

TASMAN DISTRICT COUNCIL
Tasman Resource Management Plan

PROPOSED PLAN CHANGE No. 37
Richmond West and South Greenway

Notified 18 August 2012

Explanatory Statement

The Council proposes to amend the Tasman Resource Management Plan to clarify the appropriate zoning of lands forming the Richmond west and south greenway. The greenway is to be progressively acquired and managed as urban open space to support stormwater drainage, recreation, aquatic ecosystem and active transport values in the future urban setting of the network.

The Council first considered the proposed amendments in policy report REP12-03-04. It has since considered feedback from affected landowners, and the subsequent revised report REP12-06-01. Council has assessed the issues and the options, and is satisfied that they are the most appropriate and effective means of addressing the issues associated with conflicting and obsolete restrictions over greenway lands and the appropriate zoning of the land that is intended to become the urban greenway network across both Richmond west and south.

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

Schedule of Amendments

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

NOTE:

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

1. Chapter 6: Urban Environment Effects

1.1 Section 6.8: Richmond

1.1.1 **Delete** policies **6.8.3.9** and **6.8.3.24** and replace with new policy 6.8.3.24 as follows:

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

~~(a) — walkways and cycleways; and~~

~~(b) — waterway networks to ensure effective stormwater management.~~

~~6.8.3.24 — To establish an open space network that links the hills to the sea and creates a perimeter pedestrian and cycleway network linking the residential environments of Richmond East, West and South with one another.~~

6.8.3.24 — To establish open space networks of greenways that link the hills to the sea from Richmond South Development Area to Richmond West Development Area and from Richmond East Development Area through Richmond north and Nelson south, and create:

(a) — waterway networks that ensure effective stormwater management

(b) — enhancement of stream ecosystem values

(c) — pedestrian and cycleway networks that link residential and business environments

(d) — enhanced public access and recreation opportunities in the networks that link with other reserves.

2. Chapter 16: General Rules

2.1 Section 16.3: Subdivision

Sub-Section 16.3.3.1: Controlled Subdivision (Residential Zone)

2.1.1 Delete item (a) in condition 16.3.3.1(o)(iii):

(iii) **Reserves**

Subject to but not limited by rule 16.4.2.1:

~~(a) — land that is subject to a notation on the planning maps as indicative reserve is set aside as reserve and vested in the Council upon subdivision in general alignment with the indicative reserve areas shown on the maps and dimensions where specified, as follows:~~

- ~~● — 70 metre wide reserve along Borck Creek from the Light Industrial Zone to the Mixed Business Zone~~
- ~~● — 15 metre wide reserve along Poutama Drain~~
- ~~● — 15 metre wide reserve along Eastern Hills Drain adjoining State Highway 6 to Borck Creek.~~

2.1.2 Delete in condition 16.3.3.1(o)(iv)(a), as follows:

(iv) **Indicative Stormwater Retention Area**

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

Sub-Section 16.3.3.2: Restricted Discretionary Subdivision (Residential Zone)

2.1.3 Delete item (a) in condition 16.3.3.2(a)(iv):

(iv) **Reserves**

Subject to but not limited by rule 16.4.2.1:

~~(a) — land that is subject to a notation on the planning maps as indicative reserve is set aside as reserve and vested in the Council upon subdivision in general alignment with the indicative reserve areas shown on the maps and dimensions where specified, as follows:~~

- ~~● — 70 metre wide reserve along Borck Creek from the Light Industrial Zone to the Mixed Business Zone~~
- ~~● — 15 metre wide reserve along Poutama Drain~~
- ~~● — 15 metre wide reserve along Eastern Hills Drain adjoining State Highway 6 to Borck Creek.~~

2.1.4 Delete in condition 16.3.3.2(a)(v)(a), as follows:

(iv) **Indicative Stormwater Retention Area**

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

Sub-Section 16.3.4.1: Controlled Subdivision (Business and Industrial Zones)

2.1.5 **Delete** in condition **16.3.4.1(v)**, as follows:

Reserves

- (v) *Subject to but not limited by rule 16.4.2.1, in the Richmond West Development Area and Mapua Light Industrial Zone, land subject to a notation on the planning maps as indicative reserve is set aside and vested in the Council upon subdivision in general alignment with the indicative reserve areas shown on the maps and dimensions where these are specified as follows:*
- (i) ~~70 metre wide reserve along Borck Creek to Lower Queen Street and a 61 metre wide reserve from Lower Queen Street to the Open Space Zone adjoining Waimea inlet;~~
 - (ii) ~~6 metre wide reserve on Part Lot 1 DP 94 linking the existing indicative road to Borck Creek reserve;~~
 - (iii) ~~15 metre wide reserve along the northwest boundary of Lot 1 DP 17704, Lot 1 DP 20017 and Lot 1 DP 20497;~~
 - (iv) ~~5,500 square metre reserve along the southwest boundary of Part Lot 1 DP 94 fronting Lower Queen Street;~~
 - (v) ~~15 metre wide reserve incorporating Poutama Drain;~~
 - (vi) ~~5 metre wide reserve adjoining the western side of Seaton Valley Stream.~~

