

Appendix 3: Schedule of Amendments from Staff Report Recommendations



Tasman Resource Management Plan

PROPOSED PLAN CHANGE NO. 73 WITH AND WITHOUT LEGAL EFFECT

Omnibus 2 Amendments

Explanatory Statement and Schedule of Amendments

The Tasman Resource Management Plan is proposed to be amended in accordance with the attached annotated portions of the Plan and revised maps

NOTE:

- Red underlined text denotes proposed new text inserted or amended.
- Blue strikethrough text denotes text deleted.
- Red underlined text denotes recommended text inserted or amended.
- Blue strikethrough text denotes text recommended to be deleted.

Notified: 19 December 2020

Explanatory Statement

[Unchanged or irrelevant text omitted]

Schedule of Amendments

[Unchanged or irrelevant text omitted]

Plan Change Topic 73.16: Protection of indicative road and reserves, and updating positioning and existence

Explanatory Statement (not part of Plan Change text)

These proposed changes relate to indicative roads and reserves in the TRMP. The first set of changes is to ensure that these items have a degree of protection regardless of which zone or area they are located in. Currently, protection from buildings being constructed in the path or location of an indicative road or reserve is only provided in certain zones and areas.

The second change is to correct the location of some of these indicative items, or to remove them from the TRMP maps when they are no longer required or have been developed.

Additional changes are also proposed to the subdivision assessment criteria in Schedule 16.3A and transport conditions in Schedule 16.3B to more clearly outline the intended operation of the indicative road provisions.

Plan Change Text

CHAPTER 16: GENERAL RULES

SCHEDULES

Schedule 16.3A: Assessment Criteria for Subdivision

[Unchanged or irrelevant text omitted]

- (42) The adequacy of road layout, including road access to adjoining land. In the case of any change from the indicative road positions shown on the planning maps, whether the change will retain the ability to achieve the desired connectivity (to both the transport and reserves network), resilience, drainage and access requirements of the future roading network.

[Unchanged or irrelevant text omitted]

Schedule 16.3B: Transport Conditions

[Unchanged or irrelevant text omitted]

- (e) Where any land to be subdivided is subject to a notation on the planning maps as an “Indicative Road”, a road is laid out and constructed on the general alignment of the indicative road, except that in the Richmond West Development Area, the location of:
- (i) any point of intersection of an indicative road with an existing formed road must not vary;
 - (ii) the indicative roads shown adjoining the indicative reserve that contains Borck Creek must not vary from those positions;
 - (iii) the indicative roads shown along the boundaries of the locations of the Mixed Business Zone and Residential Zone must not vary from those boundaries;
 - (iv) the indicative road shown along the boundary of the Recreation Zone must not vary from that boundary.

The requirement to lay out and construct a road on the general alignment of the indicative road means that desired connectivity, (to both the transport and reserves network), resilience, drainage and access requirements of the future roading network can still be achieved even if the final road location changes from that of the indicative road (except as specified in (i) – (iv) above).

CHAPTER 17: ZONE RULES

17.1 RESIDENTIAL ZONE RULES

[Unchanged or irrelevant text omitted]

17.1.3 Building Construction or Alteration

17.1.3.1 Permitted Activities (Building Construction or Alteration — Standard Density Development)

Construction or alteration of a building for a standard density development is a permitted activity that may be undertaken without a resource consent, if it complies with the following conditions:

[Unchanged or irrelevant text omitted]

- ~~(b) The activity is not the construction or alteration of any building within or 10 metres from any indicative road or indicative reserve in the Richmond West, Richmond South or Richmond East or Motueka West development areas as shown on the planning maps.~~

[Unchanged or irrelevant text omitted]

- (w) The building is set back a minimum of 25 metres from any boundary with Milnthorpe Quay, except that on CT 11A/641 and CT 9B/454 the minimum setback is 16.5 metres.

- ~~(wa) The building is not located within, or within 10 metres of any indicative road or indicative reserve, except for the following:~~

- ~~(i) This condition does not apply once the road or reserve intended to be established by the indicative road or indicative reserve is shown on a Land Transfer Plan and a s224 certificate pursuant to section 224 of the Resource Management Act 1991 has been issued by Council for the subdivision concerned.~~
- ~~(ii) No building setback is required under this condition on properties which do not have the indicative road or indicative reserve shown within that property’s boundaries.~~

- (iii) No building setback is required in the Pohara area to the west of Falconer Road or for the indicative road to the north and south of Martin Farm Road.**

[Unchanged or irrelevant text omitted]

17.1.3.4 Restricted Discretionary Activities (Building Construction or Alteration — Standard Density Development (excluding the Development Areas))

[Unchanged or irrelevant text omitted]

A resource consent is required. Consent may be refused or conditions imposed, only in respect of the following matters to which the Council has restricted its discretion:

[Unchanged or irrelevant text omitted]

Setbacks from Indicative Roads and Reserves

(17A) The extent to which alternative practical locations are available for the building.

(17B) The extent to which alternative practical routes are available to achieve the road network intended by the indicative road.

(17C) The extent to which alternative practical locations are available for future reserves.

(17D) The effect of the building being sited within the setback of the indicative road or reserve.

[Unchanged or irrelevant text omitted]

17.1.3.4B Restricted Discretionary Activities (Building Construction or Alteration – Specified Locations: Development Areas – Standard Density and Compact Development)

[Unchanged or irrelevant text omitted]

A resource consent is required. Consent may be refused or conditions imposed, only in respect of the following matters to which the Council has restricted its discretion:

[Unchanged or irrelevant text omitted]

(3) **Scale and Bulk**

- (a) Whether an increase in 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 building coverage will adversely affect the amenity values and streetscape in the vicinity.
- (c) Whether the proposed height of buildings and other structures, such as front fences, will be compatible with the height and visual character of the surrounding area and streetscape.

(3A) **Setbacks from Indicative Roads and Reserves**

(a) The extent to which alternative practical locations are available for the building.

(b) The extent to which alternative practical routes are available to achieve the road network intended by the indicative road.

(c) The extent to which alternative practical locations are available for future reserves.

(d) The effect of the building being sited within the setback of the indicative road or reserve.

[Unchanged or irrelevant text omitted]

17.1.20 Principal Reasons for Rules

[Unchanged or irrelevant text omitted]

Setback from Roads

[Unchanged or irrelevant text omitted]

The setback for compact density and intensive building development from the road boundary is less than the setback for standard development. The reduced setback enables buildings to front onto the street. This is encouraged for both amenity and safety reasons provided that the safe functioning of the road is not compromised.

Indicative Roads and Reserves

The indicative road and reserve networks are a critical element to managing growth within the Tasman District. A planned network provides well-connected and accessible living and business environments. The design and placement of roads and reserves also has the potential to contribute to the level of amenity and character of each area. The building setback requirement protects the future alignment and ability to establish these roads and reserves. In two areas the final location of the indicative roads has a degree of uncertainty greater than that which justifies protection of a future transportation corridor by managing building placement. As such, the building setback requirements do not apply in those areas. The final location and construction of indicative roads and reserves (and walkways) are managed through the subdivision consenting process in Chapter 16.3. Other rules relevant to indicative roads and reserves can be found in Chapter 28.

