

Decision Compilation in Topic Order

Plan Topic Reference : C66 GEN

Final 623.2 No Plan amendments.

Plan Topic Reference : 2.2

Final 623.1 Amend the proposed definition of 'standard density development' from:
"Standard density development - means residential development with a dwelling density between 10 - 20 dwellings per hectare on sites averaging between 0 – 1000 square metres in extent" to:
"Standard density development - means residential development that is not compact density development, comprehensive residential development or intensive development."

Final 624.1 Delete the definition of 'groundwater recharge' in the defined words section.

Plan Topic Reference : 6.0

Final 625.1 Expand the list of key locational and urban form issues for urban environment effects in the introduction to chapter 6 by adding issue (l) to section 6.0:
"The effect of urban development and expansion on historic and cultural heritage."

Plan Topic Reference : 6.1.3.1

Final 625.1 Further amend policy 6.1.3.1 by adding a new criterion (l): "enabling protection of heritage sites, items and values, cultural heritage and protected trees."

Plan Topic Reference : 6.8.30

Final 626.1 In Principal Reasons and Explanation 6.8.30, insert after proposed new paragraph, i.e., "The Richmond Intensive Development Area provides for more intensive residential development through a combination of infill in and redevelopment of the existing Residential Zone close to the town centre", the sentence:
"In acknowledging an aging population, incorporation of universal design principles in the initial design of dwellings in RIDA is encouraged in the Urban Design Guide (Part II, Appendix 2)."

Plan Topic Reference : 16.3.3.1A

Final 623.1 Add the words "and without public notification" to the end of proposed notification note at the end of rule 16.3.3.1A so that it reads:

"Non-Notification

Applications for resource consent that comply with the conditions of this rule (16.3.3.1A) will be decided without limited notification and without public notification."

Final 625.1 In 16.3.3.1A matter (13), break heritage and archaeological sites and protected trees up so that matter (13) refers to archaeological or heritage sites and new matter (13A) refers to protected trees, rewording as follows:

"Archaeological or Heritage Sites

(13) In relation to land, including a heritage site or item referred to in Schedules 16.13A, 16.13C or 18.1A:

(a) whether the proposed subdivision would have an adverse or beneficial effect on the integrity or heritage value of the site or item and the extent of that effect;

(b) the extent to which land integral to the significance of an archaeological site or site of significance to Māori would be separated from that site;

(c) the provisions of any relevant management plan.

Protected Trees

(13A) In relation to a protected tree referred to in Schedule 16.13B:

(a) whether the proposed subdivision would have an adverse or beneficial effect on the protected tree and the extent of that effect;

(b) the provisions of any relevant management plan.

Final 625.1 Amend the heading of condition 16.3.3.1A (d) 'Services, Existing Buildings, Heritage Site or Item Present, Cultural Heritage Sites, Stormwater and Transport' to include "Protected Trees."

Plan Topic Reference : 16.3.3.2

Final 623.1 Amend first paragraph of operative 16.3.3.2 by replacing the reference to (y) with (ma) so it reads:
"Subdivision in the Residential Zone that does not comply with controlled condition (ma) of rule 16.3.3.1 is a restricted discretionary activity."

Plan Topic Reference : 16.3.3.2B

Final 623.1 Add the following non-notification note to the end of proposed rule 16.3.3.2B:
"Non-Notification
Applications for resource consent that comply with the conditions of this rule (16.3.3.2B) will be decided without public notification."

Plan Topic Reference : 16.3.3.4

Final 623.1 Further amend operative condition (a) by replacing the word "and" with the word "or" so that it reads:

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"(a) Except as provided for in conditions (c), (d) and (e) of this rule, subdivision in the Residential Zone that does not comply with the restricted discretionary conditions of 16.3.3.2A for standard density development or the restricted discretionary conditions of rule 16.3.3.2 is a discretionary activity."

Plan Topic Reference : 17.1.3.4BB

- Final 623.1 Amend introductory paragraph of proposed rule 17.1.3.4BB by:
(a) changing the rule references from "7" to "17".
(b) including the words "for standard density development" after the reference for 17.1.3.2 and adding the words "for compact density development" after the reference for 17.1.3.3 so it reads:
"Construction or alteration of a building in the Richmond South, Richmond West, Motueka West, Richmond Intensive, Mapua and Mapua Special development areas and the Motueka West Compact Density Residential Area that does not comply with the conditions of rules 17.1.3.1 and 17.1.3.2 for standard density development or rule 17.1.3.3 for compact density development, is a restricted discretionary activity, if it complies with the following conditions:"
- Final 623.1 Amend the heading "Compact Density Development - Multiple Consents" in proposed rule 17.1.3.4BB to add: "- Richmond South, Richmond West, Mapua Special Development Areas and the Motueka West Compact Density Residential Area".
- Final 623.1 Add to the end of matter (7) the words "and the safe functioning of the road" so it reads:
"Whether an increase in the height of the building in relation to the boundary will adversely affect access of sunlight and daylight to adjoining sites and the safe functioning of the road."

