

TASMAN DISTRICT COUNCIL
TASMAN RESOURCE MANAGEMENT PLAN
PROPOSED PLAN CHANGE NO. 59
WITHOUT LEGAL EFFECT
Residential Zone Coverage

Notified 28 November 2015

Explanatory Statement

The Council proposes to increase the maximum coverage rule for buildings in the Residential Zone in Richmond, Motueka, Wakefield and Brightwater.

The Council's current building coverage requirement is quite restrictive compared to other similar councils. In recent years these stricter requirements have generated many applications for resource consent in Richmond and Motueka and a few in Wakefield and Brightwater. All have been granted.

The Council considered the reasons for the rule and whether it was effective in achieving its purpose. There is a need to amend the reasons for the rule so that, as well as the current amenity reasons, there is also reference to the management of stormwater effects.

The Council concluded that the adverse effects of additional coverage for buildings in the Residential Zone in Richmond, Motueka, Wakefield and Brightwater are generally less than minor in terms of amenity provided that the extra stormwater runoff effects are mitigated. Clarification of the term "site coverage" is also included in the proposed change.

Under Section 32 RMA the Council has considered the costs, benefits and risks of the rule, alternative versions of it and applying it in different parts of the district. It has also considered the efficiency and effectiveness of the proposal.

NOTE: The amendment has deferred legal effect until decisions on this Change are 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
- ~~Strikethrough~~ denotes text deleted

1. Chapter 2: Meaning of Words

1.1 2.2: Definitions

1.1.1 **Add** a definition of “Site Coverage”:

Site coverage – means the proportion of a site that is covered by buildings, decks and paving, including concrete, asphalt, brick, stone and precast concrete slabs.

2. Chapter 17: Zone Rules

2.1 Section 17.1: Residential Zone Rules

17.1.3.1: Permitted Activities (Building Construction or Alteration)

2.1.1 **Amend** condition (e) of 17.1.3.1 by adding (v):

(v) where detention of stormwater runoff is provided on site for the additional building coverage over 33 percent, the maximum building coverage is 40 percent in Richmond, Motueka, Wakefield and Brightwater.

For the additional building coverage, stormwater detention at the rate of 50 litres per 1 square metre is required on site.

2.1.2 **Add** new condition (ea) to 17.1.3.1 on Site Coverage:

Site Coverage

(ea) Maximum site coverage in Richmond, Motueka, Wakefield and Brightwater is 70 per cent.

17.1.3.3: Controlled Activities (Building Construction or Alteration)

2.1.3 **Amend** condition (c) of 17.1.3.3 on Maximum Site Coverage:

~~**Maximum Site Coverage**~~

~~*(c) Maximum site coverage is 70 per cent. except for compact density in the Mapua Special Development Area and Motueka Compact Density Development Area where the maximum coverage is 50 per cent.*~~

2.1.4 **Add** condition (ca) of 17.1.3.3 on Building Coverage:

Building Coverage

(ca) Maximum building coverage is 50 per cent.

17.1.3.4: Restricted Discretionary Activities (Building Construction or Alteration)

2.1.5 **Amend** condition (a) of rule **17.1.3.4** on Building Coverage:

(a) ~~Except where the development is a compact density development in the Richmond S, Richmond W, Motueka W and Mapua special development areas, the building coverage does not exceed 35 per cent in townships outside Richmond, Motueka, Wakefield and Brightwater. except that~~

Telecommunications and radio communications that are less than 10 square metres in area and less than 3 metres in height are exempt from this maximum coverage. One facility per site is exempt.

2.1.6 **Amend** matter (42) Scale and Bulk in restricted discretionary activity rule **17.1.3.4**:

(a) *Whether an increase in site building coverage will increase the bulk of the building in such a way that it may cause dominance or intrusion on adjoining properties.*

(b) *Whether an increase in site building coverage will adversely affect the amenity values and streetscape in the vicinity.*

17.1.20: Principal Reasons for Rules

2.1.7 **Amend** the first and second sentences of the 'Building Coverage' section of Reasons **17.1.20** as follows:

Both maximum site building coverage and the minimum net site area enable the retention of settlements dominated by open space, rather than buildings, with space available for tree and garden plantings.

~~*The Building coverage in Richmond, Motueka, Wakefield and Brightwater is slightly increased giving greater opportunity to meet the demand for consolidation of these settlements and flexibility for building design provided there is adequate stormwater detention as a consequence of the increased building coverage. whilst not significantly affecting the scale of development permitted.*~~

A site coverage limit is introduced to help ensure there is space for some stormwater mitigation on site.

2.1.8 **Amend** the third paragraph of the 'Outdoor Living Space' section of Reasons 17.1.20 as follows:

The size of buildings as dwellings on any residential site and the number of dwellings allowed are governed by the ~~site building~~ coverage limits. Open space amenity for each dwelling is protected by other rules, in addition to site building coverage

2.2 Section 17.13.2: Land Use Rules

Amend permitted activity **17.13.2.1** condition (g) on Site Coverage as follows:

Site Building Coverage

(g) *Maximum site building coverage is 33 per cent.*