[Unchanged or irrelevant text omitted]

17.2 CENTRAL BUSINESS, COMMERCIAL AND TOURIST SERVICES ZONE RULES

[Unchanged or irrelevant text omitted]

17.2.4 Building Construction or Alteration

17.2.4.1 Permitted Activities (Building Construction or Alteration)

Construction or alteration of a building in the Central Business, Commercial or Tourist Services Zone, except any building in either the Three Brothers Corner Commercial Zone or in the Richmond North Commercial Zone, is a permitted activity that may be undertaken without a resource consent, if it complies with the following conditions:

[Unchanged or irrelevant text omitted]

- (i) The building is set back at least:
 - (i) 8 metres from the top of the bank of any river with a bed less than 5 metres in width;
 - (iii) 20 metres from the top of the bank of any river with a bed between 5 and 20 metres in width.

- (ia) The building is not located within, or within 10 metres of, any indicative road or indicative reserve, except for the following:
 - (i) This rule does not apply once the road or reserve intended to be established by the indicative road or indicative reserve is shown on a Land Transfer Plan and a s224

certificate pursuant to section 224 of the Resource Management Act 1991 has been issued by Council for the subdivision concerned.

(ii) No building setback is required under this rule on properties which do not have the indicative road or indicative reserve shown within that property's boundaries.

(iii) No building setback is required in the Pohara area to the west of Falconer Road or for the indicative road to the north and south of Martin Farm Road.

[Unchanged or irrelevant text omitted]

17.2.4.2 Restricted Discretionary Activities (Building Construction or Alteration)

[Unchanged or irrelevant text omitted]

A resource consent is required. Consent may be refused or conditions imposed, only in respect of the following matters to which the Council has restricted its discretion:

[Unchanged or irrelevant text omitted]

(13A) Setbacks from Indicative Roads and Reserves

(a) The extent to which alternative practical locations are available for the building.

(b) The extent to which alternative practical routes are available to achieve the road network intended by the indicative road.

(c) The extent to which alternative practical locations are available for future reserves.

(d) The effect of the building being sited within the setback of the indicative road or reserve.

[Unchanged or irrelevant text omitted]

17.2.20 Principal Reasons for Rules

[Unchanged or irrelevant text omitted]

Building Setbacks

Setback is a means of mitigating various adverse effects, such as loss of privacy, loss of amenity, the visual impact of buildings from the street and from other zones (especially the Residential Zone), the lack of available parking areas and lack of opportunity for landscaping. Natural hazards, particularly erosion, are also a consideration.

[Unchanged or irrelevant text omitted]

Indicative Roads and Reserves

The indicative road and reserve networks are a critical element to managing growth within the Tasman District. A planned network provides well-connected and accessible living and business environments. The design and placement of roads and reserves also has the potential to contribute to the level of amenity and character of each area. The building setback requirement protects the future alignment and ability to establish these roads and reserves. In two areas the final location of the indicative roads has a degree of uncertainty greater than that which justifies protection of a future transportation corridor by managing building placement. As such, the building setback requirements do not apply in those areas. The final location and construction of indicative roads and reserves (and walkways) are managed through the subdivision consenting process in Chapter 16.3. Other rules relevant to indicative roads and reserves can be found in Chapter 28.

[Unchanged or irrelevant text omitted]

17.3 MIXED BUSINESS ZONE RULES

[Unchanged or irrelevant text omitted]

17.3.3 Building Construction or Alteration

17.3.3.1 Permitted Activities (Building Construction or Alteration)

Construction or alteration of a building is a permitted activity, if it complies with the following conditions:

- (a) The activity is not the construction or alteration of any building:
 - ~~(i) within, or 10 metres from, any indicative road or indicative reserve;~~
 - (ii) where any side of the building is more than 50 metres in length (regardless of any wall off set provided in condition 17.3.3.1(i));
 - (iii) where the gross floor area is greater than 2,000 square metres.

[Unchanged or irrelevant text omitted]

- (h) In the Richmond West Development Area, notwithstanding condition (g) of this rule, the building is set back at least 20 metres from the centreline of any electricity transmission line as shown on the planning maps.

~~(ha) The building is not located within, or within 10 metres of, any indicative road or indicative reserve, except for the following:~~

- ~~(i) This condition does not apply once the road or reserve intended to be established by the indicative road or indicative reserve is shown on a Land Transfer Plan and a s224 certificate pursuant to section 224 of the Resource Management Act 1991 has been issued by Council for the subdivision concerned.~~
- ~~(ii) No building setback is required under this condition on properties which do not have the indicative road or indicative reserve shown within that property's boundaries.~~
- (iii) No building setback is required in the Pohara area to the west of Falconer Road or for the indicative road to the north and south of Martin Farm Road.**

[Unchanged or irrelevant text omitted]

17.3.3.4 Discretionary Activities (Building Construction or Alteration)

Construction or alteration of a building that does not comply with the conditions of rule 17.3.3.1, 17.3.3.2 or 17.3.3.3 is a discretionary activity, if it complies with the following conditions:

- (a) Fences no higher than 600 millimetres are constructed along the Retail Frontage shown on the planning maps and are set back at least 2.5 metres from lower Queen Street, behind the amenity planting.
- (b) Fences (including security fences) along site boundaries that adjoin a road, a reserve, or an Open Space or Recreation zone are set back behind the width of amenity plantings required in condition 16.3.4.1(t) and condition 17.3.3.1(n)(iii), and are no higher than 1.8 metres.
- (c) The activity is not the construction or alteration of a building within, or 10 metres from, any indicative road or indicative reserve shown on the planning maps.

- (d) The building is not located within, or within 10 metres of, any indicative road or indicative reserve, except for the following:
- (i) This condition does not apply once the road or reserve intended to be established by the indicative road or indicative reserve is shown on a Land Transfer Plan and a s224 certificate pursuant to section 224 of the Resource Management Act 1991 has been issued by Council for the subdivision concerned.
 - (ii) No building setback is required under this condition on properties which do not have the indicative road or indicative reserve shown within that property's boundaries.

[Unchanged or irrelevant text omitted]

17.3.20 Principal Reasons for Rules

[Unchanged or irrelevant text omitted]

Indicative Roads and Reserves

The indicative road and reserve networks are a critical element to managing growth within the Tasman District. A planned network provides well-connected and accessible living and business environments. The design and placement of roads and reserves also has the potential to contribute to the level of amenity and character of each area. The building setback requirement protects the future alignment and ability to establish these roads and reserves. In two areas the final location of the indicative roads has a degree of uncertainty greater than that which justifies protection of a future transportation corridor by managing building placement. As such, the building setback requirements do not apply in those areas. The final location and construction of indicative roads and reserves (and walkways) are managed through the subdivision consenting process in Chapter 16.3. Other rules relevant to indicative roads and reserves can be found in Chapter 28.