Plan Topic Reference : 17.1.3.4CC

- Final 623.1 Amend condition 17.1.3.4CC(f) by deleting the words "Building Envelope and External Boundaries" in its heading and deleting the reference to conditions (f) and (g) so that it reads:
"Outdoor Living Space and Fences
(f) Conditions (ga) - (l) of rule 17.1.3.3 apply."
- Final 623.1 Amend condition 17.1.3.4CC(fa) that relates to internal boundaries to add at the beginning, "Except as provided for in 17.1.3.4CC(fc)," so that it reads:
"(fa) Except as provided for in 17.1.3.4CC(fc), all buildings are set back at least 2 metres from the front boundary, and no more than 5 metres, except that:
(i) all garages and carports are set back at least 5.5 metres from road front boundaries if the vehicle entrance of the garage or carport faces the road;
(ii) there is at least a 4-metre setback from one side or rear boundary;
(iii) where there is no vehicular access to the rear of the site from a legal road or approved access, in addition to condition 17.1.3.4CC(fa)(ii), a side boundary setback of at least 1.5 metres on at least one side is provided, enabling access to the rear of the site."
- Final 623.1 Repeating condition (f) of 17.1.3.3 that relates to building envelopes, amending it as a new condition 17.1.3.4CC(fb) by adding an exception at the beginning, replacing requirement (ii) and expanding on requirement (iii) so that it reads:
"(fb) Except as provided for in 17.1.3.4CC(fc), all buildings comply with the following requirements:
(i) There is no front boundary envelope requirement.
(ii) For the most southern orientated side or rear boundary, the envelope is taken from a point 3 metres vertical above the boundary and then at an angle 45 degrees inwards from that point along the entire boundary.
(iii) For the remaining side and rear boundaries, all buildings are wholly within an envelope created by taking a vertical line from the boundary 6 metres above ground level and then at an angle of 45 degrees inwards from that point. This applies for no more than 50 percent of the total boundary length. For the balance 50 percent of the total boundary length, the envelope is taken from a point 3 metres vertical above the boundary and then at an angle 45 degrees inwards from that point."
- Final 623.1 Repeating condition (g) of 17.1.3.3 that relates to external boundaries, amending it as a new condition 17.1.3.4CC(fc) where appropriate, replacing references to compact density development or subdivision with intensive development or subdivision and inserting a new sub condition (iii), so it reads:
"(fc) All buildings at the boundary of every allotment comply with the building envelope and setback rules of permitted activity conditions 17.1.3.1(m) – (o) and 17.1.3.1(r) – (v), under the following conditions:
(i) where the land adjoining the boundary is not part of an intensive development subdivision; or
(ii) where the land adjoining the boundary is not or is not being developed as an intensive development; or
(iii) where the boundary is a front boundary, all buildings are set back at least 2 metres from the front boundary, and no more than 5 metres, except that all garages and carports are set back at least 5.5 metres from road front boundaries if the vehicle entrance of the garage or carport faces the road."
For the avoidance of doubt, this means that, except for a front boundary or a boundary to a road, every side or rear boundary of the intensive development complies with permitted activity conditions for standard density development relating to the building envelope and building setbacks from boundaries where it adjoins land that is:
(i) not part of an intensive development subdivision or an intensive development; or
(ii) is being developed to a standard density within the same development proposal; or
(iii) is a standard density development.
Note: The separation between developments of different densities may be achieved by using roads or reserves. This creates a clear delineation without losing amenity values or the inefficient use of land resources."
- Final 623.1 At the end of 17.1.3.4CC add the words "and without public notification" to the end of proposed non-notification note so it reads:
"Applications for resource consent that comply with the conditions of this rule (17.1.3.4CC) will be decided without limited notification and without public notification."

Plan Topic Reference : 17.1.20

- Final 623.1 Add the following sentence to Principal Reasons for Rules 17.1.20:

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- Final 624.1 “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.”
- Final 624.1 Amend the second sentence of the last paragraph of Reasons for Rules by replacing the words “groundwater recharge preservation” with the words “infiltration of stormwater to ground” and replace the word “secondary” with the word “specified”.
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Plan Topic Reference : Part II, Appendix 2

- Final 626.1 In section B (Dwelling Size) of the Urban Design Guide (Appendix 2), insert after sentences, i.e., “It is recognised in Richmond, Motueka and Mapua that the different dwelling sizes and types will need to be provided for if people are to be comfortable living in Richmond, Motueka and Mapua at various stages of their lives. Part of that difference is recognising the need for a mixture of family homes with large sections and smaller houses with less land to look after and more opportunities for social contact for people living alone”, the sentence:
“With an aging population in Tasman, incorporation of universal design principles in the initial design of dwellings in RIDA is encouraged.”
- Final 626.1 In section B, Guideline B1 (Dwelling Size Mix) of the Urban Design Guide (Appendix 2), insert after the last bulleted item beginning “Considering the use of “party” walls ...”:
“• Incorporating universal design principles according to Lifemark™ certification in the initial design of dwellings in RIDA, or other certification that is functional for elderly and disabled residents.”
- Final 626.1 In section E, Guideline E2 (Functionality) of the Urban Design Guide (Appendix 2), insert after the first bulleted item beginning “Providing for acoustic privacy in joined houses ...”
“• “Incorporating universal design principles according to Lifemark™ certification in the initial design of dwellings in RIDA, or other certification that is functional for elderly and disabled residents.”
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Plan Topic Reference : 36.4.2.1A

- Final 624.1 Amend condition 36.4.2.1A (f) by adding the words “detention and” after the word “including”.
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