

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

New Information

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

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

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

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

MĀRAHAU

33. Site Location MR49

Area Name:	265 Sandy Bay - Mārahau Road
Town/Location:	Mārahau
Current Zone:	Rural 1 deferred Residential (serviced)
Reason for Deferred Zoning in Current TRMP:	Reticulated wastewater service required
Council LTP Development Area:	Part DA3
Area (ha):	7 hectares (rounded)
Proposed Zoning Change:	Delete Rural 1 deferred Residential (serviced). Add Rural 2.

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

2024 Summary of Key Considerations and Reasons for Changes

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

2024 Review – Natural Hazards

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

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

2024 Review – Other relevant planning issues

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

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

Options Assessment for site location MR49, 265 Sandy Bay - Mārahau Road

Existing anticipated, 'live' end use zone for site is Residential.

Rezoning to Rural 2 zone is proposed.

Summary

In line with the options set out on page one of this report, the following options are relevant to this site and assessed below:

Option 2: (Proposed) Rezoning land from a deferred zone that cannot be adequately serviced or is otherwise inappropriate, to a more appropriate zone.

Option 3: Downzoning land from an existing deferred zone that is considered inappropriate for urban use to its underlying (pre-deferral) zoning. For example, rezoning land from Rural 1 deferred Residential to Rural 1.

There is no need to assess the site for **Option 1** or **Option 4** as: (i) The site is not serviced and the reasons for existing deferral are not satisfied; and (ii) Council is no longer planning to provide services to this site due to risks associated with natural and coastal hazards and because it is cost prohibitive and not feasible to service the site for wastewater or water supply.

This assessment concludes that Rural 2 zoning is a more appropriate zone for the site than Rural 1 (being the underlying pre deferral zone) as (i) it enables a wide variety of uses but does enable subdivision and urban (residential and commercial) uses at associated urban densities (ii) given its context, the site does not have high productive value and Rural 2 zoning provides more options than Rural 1 for uses that do not relate to soil based productive activity.

Option 2: (Proposed) Rezoning land from a deferred zone that cannot be adequately serviced or is otherwise inappropriate, to a more appropriate zone.

Rezoning to the Rural 2 zone is proposed.

Costs and Constraints	Benefits and Opportunities	Effectiveness and Efficiency	Risk of Acting / Not Acting if there is uncertain or insufficient information	Economic Benefits and employment
<i>Issues assessed include: Urban design /cross boundary effects; Proximity to existing urban amenities and transport; Heritage/historic sites/features; Services & facilities/ greenspace; Productive land; Natural values /Ecology; Natural hazards; Alignment with existing TRP and TRMP policies and objectives.</i>		<i>Include assessment of reasons for deferral, primarily network services.</i>		<i>Issues considered include: provision for growth; opportunity for employment; economic efficiencies including those associated with locality.</i>
<p>Site is located in a popular and commercially viable tourist area in Tasman.</p> <p>Independent rainwater and wastewater systems can be provided, albeit at significant cost.</p> <p>Rural 2 is not the underlying pre-deferral zone.</p>	<p>As yet the site is undeveloped and this option would disenable subdivision and development to urban densities.</p> <p>This site is not appropriate for urban (residential or commercial) development as:</p> <ul style="list-style-type: none"> -Site is subject to coastal hazards in terms of accepted planning timeframes. -Further onsite wastewater development is not feasible due to geological constraints. <p>Rural 2 zone is a more appropriate zoning for the</p>	<p>The reason for which the site was deferred (reticulated wastewater) is not satisfied and cannot feasibly be satisfied.</p> <p>Previous investigations have identified no feasible alternative solution for on-site wastewater (e.g. site was gazetted a Special Housing Area (SHA) but due to constraints associated with wastewater servicing for residential use, the application was withdrawn.</p>	<p>No risks identified with proposed rezoning to Rural 2 as this zoning would provide more options for use that do not relate to soil based production, (e.g. workers' accommodation and storage) but without allowing subdivision or permitted activities for urban use at urban densities.</p> <p>If action is not taken to rezone the site to a rural zoning, the site may be inappropriately zoned for urban use when due to risks from natural hazard and servicing</p>	<p>Rural 2 zoning would provide the most options for use that do not relate to soil based productive use, (associated with Rural 1 zoning) but without allowing subdivision or providing permitted activity rights associated with urban (residential or commercial zoning).</p>