[Unchanged or irrelevant text omitted]

17.4 INDUSTRIAL ZONE RULES

[Unchanged or irrelevant text omitted]

17.4.3 Building Construction or Alteration

17.4.3.1 Permitted Activities (Building Construction or Alteration)

Construction or alteration of a building is a permitted activity that may be undertaken without a resource consent, if it complies with the following conditions:

- (a) The building is not on any of the Specified Sites in the Light Industrial Zone at Brightwater (as shown on the planning maps).
- ~~(b) The activity is not the construction or alteration of any building either within or 10 metres from any indicative road or indicative reserve in the Richmond West Development Area and the Richmond South Development Area shown on the planning maps.~~

[Unchanged or irrelevant text omitted]

- (k) The building is set back from road boundaries at least:
 - (i) 3 metres in the Light Industrial Zone, except that in the Richmond West Development Area (other than in the Light Industrial Zone location at Beach Road as shown on the

planning maps) buildings are set back at least 10 metres from roads, and in Motueka West Development Area buildings along the east side of Queen Victoria Street are set back at least 15 metres.

- (ii) 10 metres in the Heavy Industrial Zone;

except that telecommunication and radio-communication facilities less than 10 square metres in area and less than 3 metres in height are exempt from this requirement.

Note: Refer to 16.6.2.1(j)(ii) for applicable telecommunication and radio-communication facility setback requirements.

~~(ka) The building is not located within, or within 10 metres of, any indicative road or indicative reserve, except for the Light Industrial Zone where buildings are set back at least 10 metres from indicative roads and 5 metres from indicative reserves, except for the following:~~

~~(i) This condition does not apply once the road or reserve intended to be established by the indicative road or indicative reserve is shown on a Land Transfer Plan and a s224 certificate pursuant to section 224 of the Resource Management Act 1991 has been issued by Council for the subdivision concerned.~~

~~(ii) No building setback is required under this condition on properties which do not have the indicative road or indicative reserve shown within that property's boundaries.~~

(iii) No building setback is required in the Pohara area to the west of Falconer Road or for the indicative road to the north and south of Martin Farm Road.

- (l) In the Light Industrial Zone, the building is set back from roads and zone boundaries at least:

~~(i) 5 metres from indicative reserves;~~

(ii) 20 metres from the boundaries of sites in an adjoining Rural 1 Zone, except adjoining Swamp Road where the setback is 15 metres and adjoining McShane Road, where the setback is 10 metres;

(iii) 10 metres from the Open Space Zone.

[Unchanged or irrelevant text omitted]

17.4.3.3 Restricted Discretionary Activities (Building Construction or Alteration)

Construction or alteration of a building that does not comply with the conditions of rules 17.4.3.1, 17.4.3.2(a) or 17.4.3.3A is a restricted discretionary activity.

A resource consent is required. Consent may be refused or conditions imposed, only in respect of the following matters to which the Council has restricted its discretion:

[Unchanged or irrelevant text omitted]

Setbacks from Indicative Roads and Reserves

~~(15A) The extent to which alternative practical locations are available for the building.~~

~~(15B) The extent to which alternative practical routes are available to achieve the road network intended by the indicative road.~~

~~(15C) The extent to which alternative practical locations are available for future reserves.~~

~~(15D) The effects of the building being sited within the setback of the indicative road or reserve.~~

[Unchanged or irrelevant text omitted]

17.4.20 Principal Reasons for Rules

[Unchanged or irrelevant text omitted]

Building Setbacks

[Unchanged or irrelevant text omitted]

Side and rear yards are required where Industrial zones adjoin a Residential Zone or public reserve to allow for screening, landscaping and to provide a degree of separation to protect the amenity of residential areas and reserves from dominance by industrial buildings.

Indicative Roads and Reserves

The indicative road and reserve networks are a critical element to managing growth within the Tasman District. A planned network provides well-connected and accessible living and business environments. The design and placement of roads and reserves also has the potential to contribute to the level of amenity and character of each area. The building setback requirement protects the future alignment and ability to establish these roads and reserves. **In two areas the final location of the indicative roads has a degree of uncertainty greater than that which justifies protection of a future transportation corridor by managing building placement. As such, the building setback requirements do not apply in those areas.** The final location and construction of indicative roads and reserves (and walkways) are managed through the subdivision consenting process in Chapter 16.3. Other rules relevant to indicative roads and reserves can be found in Chapter 28.

[Unchanged or irrelevant text omitted]

17.5 RURAL 1 ZONE RULES

[Unchanged or irrelevant text omitted]

17.5.3 Building Construction, Alteration, or Use

17.5.3.1 Permitted Activities (Building Construction, Alteration, or Use)

Construction, alteration, or use of a building is a permitted activity that may be undertaken without a resource consent, if it complies with the following conditions:

- (a) ~~The activity is not the construction or alteration of any building within, or 10 metres from, any indicative road or indicative reserve in the Richmond West Development Area and the Richmond South Development Area.~~

[Unchanged or irrelevant text omitted]

- (h) The building is set back at least:
- (i) 10 metres from road boundaries (15 metres from the east side of Queen Victoria Street between Green Lane and Whakarewa Street) and, except as provided for under condition (ka) or condition (kc), 5 metres from internal boundaries (subject, in the case of artificial shelter, to condition 17.5.4.1(b)), except:
- that telecommunication and radio-communication facilities less than 10 square metres in area and less than 3 metres in height are exempt from this requirement, (*Refer to 16.6.2.1(j)(iii) for applicable telecommunication and radio-communication facility setback requirements*)
 - as provided for in Schedule 17.5A (Hope Depot site);

- (ii) 20 metres from the margins of lakes, Open Space, Recreation and Conservation zones;
- (iii) 8 metres from the top of the bank of any river with a bed less than 5 metres in width;
- (iv) 20 metres from the top of the bank of any river with a bed greater than 5 metres in width;
- (v) 30 metres from a plantation forest.
- (vi) 10 metres from the boundary, and not within the boundary, of any indicative road or indicative reserve, except for the following:
 - (a) This rule does not apply once the road or reserve intended to be established by the indicative road or indicative reserve is shown on a Land Transfer Plan and a s224 certificate pursuant to section 224 of the Resource Management Act 1991 has been issued by Council for the subdivision concerned; except that if the certificate pursuant to section 224 of the Resource Management Plan lapses, then this rule shall apply.
 - (b) No building setback is required under this rule on properties which do not have the indicative road or indicative reserve shown within that property's boundaries.
 - (c) No building setback is required in the Pohara area to the west of Falconer Road or for the indicative road to the north and south of Martin Farm Road.