Sub-Section 16.3.5.1: Controlled Subdivision (Rural 1 and Rural 1 Coastal Zones)

2.1.6 **Delete** condition **16.3.5.1(j)**:

Reserves

- (j) ~~Subject to but not limited by rule 16.4.2.1, in the Richmond South and Richmond West development areas, land subject to a notation on the planning maps as indicative reserve is set aside and vested in the Council upon subdivision in general alignment with the indicative reserve areas shown on the maps and dimensions where specified, as follows:~~
- (i) ~~70 metre wide reserve along Borck Creek to Lower Queen Street and a 61 metre wide reserve from Lower Queen Street to the Open Space Zone adjoining Waimea inlet;~~
 - (ii) ~~15 metre wide reserve along the northwest boundary of Lot 1 DP 17704, Lot 1 DP 20017 and Lot 1 DP 20497;~~
 - (iii) ~~15 metre wide reserve along Poutama Drain;~~
 - (iv) ~~15 metre wide reserve along Eastern Hills Drain adjoining State Highway 6 to Borck Creek;~~
 - (v) ~~2.5 hectare recreation reserve adjoining State Highway 6;~~
 - (vi) ~~10 metre wide reserve adjoining the Mixed Business and Rural 1 zones.~~

Sub-Section 16.3.6.1: Controlled Subdivision (Rural 2 Zone)

2.1.7 **Delete** condition **16.3.6.1(i)**:

Reserves

- (i) ~~Subject to but not limited by rule 16.4.2.1, in the Richmond West Development Area, land subject to a notation on the planning maps as indicative reserve is set aside and vested in the Council upon subdivision in general alignment with the indicative reserve areas shown on the maps and dimensions where specified, as follows:~~
- (i) ~~70 metre wide reserve along Borck Creek from Lower Queen Street to the Open Space Zone adjoining Waimea inlet to Lower Queen Street and a 61 metre wide reserve from Lower Queen Street to the Open Space Zone adjoining Waimea inlet;~~
 - (ii) ~~5,500 square metre reserve along the southwest boundary of Part Lot 1 DP 94 fronting Lower Queen Street;~~
 - (iii) ~~10 metre wide reserve on Part Lot 1 DP 94 linking the existing indicative road to Borck Creek reserve;~~

~~(iv) — 10 metre wide reserve on Lot 1 DP 13405.~~

Sub-Section 16.3.20: Principal Reasons for Rules

2.1.8 In **16.3.20**, **delete** under the heading 'Richmond South Development Area and Richmond West Development Area' the third and fifth paragraphs and replace as follows:

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

The greenway network extending from the Richmond South Development Area through the Richmond West Development Area to the margin of the Waimea Inlet incorporates Borck Creek is shown by Open Space Zone. The network links both development areas and provides an important role in managing stormwater flows in the greater catchment area to reduce the adverse effects of flooding. It also provides an important alternative movement path for pedestrians and cyclists, a link between the two areas and to the coast, as well as supporting and enhancing existing ecological values.

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

As subdivision takes place it is important that the contribution made in respect of the environmental outcomes envisaged for each development area is considered, including the location and mix of activities and the forming of both greenway and road networks. The greenway land is to be acquired by Council and the network formed as the land is developed. Road networks are created and vested with the Council upon subdivision in accordance with the standards for development or higher standards, and the amenity values of the areas are enhanced.

3. Area and Zone Maps

3.1 On Area Maps **23, 57, 124, 127, 128, 133**, **delete** the indicative reserve notation.

3.2 **Delete** on:

1. **Zone Maps 23, 57, 124, 127, 128, 129, 133**, in the following locations:

- (a) the lands subject to the notices of requirement RM090604 and RM090608 (collectively known as the Borck Creek Greenway), and
- (b) the lands subject to the notice of requirement RM080291 (known as the Poutama Drain); and

2. **Area Map 124:**

- (a) the lands in the location of the indicative reserve that extends north from the Borck Creek Greenway at Headingly Lane, adjoining Lower Queen Street, and
- (b) the lands in the locations of the two indicative reserves that extend from the indicative road network northeast to the Waimea Inlet; and

3. **Area Map 128** the lands in the location of the indicative reserve that extends from Hill Street, north adjoining Hart Road, and to the north;

the Rural 1, Light Industrial, Rural 1 Deferred Mixed Business, and Rural 1 Deferred Residential zones as applicable to the locations affected, and **replace** in every location with Open Space Zone.