	<p>site due to its soil type, location, size, historic land uses, and adjacent area attributes.</p> <p>Also, as the site is subject to long term/permanent coastal hazard constraints, it is likely to fall within the NPS-HPL section 3.10 exemption for constrained land.</p>		<p>limitations, it is not appropriate for such use.</p> <p>If action is not taken to rezone the site to Rural 2, site may be inappropriately zoned Rural 1 which may sterilise the site from being used for other activities that do not rely on productive soil (e.g. for storage, workers accommodation).</p>	
<p>Overall Appropriateness: Rural 2 zoning is the most appropriate zoning for the site as (i) it enables a wide variety of uses but does not enable subdivision and urban (residential and commercial) uses at associated urban densities; (ii) given its context, the site does not have high productive value and Rural 2 zoning provides more options than Rural 1 for uses that do not relate to soil based productive activity.</p> <p>Assessment of option in terms of relevant TRPS and TRMP Objectives and Policies: The Proposal supports the TRPS Objective 11 and Policies 11.1 and 2; and TRMP Objectives 13.1.2 and Policy set 13.1.3 (relating to reducing risk arising from flooding, erosion, inundation and instability and earthquake hazards) in that it proposes to limit development opportunity in this location, due to new information about risk of natural hazards.</p>				

MĀRAHAU

34. Site Location MR50

Area Name:	Sandy Bay - Mārahau Road
Town/Location:	Mārahau
Current Zone:	Rural 1 deferred Tourist Services
Reason for Deferred Zoning in Current TRMP:	Reticulated wastewater and water supply services.
Council LTP Development Area:	Part DA4
Area (ha):	4 hectares (rounded)
Proposed Zoning Change:	Delete Rural 1 deferred Tourist Services. Add Commercial Closed Zone.

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

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

2024 Review – Natural Hazards

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

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

2024 Review – Other relevant planning issues

Planning Background

The site was rezoned from Rural 1 to Rural 1 deferred Tourist Services in February 2000, following decisions 374.4; 374.6 and 374.7 on the proposed TRMP, 1996.

Due to high demand, tourist services have been developed on this site despite the deferred zoning.

Currently, this PC79, the proposed zone is labelled 'Commercial Closed Zone' instead of 'Tourist Services Closed Zone' – to align with the National Planning Standards – which does not have a tourist services zone.

Currently, the TRMP zone provisions for the Commercial and Tourist Services Zones are the same., so the zone label is of no consequence

Population and growth

In terms of Council's Growth Modelling, the remaining capacity of this site is assessed at 1.5 business units, one of which is projected as needed in the next three years.

Urban design and managing cross boundary / reverse sensitivity effects

But for the risk and effects of natural hazards, currently the site, it is well placed to provide tourist services as it is located on the main road in the village centre and within a cluster of sites zoned for tourist services.

Iwi interest, values and cultural heritage

Much of the land in low-land Mārahau is covered by a Cultural Heritage Precinct overlay, with multiple archaeological sites located within the precinct.

NZ Archaeological Association register of heritage sites records two sites within the deferred area and two further sites on the periphery.

Both historic and cultural heritage information is being updated through current TEP work projects.

In addition to the above, the Te Tau Coastal Marine Area, adjacent to Mārahau is a coastal statutory acknowledgement area for all Top of the South iwi except for Ngāti Tama ki Te Tau Ihu.

Natural and Historic places and sites

Same as for site MR49 above.

Community facilities including parks,

Same as for site MR49 above.

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

Options Assessment for site location MR50, Sandy Bay - Mārahau Road.

Existing anticipated, 'live' end use zone for site is Tourist Services.

Rezoning to the Commercial Closed zone is proposed.

Summary

In line with the options set out on page one of this report, the following option is relevant to this site and assessed below:

Option 2: (Proposed) Rezoning land from a deferred zone that cannot be adequately serviced or is otherwise inappropriate, to a more appropriate zone.