[Unchanged or irrelevant text omitted]

17.5.3.2 Controlled Activities (Building Construction, Alteration, or Use)

Construction, alteration, or use of a building that does not comply with the conditions of rule 17.5.3.1 is a controlled activity, if it complies with the following conditions:

[Unchanged or irrelevant text omitted]

- (p) The activity is not the construction or alteration of any building within, or 10 metres from, any indicative road, indicative reserve (including Borek Creek) or amenity planting setback in the Richmond West Development Area. The building is not located within, or within 10 metres of, any indicative road or indicative reserve (including Borck Creek) or amenity planting setback in the Richmond West Development Area, except for the following:
 - (i) This rule does not apply once the road or reserve intended to be established by the indicative road or indicative reserve is shown on a Land Transfer Plan and a s224 certificate pursuant to section 224 of the Resource Management Act 1991 has been issued by Council for the subdivision concerned.
 - (ii) No building setback is required under this rule on properties which do not have the indicative road or indicative reserve shown within that property's boundaries.

17.5.20 Principal Reasons for Rules

[Unchanged or irrelevant text omitted]

Setback of Buildings from Lake Margins and Other Zone Boundaries

The setback of buildings from the margins of natural occurring lakes and large impounded lakes, and from the boundary with Open Space, Recreation and Conservation zones provides for open space to retain natural character and possible public access or recreational use through esplanade reserves or strips. The setbacks also help reduce possible conflict between lake use and adjacent residential or other uses of buildings.

Indicative Roads and Reserves

The indicative road and reserve networks are a critical element to managing growth within the Tasman District. A planned network provides well-connected and accessible living and business environments. The design and placement of roads and reserves also has the potential to contribute to the level of amenity and character of each area. The building setback requirement protects the future alignment and ability to establish these roads and reserves. **In two areas the final location of the indicative roads has a degree of uncertainty greater than that which justifies protection of a future transportation corridor by managing building placement. As such, the building setback requirements do not apply in those areas.** The final location and construction of indicative roads and reserves (and walkways) are managed through the subdivision consenting process in Chapter 16.3. Other rules relevant to indicative roads and reserves can be found in chapter 28.

[Unchanged or irrelevant text omitted]

17.6 RURAL 2 ZONE RULES

[Unchanged or irrelevant text omitted]

17.6.3 Building Construction, Alteration, or Use

17.6.3.1 Permitted Activities (Building Construction, Alteration, or Use)

Construction, alteration, or use of a building is a permitted activity that may be undertaken without a resource consent, if it complies with the following conditions:

- ~~(a) The activity is not the construction or alteration of any building within, or 10 metres from, any indicative road or indicative reserve in the Richmond West Development Area and the Richmond South Development Area.~~

[Unchanged or irrelevant text omitted]

Setbacks

- (j) The building is set back at least:
- (i) 10 metres from road boundaries and, except as provided for under condition (ma), condition (n) or condition (na), 5 metres from internal boundaries (subject, in the case of artificial shelter, to condition 17.6.4.1(b)), except that telecommunication and radio-communication facilities less than 10 square metres in area and less than 3 metres in height are exempt from this requirement;
(Refer to 16.6.2.1(j)(iii) for applicable telecommunication and radio-communication facility setback requirements)
 - (ii) 20 metres from the margins of lakes, and from the boundaries of Open Space, Recreation and Conservation zones;
 - (iii) 8 metres from the top of the bank of any river with a bed less than 5 metres in width;
 - (iv) 20 metres from the top of the bank of any river with a bed greater than 5 metres in width;
 - (v) 30 metres from a plantation forest.
 - ~~(vi) 10 metres from the boundary, and not within the boundary, of any indicative road or indicative reserve, except for the following:
 - ~~(a) This condition does not apply once the road or reserve intended to be established by the indicative road or indicative reserve is shown on a Land Transfer Plan and a s224 certificate pursuant to section 224 of the Resource Management Act 1991 has been issued by Council for the subdivision~~~~

concerned; except that if the certificate pursuant to section 224 of the Resource Management Plan lapses, then this rule shall apply.

(b) No building setback is required under this condition on properties which do not have the indicative road or indicative reserve shown within that property's boundaries.

(c) No building setback is required in the Pohara area to the west of Falconer Road or for the indicative road to the north and south of Martin Farm Road.

[Unchanged or irrelevant text omitted]

17.6.3.2 Controlled Activities (Building Construction, Alteration, or Use)

Construction, alteration, or use of any building that does not comply with the conditions of rule 17.6.3.1 is a controlled activity, if it complies with the following conditions:

[Unchanged or irrelevant text omitted]

(i) The activity is not the construction or alteration of any building within, or 10 metres from, any indicative road, indicative reserve (including Borek Creek) or amenity planting setback in the Richmond West Development Area. The building is not located within, or within 10 metres of, any indicative road or indicative reserve, except for the following:

(i) This condition does not apply once the road or reserve intended to be established by the indicative road or indicative reserve is shown on a Land Transfer Plan and a s224 certificate pursuant to section 224 of the Resource Management Act 1991 has been issued by Council for the subdivision concerned.

(ii) No building setback is required under this condition on properties which do not have the indicative road or indicative reserve shown within that property's boundaries.

[Unchanged or irrelevant text omitted]

17.6.20 Principal Reasons for Rules

[Unchanged or irrelevant text omitted]

Setback of Buildings from Lake Margins and Other Zone Boundaries

The setback of buildings from the margins of natural occurring lakes and large impounded lakes, and from the boundary with Open Space, Recreation and Conservation zones provides for open space to retain natural character and possible public access or recreational use through esplanade reserves or strips. The setbacks also help reduce possible conflict between lake use and adjacent residential or other uses of buildings.

Indicative Roads and Reserves

The indicative road and reserve networks are a critical element to managing growth within the Tasman District. A planned network provides well-connected and accessible living and business environments. The design and placement of roads and reserves also has the potential to contribute to the level of amenity and character of each area. The building setback requirement protects the future alignment and ability to establish these roads and reserves. In two areas the final location of the indicative roads has a degree of uncertainty greater than that which justifies protection of a future transportation corridor by managing building placement. As such, the building setback requirements do not apply in those areas. The final location and construction of indicative roads and reserves (and walkways) are managed through the subdivision consenting process in Chapter 16.3. Other rules relevant to indicative roads and reserves can be found in Chapter 28.

17.7 RURAL 3 ZONE RULES

[Unchanged or irrelevant text omitted]

17.7.3 Building Construction, Alteration, or Use

17.7.3.1 Permitted Activities (Building Construction, Alteration, or Use)

Construction, alteration, or use of a building is a permitted activity that may be undertaken without a resource consent, if it complies with the following conditions:

[Unchanged or irrelevant text omitted]

Setbacks

- (f) The building is set back at least:
- (i) 10 metres from road boundaries and 5 metres from internal boundaries except:
 - (a) where conditions (ga) and (gaa) apply and subject, in the case of artificial shelter, to condition 17.7.4.1(b); and
 - (b) that telecommunication and radio-communication facilities less than 10 square metres in area and less than 3 metres in height are exempt from this requirement;
 - (ii) 20 metres from the margins of lakes, and from the boundaries of Open Space, Recreation and Conservation zones;
 - (iii) 8 metres from the top of the bank of any river with a bed less than 5 metres in width;
 - (iv) 20 metres from the top of the bank of any river with a bed greater than 5 metres in width;
 - (v) 30 metres from a plantation forest.
 - (vi) 10 metres from the boundary, and not within the boundary, of any indicative road or indicative reserve, except for the following:
 - (a) This condition does not apply once the road or reserve intended to be established by the indicative road or indicative reserve is shown on a Land Transfer Plan and a s224 certificate pursuant to section 224 of the Resource Management Act 1991 has been issued by Council for the subdivision concerned; except that if the certificate pursuant to section 224 of the Resource Management Act lapses, then this rule shall apply.
 - (b) No building setback is required under this condition on properties which do not have the indicative road or indicative reserve shown within that property's boundaries.
 - (c) No building setback is required in the Pohara area to the west of Falconer Road or for the indicative road to the north and south of Martin Farm Road.**

[Unchanged or irrelevant text omitted]

17.7.20 Principal Reasons for Rules

[Unchanged or irrelevant text omitted]

Setback of Buildings from Lake Margins and Other Zone Boundaries

The setback of buildings from the margins of natural occurring lakes and large impounded lakes, and from the boundary with Open Space, Recreation and Conservation zones provides for open space to retain natural

character and possible public access or recreational use through esplanade reserves or strips. The setbacks also help reduce possible conflict between lake use and adjacent residential or other uses of buildings.

Indicative Roads and Reserves

The indicative road and reserve networks are a critical element to managing growth within the Tasman District. A planned network provides well-connected and accessible living and business environments. The design and placement of roads and reserves also has the potential to contribute to the level of amenity and character of each area. The building setback requirement protects the future alignment and ability to establish these roads and reserves. **In two areas the final location of the indicative roads has a degree of uncertainty greater than that which justifies protection of a future transportation corridor by managing building placement. As such, the building setback requirements do not apply in those areas.** The final location and construction of indicative roads and reserves (and walkways) are managed through the subdivision consenting process in Chapter 16.3. Other rules relevant to indicative roads and reserves can be found in Chapter 28.

[Unchanged or irrelevant text omitted]

17.8 RURAL RESIDENTIAL ZONE RULES

[Unchanged or irrelevant text omitted]

17.8.3 Building Construction, Alteration, or Use

17.8.3.1 Permitted Activities (Building Construction, Alteration, or Use)

Construction, alteration, or use of a building is a permitted activity that may be undertaken without a resource consent, if it complies with the following conditions:

[Unchanged or irrelevant text omitted]

Setbacks

- (g) The building is set back at least:
- (i) 10 metres from road boundaries and 5 metres from internal boundaries except:
 - (a) where condition (h)(i) applies and subject, in the case of artificial shelter, to condition 17.8.2.1(f); and
 - (b) that telecommunication and radio-communication facilities less than 10 square metres in area and less than 3 metres in height are exempt from this requirement;
 - (ii) 20 metres from the margins of lakes and from the boundaries of Open Space, Recreation and Conservation zones;
 - (iii) 8 metres from the top of the bank of any river with a bed less than 5 metres in width;
 - (iv) 20 metres from the top of the bank of any river with a bed greater than 5 metres in width;
 - (v) 30 metres from a plantation forest;
 - (vi) 10 metres from internal boundaries in the case of buildings housing livestock.
 - (vii) 32 metres from the centreline of any electricity transmission line in the Richmond East Development Area (notwithstanding condition (g)(i)) as shown on the planning maps;
 - (viii) 10 metres from the boundary, and not within the boundary, of any indicative road or indicative reserve, except for the following:**
 - (a) This condition does not apply once the road or reserve intended to be established by the indicative road or indicative reserve is shown on a Land**

Transfer Plan and a s224 certificate pursuant to section 224 of the Resource Management Act 1991 has been issued by Council for the subdivision concerned; except that if the certificate pursuant to section 224 of the Resource Management Plan lapses, then this rule shall apply.

(b) No building setback is required under this condition on properties which do not have the indicative road or indicative reserve shown within that property's boundaries.

(c) No building setback is required in the Pohara area to the west of Falconer Road or for the indicative road to the north and south of Martin Farm Road.

[Unchanged or irrelevant text omitted]

17.8.20 Principal Reasons for Rules

[Unchanged or irrelevant text omitted]

Building Setback from Rivers

The setback of buildings from rivers avoids or mitigates the risk to buildings from bank erosion and provides for access in order to maintain channels or bank stability. Setbacks provide a degree of mitigation from flooding. They also provide for open space to maintain natural character, and possible public access or recreational use through esplanade reserves or strips.

Setbacks help reduce possible conflicts between river use and adjacent residential or other uses of buildings. The variation in setback from rivers of different widths reflects the varying risks and access requirements.

The setbacks for dwellings for quarry areas and activities ensures that the potential adverse effects of present and future quarries on nearby dwellings are avoided, remedied or mitigated, and that any potential reverse sensitivity (where future residents may try to limit quarry activities), are addressed.

Indicative Roads and Reserves

The indicative road and reserve networks are a critical element to managing growth within the Tasman District. A planned network provides well-connected and accessible living and business environments. The design and placement of roads and reserves also has the potential to contribute to the level of amenity and character of each area. The building setback requirement protects the future alignment and ability to establish these roads and reserves. In two areas the final location of the indicative roads has a degree of uncertainty greater than that which justifies protection of a future transportation corridor by managing building placement. As such, the building setback requirements do not apply in those areas. The final location and construction of indicative roads and reserves (and walkways) are managed through the subdivision consenting process in Chapter 16.3. Other rules relevant to indicative roads and reserves can be found in Chapter 28.

[Unchanged or irrelevant text omitted]

17.9 OPEN SPACE ZONE RULES

[Unchanged or irrelevant text omitted]

17.9.2 Land Use

17.9.2.1 Permitted Activities (Land Use)

Any land use is a permitted activity that may be undertaken without a resource consent, if it complies with the following conditions:

[Unchanged or irrelevant text omitted]

- (da) The building is not located within, or within 10 metres of, any indicative road or indicative reserve, except for the following:
- (i) This condition does not apply once the road or reserve intended to be established by the indicative road or indicative reserve is shown on a Land Transfer Plan and a s224 certificate pursuant to section 224 of the Resource Management Act 1991 has been issued by Council for the subdivision concerned.
 - (ii) No building setback is required under this condition on properties which do not have the indicative road or indicative reserve shown within that property's boundaries.
 - (e) No building setback is required in the Pohara area to the west of Falconer Road or for the indicative road to the north and south of Martin Farm Road.