There is no need to assess the site for **Option 1, Option 3** or **Option 4** as: (i) The site is not serviced and the reasons for the existing deferral are not satisfied; (ii) Council is not planning to provide services to this site due to risks associated with natural and coastal hazards and because it is cost prohibitive and not feasible to service the site for reticulated wastewater or water supply; and (iii) Down zoning the site to its underlying pre-deferral zone (Rural 1) is not a practical option as the site is already developed.

This assessment concludes that Commercial Closed zoning is a more appropriate zone for the site than Tourist Services as: (i) it enables existing uses to continue but prohibits subdivision because the site is subject to coastal hazard risk out to the 2130 planning horizon; and (ii) 'Commercial Closed Zone' labelling of the site instead of 'Tourist Services Closed Zone' aligns with the National Planning Standards. The re labelling of the site is of no substantive consequence as the current TRMP planning provisions for Commercial and Tourist Services zone are the same.

Option 2: (Proposed) Rezoning land from a deferred zone that cannot be adequately serviced or is otherwise inappropriate, to a more appropriate zone.

Rezoning to the Commercial Closed zone is proposed.

Costs and Constraints	Benefits and Opportunities	Effectiveness and Efficiency	Risk of Acting / Not Acting if there is uncertain or insufficient information	Economic Benefits and employment
<p><i>Issues assessed include: Urban design /cross boundary effects; Proximity to existing urban amenities and transport; Heritage/historic sites/features; Services & facilities/greenspace; Productive land; Natural values /Ecology; Natural hazards; Alignment with existing TRP and TRMP policies and objectives.</i></p>		<p><i>Include assessment of reasons for deferral, primarily network services.</i></p>		<p><i>Issues considered include: provision for growth; opportunity for employment; economic efficiencies including those associated with locality.</i></p>
<p>Site is located in a popular and commercially viable tourist area in Tasman. Private, on-site water supply and wastewater systems currently are being provided by the existing business and land and owners.</p>	<p>This site is already developed but will not be appropriate for commercial development in the long term as it is subject to coastal hazards in terms of accepted planning timeframes. This option, which prohibits subdivision:</p> <ul style="list-style-type: none"> -Enables existing business activity to continue in the short and medium term but recognises up to date knowledge on hazards and provides appropriate direction on long term future development. -Clearly indicates to developers and landowners that there is a risk and they have responsibilities. 	<p>The reason for which the site was deferred (reticulated water supply and wastewater) is not satisfied and cannot feasibly be satisfied. Previous investigations have identified no feasible alternative solution to on-site water and wastewater supply. Further onsite wastewater development is not feasible due to geological constraints.</p>	<p>No risks identified with proposed rezoning to Commercial Closed as this zoning allows existing activities to continue but prevents further development to densities associated with urban uses. If action is not taken, the site may be inappropriately zoned for commercial use when coastal hazard risk is increasing. This may result in the defence and relocation of inappropriate activities and buildings in the future.</p>	<p>This option enables existing business activity to continue in the short and medium term which supports employment and economic growth. The optional also recognises up to date knowledge on coastal hazards and provides appropriate direction on long term future development.</p>

Overall Appropriateness: Commercial Closed zoning is the most appropriate zoning for the site as: (i) it enables existing uses to continue but prohibits subdivision because the site is subject to coastal hazard risk out to the 2130 planning horizon; and (ii) 'Commercial Closed Zone' labelling of the site instead of 'Tourist Services Closed Zone' aligns with the National Planning Standards while the current TRMP planning provisions are the same for both zones.

Assessment of option in terms of relevant TRPS and TRMP Objectives and Policies: This proposed option supports the TRPS Objective 11 and Policies 11.1 and 2; and TRMP Objectives 13.1.2 and Policy set 13.1.3 (relating to reducing risk arising from flooding, erosion, inundation and instability and earthquake hazards) in that it proposes to limit development opportunity in this location, due to new information about risk of natural hazards.