[Unchanged or irrelevant text omitted]

17.10 RECREATION ZONE RULES

17.10.3 Building Construction or Alteration

17.10.3.1 Permitted Activities (Building Construction or Alteration)

Construction or alteration of a building is a permitted activity that may be undertaken without a resource consent, if it complies with the following conditions:

- (a) The activity is not the construction or alteration of any building in, or 10 metres from:
- (i) ~~the boundary of any indicative road or indicative reserve in the Richmond West Development Area as shown on the planning maps;~~
 - (ii) any amenity planting setback in the Richmond West Development Area;
 - (iii) the 10-metre wide reserve through the Recreation Zone adjoining the Rural 2 and Open Space zones.

Except in regard to item (i) above:

- (1) This condition does not apply once the road or reserve intended to be established by the indicative road or indicative reserve is shown on a Land Transfer Plan and a s224 certificate pursuant to section 224 of the Resource Management Act 1991 has been issued by Council for the subdivision concerned; except that if the certificate pursuant to section 224 of the Resource Management Plan lapses, then this rule shall apply.
- (2) No building setback is required under this condition on properties which do not have the indicative road or indicative reserve shown within that property's boundaries.

- (3) No building setback is required in the Pohara area to the west of Falconer Road or for the indicative road to the north and south of Martin Farm Road.

[Unchanged or irrelevant text omitted]

17.11 CONSERVATION ZONE RULES

[Unchanged or irrelevant text omitted]

17.11.2 Land Use

17.11.2.1 Permitted Activities (Land Use)

Any land use is a permitted activity that may be undertaken without a resource consent, if it complies with the following conditions:

[Unchanged or irrelevant text omitted]

Setback

- (d) The building is set back at least 10 metres from any boundary, except that telecommunication and radio-communication facilities which are less than 10 square metres in area and 3 metres in height; and masts and poles and their antennas and mounting structures less than 7 metres in height, must be set back a minimum of 10 metres from a zone boundary.
- (da) The building is not located within, or within 10m of, any indicative road or indicative reserve, except for the following:
- (i) This condition does not apply once the road or reserve intended to be established by the indicative road or indicative reserve is shown on a Land Transfer Plan and a s224 certificate pursuant to section 224 of the Resource Management Act 1991 has been issued by Council for the subdivision concerned.
 - (ii) No building setback is required under this condition on properties which do not have the indicative road or indicative reserve shown within that property's boundaries.
 - (iii) No building setback is required in the Pohara area to the west of Falconer Road or for the indicative road to the north and south of Martin Farm Road.

[Unchanged or irrelevant text omitted]

17.12 RURAL INDUSTRIAL ZONE RULES

[Unchanged or irrelevant text omitted]

17.12.2 Land Use

17.12.2.1 Permitted Activities (Land Use)

Any land use is a permitted activity, except where specified in rule 17.12.2.3A, that may be undertaken without a resource consent, if it complies with the following conditions:

[Unchanged or irrelevant text omitted]

- (p) The building is set back at least 10 metres from:

- (i) all site boundaries, including existing and proposed legal road frontages; except that telecommunication and radio-communication facilities less than 10 square metres in area and less than 3 metres in height are exempt from this requirement;
- (ii) the boundary, and not within the boundary, of any indicative road or indicative reserve, except that:
 - (a) this rule does not apply once the road or reserve intended to be established by the indicative road or indicative reserve is shown on a Land Transfer Plan and a s224 certificate pursuant to section 224 of the Resource Management Act 1991 has been issued by Council for the subdivision concerned; except that if the certificate pursuant to section 224 of the Resource Management Plan lapses, then this rule shall apply;
 - (b) no building setback is required under this rule on properties which do not have the indicative road or indicative reserve shown within that property's boundaries.
 - (c) **No building setback is required in the Pohara area to the west of Falconer Road or for the indicative road to the north and south of Martin Farm Road.**

(Refer to 16.6.2.1(j)(ii) for applicable telecommunication and radio-communication facility setback requirements)

except also that in the following locations, the stated setbacks apply:

- (iii) Not less than 100 metres from Waimea West Road (for the Eves Valley Rural Industrial Zone).
- (iv) Not less than 3 metres from the north-eastern toe of the bund mound erected parallel to Lower Queen Street, or at least 5 metres from Queen Street, whichever is the greater distance, within the Golden Edge Rural Industrial Zone.
- (v) Not less than 3 metres from the boundary of any new legal road within the Golden Edge Rural Industrial Zone.
- (vi) Not less than 15 metres from mean high water springs within the Golden Edge Rural Industrial Zone.
- (vii) Elsewhere in the Zone, not less than 30 metres from the Coastal Marine Area boundary, except that this rule only applies to buildings constructed after 25 May 1996.

Electricity Transmission Corridor

- (q) In the Richmond West Development Area, notwithstanding the exemption in condition (p)~~(i)~~(iii) relating to telecommunication and radio-communication facilities, the building is set back at least 20 metres from the centreline of the electricity transmission line as shown on the planning maps.

17.13 PAPA KAINGA ZONE RULES

[Unchanged or irrelevant text omitted]

17.13.2 Land Use

17.13.2.1 Permitted Activities (Land Use)

Any land use is a permitted activity that may be undertaken without a resource consent, if it complies with the following conditions:

[Unchanged or irrelevant text omitted]

- (ea) The building is not located within, or within 10m of, any indicative road or indicative reserve, except for the following:
- (i) This rule does not apply once the road or reserve intended to be established by the indicative road or indicative reserve is shown on a Land Transfer Plan and a s224 certificate pursuant to section 224 of the Resource Management Act 1991 has been issued by Council for the subdivision concerned.
 - (ii) No building setback is required under this rule on properties which do not have the indicative road or indicative reserve shown within that property's boundaries.
 - (iii) No building setback is required in the Pohara area to the west of Falconer Road or for the indicative road to the north and south of Martin Farm Road.