PATONS ROCK

35. Context

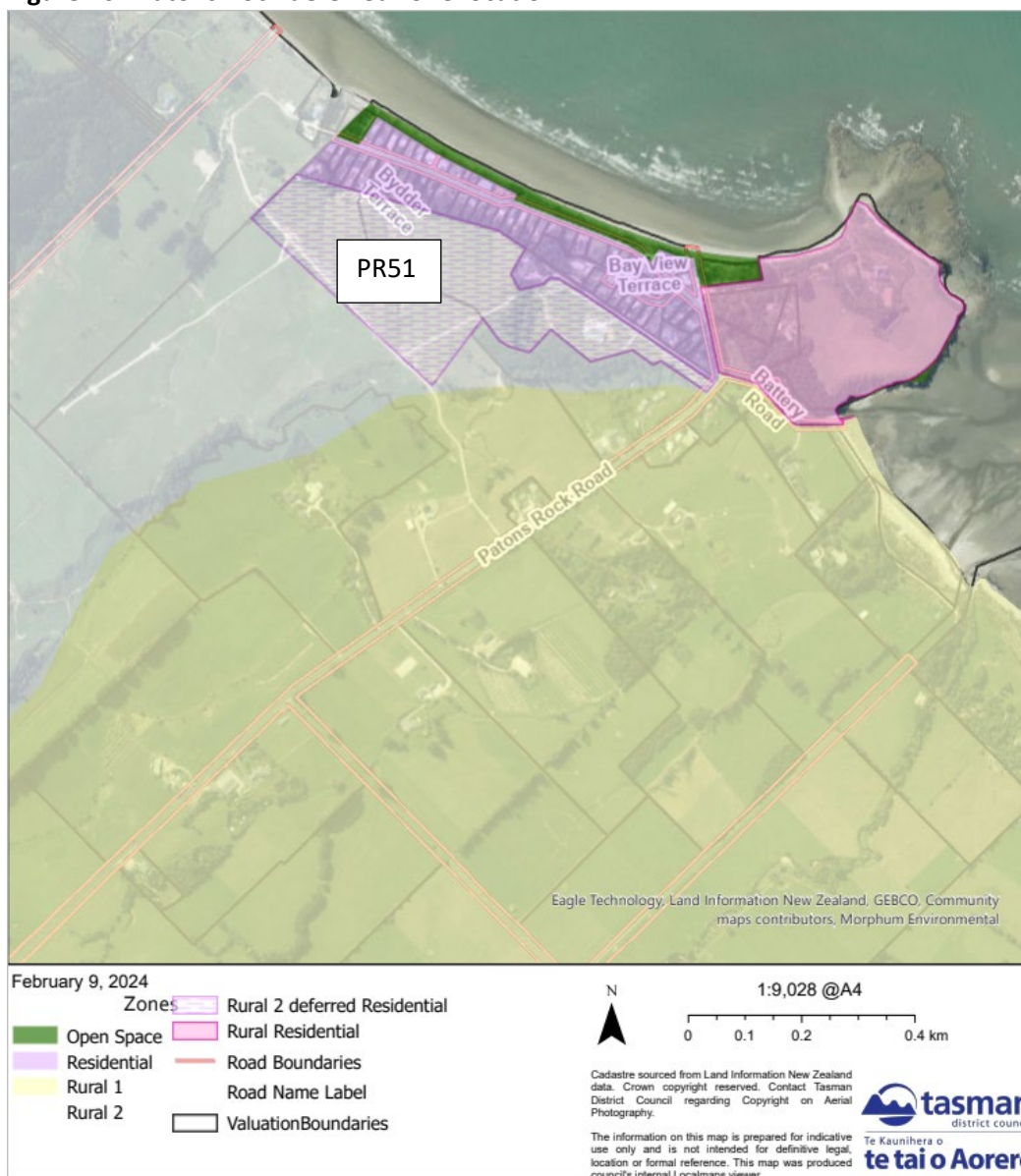
Paton's Rock is a small coastal settlement with holiday homes and a few permanent residents.

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

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

The plan change proposes to rezone PR51 to Rural 2 Zone from Rural 2 Deferred Residential Zone.