Planning Maps

Mapping Changes in response to section 2.3.4 Submitter [3353]: Port Tarakohe Ltd



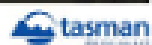
AREAS

Update Map

Date

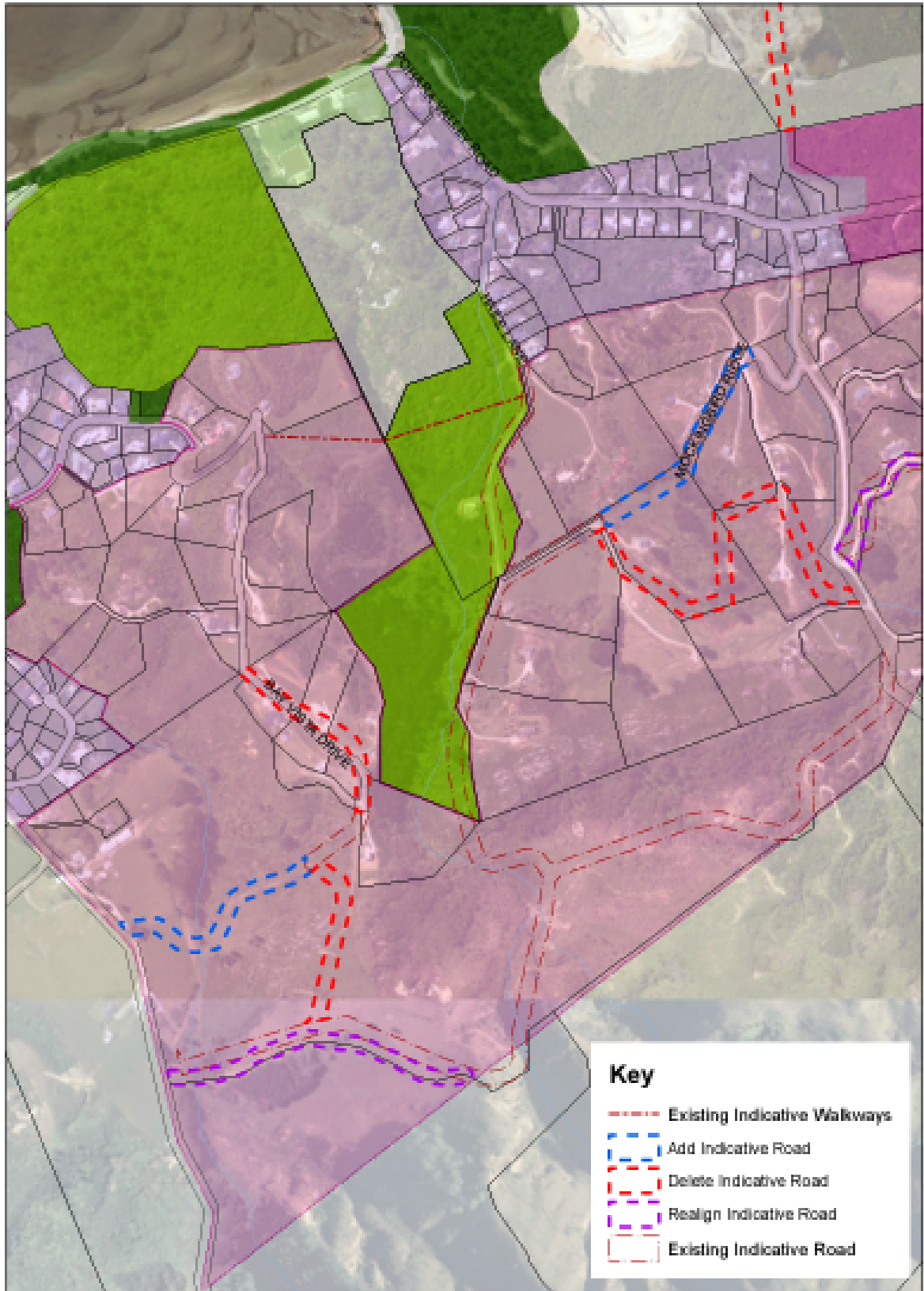
Maps affected: 10, 51, 77

TASHAN RESOURCE MANAGEMENT PLAN
Proposed Plan Change 73 – Port Tarakohe



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Mapping Changes in response to section 2.3.2 Submitter [4196]: Te Ngahere Koura Limited, DRB Trust (David and Nadine Bott), Kelso Building Limited



AREAS

Update Map

Date

Maps affected: 10, 51, 77

TASHAN RESOURCE MANAGEMENT PLAN
Proposed Plan Change 73 - Bay Vista Drive



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[Unchanged or irrelevant text omitted]

16.1.5.1A Permitted Activities (Outdoor Signs for Public Purposes in Conservation, Recreation and Open Space Zones)

The erection of signage by, or on behalf of, Council or the Department of Conservation in the Conservation, Recreation or Open Space zone, or on land that is vested in Council for the purpose of a reserve, is a permitted activity that may be undertaken without resource consent, if it complies with the following conditions:

- (a) The sign or signs relate to an activity consistent with a reserve management plan, conservation management plan, or conservation strategy approved by Council or the Department of Conservation respectively, or is consistent with the classification purpose of the vested land; and
- (b) The sign or signs are located on the site where the activity occurs; and
- (c) The sign or signs are limited to that necessary for giving direction, identifying the site or facility, displaying public information or assisting public safety; and
- (d) No sign shall exceed 2 square metres in area or 3 metres in height; and
- (e) For signs intended to be read from a public road, the minimum lettering height is 150 millimetres if located in an area where the speed limit does not exceed 70 kilometres per hour and 200 millimetres where the speed limit exceeds 70 kilometres per hour; and
- (f) A free-standing sign is not erected within 10 metres of any road intersection, does not restrict visibility at any intersection or access, and does not overhang the legal road; and
- (g) Conditions (d) to (g) in rule 16.1.3.1.

16.1.5.2 Controlled Activities (Outdoor Signs in Rural 1, Rural 2, Rural 3, Rural Residential, ~~Conservation, Recreation, Open Space~~ and Papakainga Zones)

The erection of an outdoor sign in the Rural 1, Rural 2, Rural 3, Rural Residential, ~~Conservation, Recreation, Open Space~~ or Papakainga zone that does not comply with condition (c) of rule 16.1.5.1 is a controlled activity, if it complies with the following conditions:

[Unchanged or irrelevant text omitted]

16.1.5.3 Controlled Activities (Outdoor Signs in Rural 1, Rural 2, Rural 3, Rural Residential, ~~Conservation, Recreation, Open Space~~ and Papakainga Zones)

The erection of an outdoor sign in the Rural 1, Rural 2, Rural 3, Rural Residential, ~~Conservation, Recreation, Open Space~~ or Papakainga zone is a controlled activity, if it complies with the following conditions:

[Unchanged or irrelevant text omitted]

16.1.5.4 Restricted Discretionary Activities (Outdoor Signs in Rural 1, Rural 2, Rural 3, Rural Residential, Conservation, Recreation, Open Space and Papakainga Zones)

The erection of an outdoor sign in the Rural 1, Rural 2, Rural 3, Rural Residential, Conservation, Recreation, Open Space or Papakainga zone that does not comply with the permitted conditions of rule 16.1.5.1 or 16.1.5.1A or the controlled conditions of rules 16.1.5.2 or 16.1.5.3 is a restricted discretionary activity.

16.1.20 Principal Reasons for Rules

[Unchanged or irrelevant text omitted]

Conservation, Recreation and Open Space AreasZones and Land Vested for Reserves

The need for some signs on Conservation, Recreation and Open Space areas-zones, and land that is vested for the purpose of a reserve, is recognised. These signs should relate to activities on site and care should be taken to ensure that the signs do not detract from the visual amenity of the site.