Figure 16: Patons Rock deferred zone location

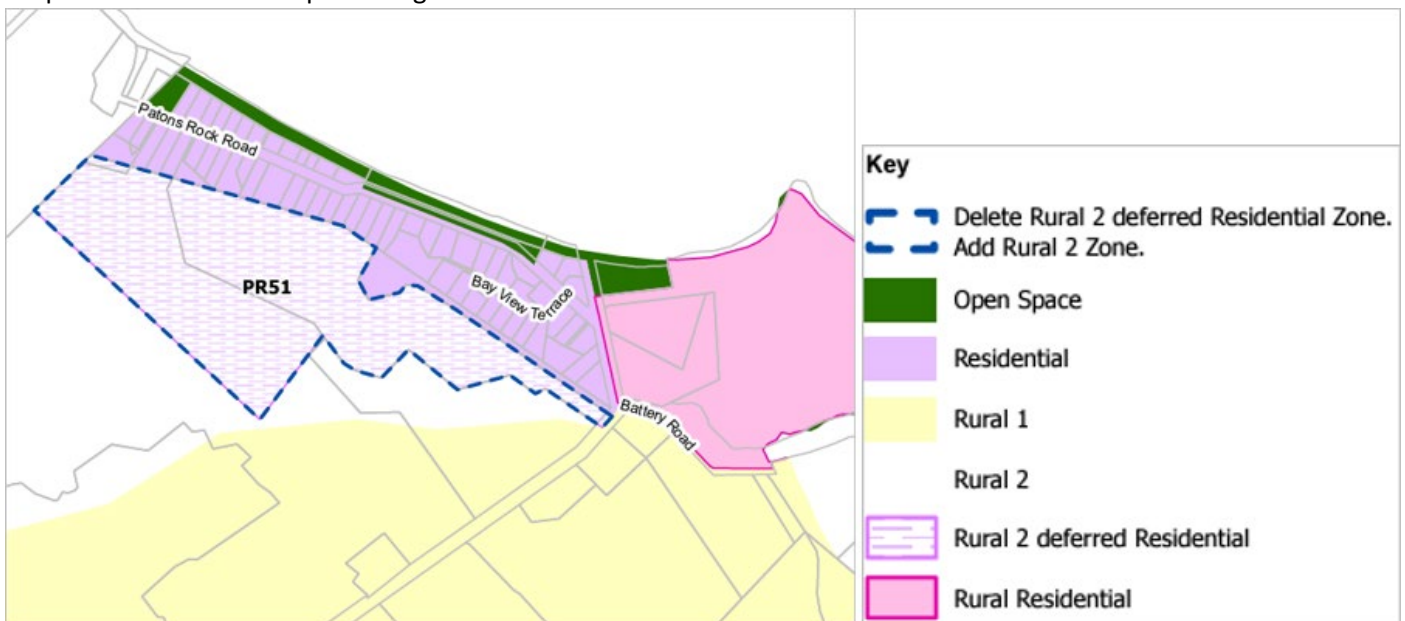


PATONS ROCK

36. Site Location PR51

Area Name:	Patons Rock Road
Town/Location:	Patons Rock
Current Zone:	Rural 2 deferred Residential
Reason for Deferred Zoning in Current TRMP:	Reticulated wastewater service required.
Council LTP Development Area:	Part DA1
Area (ha):	11.5 hectares (rounded)
Proposed Zoning Change:	Delete Rural 2 deferred Residential Zone. Add Rural 2 Zone

Proposed TRMP Zone Map showing PR51



2024 Summary of Key Considerations and Reasons for Changes	
Wastewater Servicing	There are currently no Council wastewater services provided to this area, and there are no plans to provide such services in the future.
Water Supply Servicing	There are currently no Council water supply services provided to this area, and there are no plans to provide such services in the future.
Stormwater Servicing	Stormwater discharge pathways to the environment are available for this site.
Transportation/Roading Servicing	Transportation access available from Patons Rock Road.
Natural Hazards and Sea Level Rise	This site is not subject to natural hazards.