[Unchanged or irrelevant text omitted]

Plan Change Topic 73.21: Permitted activity rule for activities included in Reserve Management Plans in Open Space and Recreation zones

Explanatory Statement (not part of Plan Change text)

The proposed change is to allow activities in the Open Space and Recreation zones when those activities are included within a Reserve Management Plan for that area. This is to ensure that duplication of regulatory processes does not occur. Under the current rules an activity may be included in a Reserve Management Plan after a public process in the Reserves Act, but then still require a resource consent.

Plan Change Text

CHAPTER 17: ZONE RULES

[Unchanged or irrelevant text omitted]

17.9 OPEN SPACE ZONE RULES

[Unchanged or irrelevant text omitted]

17.9.2 Land Use

17.9.2.1 Permitted Activities (Land Use)

Any land use is a permitted activity that may be undertaken without a resource consent, if it complies with the following conditions:

Activities

- (a) The activity is one of the following:
- (i) a playground, picnic facility, public shelter or neighbourhood open space;
 - (ii) a public garden and accessory buildings;
 - (iii) a walkway or cycleway;
 - (iv) an activity consistent with any reserve management plan approved for the land under the Reserves Act or any subsequent legislation.

17.10 RECREATION ZONE RULES

[Unchanged or irrelevant text omitted]

17.10.2 Land Use

17.10.2.1 Permitted Activities (Land Use)

Any land use is a permitted activity that may be undertaken without a resource consent, if it complies with the following conditions:

Activities

- (a) The activity is one of the following:
- (i) indoor or outdoor sporting and recreation activity;
 - (ii) public gardens;
 - (iii) playground, picnic facility or public shelters;
 - (iv) public car park, walkway or cycleway;
 - (v) craft fair, gala or fête;
 - (vi) buildings for any of the above activities, or for purposes accessory to the above activities, and for the storage of equipment for reserve maintenance;
 - (vii) an activity consistent with any reserve management plan approved for the land under the Reserves Act or any subsequent legislation.

Plan Change Topic 73.22: Relocated buildings as a permitted activity

Explanatory Statement (not part of Plan Change text)

This proposed change is to allow all buildings to be relocated as a permitted activity provided all applicable rules for buildings at the destination site are met. In addition, the proposed permitted activity rule sets out specific requirements for buildings which are dwellings, or intended to be used as a dwelling. The change is supported by a definition of a relocated building which clarifies that this does not include new prefabricated buildings which are moved to a site.

Plan Change Text

CHAPTER 2: MEANINGS OF WORDS

[Unchanged or irrelevant text omitted]

2.2 DEFINED WORDS

[Unchanged or irrelevant text omitted]

Relocated building – means any second-hand building which is transported whole, or in parts and relocated from its original site to its final destination site, but excludes a new pre-fabricated building which is delivered in whole or in parts to a site, for erection on that site. **This definition includes removal of a building off a site (but excludes demolition) and shifting a building within a site.**

[Unchanged or irrelevant text omitted]

CHAPTER 16: GENERAL RULES

[Unchanged or irrelevant text omitted]

16.8 TEMPORARY ACTIVITIES AND RELOCATED DWELLINGS BUILDINGS

[Unchanged or irrelevant text omitted]

16.8.3 Relocation of **Dwellings Buildings**

16.8.3.1 **Controlled Permitted Activities (Relocation of **Dwellings Buildings**)**

The relocation of a ~~dwelling~~ any building to a new site, **or the new position within a current site**, is a **controlled permitted** activity, **if it complies with the following conditions**. ~~A resource consent may be granted, if the activity complies with the following conditions:~~

- (a) The ~~dwelling~~ building complies with any rules applicable to the construction or alteration of buildings at the new site **or the new position within a current site**; and

For a building which is, or is intended to be, used as a dwelling:

- (b) The building must be placed on permanent foundations as soon as practicable and not later than six months of being relocated to its final destination site.

- ~~(e) The Council is notified in writing no later than 48 hours prior to the building being relocated to its final destination site.~~
- ~~(d) All external reinstatement work is completed within 12 months of the building being relocated to its final destination site.~~
- (b) A relocated building intended for use as a dwelling must have previously been designed, built and used as a dwelling.
- (c) A report shall accompany the application for a building consent for the destination site, or new position within the current site, that identifies all reinstatement works that are to be completed to the exterior of the building.
- (d) The Council is notified in writing no later than 48 hours prior to the building being relocated to its destination site, or new position within the current site.
- (e) The building shall be located on permanent foundations approved by building consent, no later than two months from when the building is moved to the site.
- (f) All other reinstatement work required by the report referred to condition (c) in this rule, and the building consent to reinstate the exterior of any relocated dwelling shall be completed within 12 months of the building being delivered to the site or new position within the current site.

Note: The requirements of the Building Act and the New Zealand Building Code also apply.

A resource consent is required and may include conditions on the following matters over which the Council has reserved control:

- ~~(1) Building appearance, construction, landscaping and site layout.~~
- ~~(2) The ability of the dwelling to be relocated.~~
- ~~(3) The time frame for specified external and internal reinstatement work to be completed.~~
- ~~(4) The imposition of a refundable bond equal to the cost of specified reinstatement work to maintain the visual amenity of the area.~~
- ~~(5) Financial contributions, bonds and covenants in respect of the performance of conditions, and administrative charges (Section 108).~~

16.8.3.2 Discretionary Activities (Relocation of **Dwellings**~~Buildings~~)

The relocation of a dwelling to a new site, **or new position within the current site**, that does not comply with ~~the conditions (b) of rule 16.8.3.1 ii~~ is a discretionary activity. ~~Relocated buildings, other than dwellings, that may not comply with rules applicable to the construction or alteration of buildings at the new site as per rule 16.8.3.1(a) will be considered under those specific zone rules with no particular resource consent required due to its relocated nature.~~

A resource consent is required and may include conditions.

16.8.20 Principal Reasons for Rules

Relocated Buildings

Relocated dwellings, have the potential to adversely affect the visual amenity of the area in which they are intended to be relocated. The rule addresses this by ensuring the dwelling is placed on permanent foundations and have external reinstatement completed within set time periods. The rule also requires that a building to be used as a dwelling was previously designed, built and used as a dwelling. This is to ensure that to be permitted, the building already appears and functions as a dwelling, which improves compatibility with the destination site or location. Relocated buildings which are not currently a dwelling but are intended to be converted for this purpose require a discretionary activity resource consent. This enables consideration of the visual appearance, appropriateness for the site and neighbourhood, and the timeframe for the conversion to occur. Other bulk and location matters are controlled through zone and area-based rules in the Plan. Relocated buildings which are not to be used as a dwelling are permitted if they meet these other rules. Other relocated buildings that may not comply with rules applicable to the construction or alteration of buildings at the new site, or new position within the current site, will be considered under those specific zone rules with no particular resource consent required due to its relocated nature. ~~The rules address this by regulating placement and finishing of relocated dwellings, particularly with respect to layout and appearance.~~

[Unchanged or irrelevant text omitted]