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

2024 Review – Other relevant planning issues

Planning Background	<p>The northern or seaward portion of the site has been zoned Rural 2 deferred Residential since the inception of the TRMP.</p> <p>The southwestern portion of the site was rezoned from Rural 2 to deferred Residential in August 1999 in terms of Decision 266.3 on Proposed TRMP, 1996.</p> <p>Currently the TRMP Fire Sensitive Area that manages potential adverse amenity effects from outdoor door burning covers the residential zoned area and this deferred site.</p> <p>During the development of this Plan Change 79, due to the prohibitive costs associated with providing a reticulated wastewater system for the location (including the existing Residential zoned land) and limited priority of the location for servicing, Council investigated the option of rezoning the existing deferred site PR51 for Rural Residential instead of Residential use.</p> <p>Council staff involved in the regulation and consenting of the on-site wastewater systems that would be required for new dwellings in the area advised that as the homes most likely would be owned by holiday residents, the on-site wastewater systems would be vulnerable to failure, difficult to maintain, and potentially odorous. Poor performance could result in the discharge of pathogens in surface water. Most of the location is drained by overland streams which flow down and through the existing Patons Rock settlement and therefore there is a high likelihood that the public would come into contact with the streams where they reach the beach.</p> <p>The rural residential zone option cannot be recommended due to the risks and vulnerability associated with the on-site wastewater systems required for at most, about 12 new dwellings</p>
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	<p>Furthermore, with much of Patons Rock at a very low elevation above sea level, a long-term retreat location is likely to be useful for this settlement. Should the subject area be developed as Rural Residential, then the potential for comprehensive redevelopment in the future would be removed.</p>
Population and growth	<p>Council has population projections for the Golden Bay/ Mohua but not specifically for small coastal settlements such as Paton’s Rock.</p> <p>Between 1991 and 2021 , the resident population of Golden Bay/ Mohua increased from about 3,000) to 5,500.</p> <p>The LTP, 2024 growth projection for the next 10 years (2024 – 2034) for the Golden Bay / Mohua ward (including Patons Rock, Collingwood, Tākaka and Pohara /Ligar /Tata) is that 400 new dwellings are needed to supply a population that is expected to increase by 860 residents. ^{xiii}</p>
Urban design and managing cross boundary / reverse sensitivity effects	<p>The site is an appropriate location for further serviced residential or rural residential development as it consolidates the settlement and avoids the spread of further development along the coast. Also, there is limited potential for reverse sensitivity effects between the existing farmland to the south of the site.</p> <p>However severe problems associated with onsite disposal of wastewater together with the lack of a reticulated wastewater system has limited development in the past and currently, continues to limit development.</p>
Iwi interest, values and cultural heritage	<p>Both TRMP and NZ Archaeological Association register of sites records a cultural heritage site on the deferred land and several sites in the vicinity and the headland area. An archaeological assessment is likely to be required before development proceeds.</p> <p>Both historic and cultural heritage information is being updated through current work projects.</p>
Natural and Historic places and sites	<p>There are no TRMP listed trees or historic buildings on the deferred site.</p> <p>Council’s current draft outstanding landscape and features information assesses the whole of Golden Bay / Mohua Coastal Marine area as an outstanding natural landscape with the coastal headland at Paton’s Rock noted as a particularly significant land form. Other particularly significant ecological attributes include the habitat that supports a wide range of birds.^{xiv}</p> <p>The deferred site lies partially with the current TRMP coastal environment area and fully within the recently updated draft coastal environment extent. ^{xv}</p> <p>Build development within the coastal environment extent may be assessed to ensure the district’s valued landscapes and coast are safeguarded from specific future activities that would impact on what makes them special.</p>
Community facilities including parks, reserves and green corridors	<p>A boat ramp and toilet facilities are located at Paton’s Rock beach within two Recreation reserves adjoining the coastal Esplanade reserve.</p> <p>Most of the community facilities for Paton’s Rock residents are provided in Tākaka.</p>

Topography and Productive Land	<p>As the site has been deferred for residential use since 1999 and is located directly adjacent to the urban area, the NPS-HPL is of limited application.</p> <p>In terms of the two productive land classification systems that Council <u>currently</u> refers to, namely: the national Land Use Capability System and the Tasman Productive Land Classification systems 1994, the land is assessed as nonarable or arable with severe limitations.</p>
Ecology - values, streams, SNAs, wetlands discharge implications	<p>There are no identified locations of natural significance on this site.</p> <p>The discharges of sediment and nutrients need to be managed well due to the proximity of the coast and the high natural values of the coastal environment.</p>
Natural hazards	The current 2024 Natural Hazards review (above) reviews this issue.
Infrastructure Services - Three waters and transport	The current 2024 Infrastructure Background Report (Appendix 2) updates this issue.

Options Assessment for site location PR51, Patons Rock Road.

Existing anticipated, 'live' end use zone for site is Residential.

Rezoning to Rural 2 zone is proposed.

Summary

In line with the options set out on page one of this report, the following option is relevant to this site and assessed below:

Option 2: Rezoning land from a deferred zone that cannot be adequately serviced or is otherwise inappropriate, to a more appropriate zone.

Option 3: (Proposed) Downzoning land from an existing deferred zone that is considered inappropriate for urban use to its underlying (pre-deferral) zoning, in this case, rezoning land from Rural 2 deferred Residential to Rural 2.

There is no need to assess the site for **Option 1** or **Option 4** as: (i) The site is not serviced and the reasons for existing deferral are not satisfied; and (ii) Council is not planning to provide services to this site within the next 10 or 30 LTP years because it is cost prohibitive, and development of the location is of limited priority.

This assessment concludes that Rural 2 zoning is a more appropriate zone for the site than a different, more appropriate zone, being Rural Residential as the option: (i) in the short term, retains rural productive space; (ii) in the long term, retains the site as a retreat space from sea level rise or other use assessed as appropriate at the time; and (iii) avoids potential adverse effects from vulnerable on-site wastewater systems on the natural and coastal environment.

Option 3: (Proposed) Downzoning land from an existing deferred zone that is considered inappropriate for urban use to its underlying (pre-deferral) zoning.

Rezoning to Rural 2 is proposed.				
Costs and Constraints	Benefits and Opportunities	Effectiveness and Efficiency	Risk of Acting / Not Acting if there is uncertain or insufficient information	Economic Benefits and Employment
<i>Issues assessed include: Urban design /cross boundary effects; Proximity to existing urban amenities and transport; Heritage/historic sites/features; Services & facilities/ greenspace; Productive land; Natural values /Ecology; Natural hazards; Alignment with existing TRP and TRMP policies and objectives.</i>		<i>Include assessment of reasons for deferral, primarily network services.</i>		<i>Issues considered include: provision for growth; opportunity for employment; economic efficiencies including those associated with locality.</i>
<p>The option aligns with TRMP policy for coastal settlement (develop landward from existing settlement rather than spreading along coast).</p> <p>Removing the deferred residential zoning will necessitate upzoning 'from scratch' in the future.</p>	<p>In the short term, the option retains rural productive space.</p> <p>In the long term, the option retains the location as a retreat space from sea level rise or other use assessed as appropriate at the time.</p> <p>The option avoids potential adverse effects from vulnerable on-site wastewater systems on the natural and coastal environment.</p> <p>Feedback on the draft plan change indicates this option is supported by residents.</p>	<p>The reason for which the site was deferred (reticulated wastewater) is not satisfied and is not planned for over the 30 year life of the LTP 2024-2054.</p> <p>It is not feasible for Council to provide this servicing as it is cost prohibitive, and the location is of limited priority.</p>	<p>No risks identified with proposed rezoning to Rural 2.</p> <p>If action is not taken, the site may be inappropriately developed for rural / residential use with on-site wastewater systems and the risks associated with the systems.</p>	<p>The option avoids the risk of contaminating the coastal environment for the limited gain of about 6 -12 rural residential dwellings.</p> <p>The option retains the site for appropriate use, in the future e.g. retreat space for low lying existing dwellings.</p>
<p>Overall Appropriateness: Rural 2 zoning is the most appropriate zoning for the site as the option: (i) in the short term, retains rural productive space; (ii) in the long term, retains the site as a retreat space from sea level rise or other use assessed as appropriate at the time; and (iii) avoids potential adverse effects from vulnerable on-site wastewater systems on the natural and coastal environment.</p> <p>Assessment of option in terms of relevant TRPS and TRMP Objectives and Policies:</p> <p>The proposed option supports the TRPS General Objectives 1 and 3 that relate to the maintenance and enhancement of the quality of the environment; and avoidance, remedying or mitigation of the adverse effects on the environment and the community from the use or development of resources. The option also supports TRMP Urban Infrastructure Services Objective 6.3.2.1 which relates to sustainable urban growth that is consistent with the capacity of services.</p>				

Option 3: Rezoning land from a deferred zone that cannot be adequately serviced or is otherwise inappropriate, to a more appropriate zone.

Rezoning to the Rural Residential zone is proposed.

Costs and Constraints	Benefits and Opportunities	Effectiveness and Efficiency	Risk of Acting / Not Acting if there is uncertain or insufficient information	Economic Benefits and employment
<p><i>Issues assessed include: Urban design /cross boundary effects; Proximity to existing urban amenities and transport; Heritage/historic sites/features; Services & facilities/ greenspace; Productive land; Natural values /Ecology; Natural hazards; Alignment with existing TRP and TRMP policies and objectives.</i></p>		<p><i>Include assessment of reasons for deferral, primarily network services.</i></p>		<p><i>Issues considered include: provision for growth; opportunity for employment; economic efficiencies including those associated with locality.</i></p>
<p>The option creates a risk a that discharges from vulnerable on-site wastewater systems may have adverse effects on the natural and coastal environment.</p> <p>Feedback on the draft plan change indicates this option is not supported by residents.</p>	<p>The option aligns with TRMP policy for coastal settlement (develop landward from existing settlement rather than spreading along coast).</p>	<p>The reason for which the site was deferred (reticulated wastewater) is not satisfied and cannot feasibly be satisfied as it is cost prohibitive, and the location is of limited priority.</p> <p>Rural Residential development is self-servicing.</p>	<p>The risk identified with the proposed rezoning to Rural Residential is that discharges from vulnerable on-site wastewater systems may have adverse effects on the natural and coastal environment.</p>	<p>This option contributes to the housing needs of Golden Bay, albeit not as significantly as the contribution from a residential zoning.</p> <p>Site would contribute between 6-12 dwellings to the 400 new dwellings needed for Golden Bay over the next 10 years.</p>
<p>Overall Appropriateness: Rural Residential zoning is not considered an appropriate option for the site as: (i) discharges from vulnerable on-site wastewater systems potentially may have adverse effects on the natural and coastal environment; while (ii) the potential housing gain of about 6-12 homes is limited.</p> <p>Assessment of option in terms of relevant TRPS and TRMP Objectives and Policies:</p> <p>Assessment for the Proposed Option 2 above refers.</p>				

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- ⁱ WSP: Residential Growth Plan Change -Wakefield, Background Report – technical reference document, 25 July22
- ⁱⁱ Tasman Environment Plan Issues and Options Urban report 2 - Tasman Towns and Villages, Murchison chapter.
- ⁱⁱⁱ Tasman Environment Plan Issues and Options Urban report 2 - Tasman Towns and Villages, Murchison chapter.
- ^{iv} Tasman Resource Management Plan: Proposed Plan Change 77: Murchison – Residential Growth, Section 32 Evaluation Report
- ^v WSP: Residential Growth Plan Change -Wakefield, Background Report – technical reference document, 28 July22
- ^{vi} Tasman Resource Management Plan: Proposed Plan Change 77: Murchison – Residential Growth, Section 32 Evaluation Report
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- ^{ix} Councils Resource Scientist Soils, email correspondence, August 2023
- ^x Tasman Growth Projections 2024 - 2054
- ^{xi} Tasman Towns and Centres, working draft, Boffa Miskell, July 2022
- ^{xii} TeTaio Aorere/Tasman District Coastal Environment Study, Draft, October 2020
- ^{xiii} Tasman Growth Projections 2024-2054.
- ^{xiv} TeTaio Aorere/Tasman District Coastal Environment Study, Draft, October 2020
- ^{xv} TeTaio Aorere/Tasman District Coastal Environment Study, Draft, October 2020