

595 **Change 43: Residential Development - Standard and Medium Density**

■ **DECISIONS AND REASONS**

Final Decision 595.1

C43.1782.7 Wakatu Incorporation Allow

Plan Amendments

Plan Topic 6.9.3.2A

Retain policy 6.9.3.2A.

Reasons

1. Policy 6.9.3.2A provides guidance on the appropriate location for higher density residential development in Motueka.
2. Residential development on smaller sections will benefit from a close proximity to the amenities of the Motueka town centre. Some vehicle trips will be able to be substituted with walking trips if the location is sufficiently close to the town centre.

Final Decision 595.2

C43.1782.8 Wakatu Incorporation Allow In Part

Plan Amendments

Plan Topic 16.3.3.3

Insert in matter (14) after the words "pedestrian environments":
"with easy access to the town centre".

Plan Topic 16.3.20

Insert a new sentence to the first paragraph (after the third sentence) on Motueka West Development Area as follows:
"Favourable consideration will be given to higher density residential proposals located within walking distance (400 metres) of the town centre".

Plan Topic ZM 116

Provide more Compact Density Residential Area in the area south of Whakarewa Street – in the ex Tourist Services Zone

Other Action

Change the TRMP to include the ex Tourist Services Zone as Compact Density Residential Area.

Reasons

1. Of all the areas suggested by the submitter as suitable for higher density residential development only the area south of Whakarewa Street meets the criterion required by Policy 6.9.3.2A.
2. The Policy 6.9.3.2A, which the submitter seeks to retain, only supports higher density residential development where the land is within walking distance of the Motueka town centre.

Final Decision 595.3

C43.1782.9 Wakatu Incorporation Disallow

Plan Amendments

Plan Topic 17.1

No Plan amendments to write separate rules for Motueka West to reduce rule complexity.

Reasons

It is not appropriate to provide separate rules and standards for Motueka West Residential Zone in the Tasman Resource Management Plan as there are insufficient locational and functional differences to justify separate rules.

Final Decision 595.4

C43.1782.12 Wakatu Incorporation Disallow
C43.1782.13 Wakatu Incorporation Allow In Part

Plan Amendments

Plan Topic 16.3.3.1

1. No Plan amendments to condition 16.3.3.1(o)(i)(a) to reduce the minimum net area of 350 sq metres for Residential Zone allotments at Motueka West.
2. In condition 16.3.3.1(o)(i)(b), amend the minimum average net area for all Residential Zone allotments in Motueka

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West to 500 sq metres.

Reasons

1. There is no sound resource management reason to reduce the minimum residential lot size in Motueka West to 320 square metres so it is lower than the 350 square metres that applies in the remainder of the Motueka and Richmond Residential Zones.
2. The Compact Density Residential Area provides appropriately for smaller lots to 270 square metres minimum area. A new policy has been added to provide guidance as to the appropriate location for such development in Motueka.
3. The average minimum area of all lots in a residential subdivision has been altered so it is the same as the residential rules that apply elsewhere in Motueka.

Final Decision 595.5

C43.1782.14

Wakatu Incorporation

Disallow

Plan Amendments

Plan Topic 16.3.3.2

No Plan amendments to replace "Motueka West Compact Density Residential Area" with "Motueka West".

Reasons

1. To change the restricted discretionary rule as suggested by the submitter would imply that the entire Motueka West Residential Zone is suitable for compact density residential development.
2. The policy for compact density residential development in Motueka is to have it located within walking distance of the town centre so, for this reason, some parts of Motueka West are less suitable for very small lots.

Final Decision 595.6

C43.1782.15

Wakatu Incorporation

Disallow

Plan Amendments

Plan Topic 16.3.3.3

No Plan amendments to replace "Motueka West Compact Density Residential Area" with "Motueka West"

Reasons

1. To change the discretionary rule as suggested by the submitter would imply that the entire Motueka West Residential Zone is suitable for subdivision to a minimum lot area of 270sq metres.
2. The policy for compact density residential development in Motueka is to have it located within walking distance of the town centre so, for this reason, some parts of Motueka West are less suitable for very small lots.

Final Decision 595.7

C43.3775.2

Frater, Terry J & Shirley M

Allow In Part

Disallow

FC43.1782.12

Plan Amendments

Plan Topic ZM 118

Retain Residential Zone on 128 – 142 King Edward Street

Reasons

1. The Council has provided 40.7 ha of land for future Residential zoning between Pah Street and King Edward Street. In addition there is another 13.5 ha of land for future residential zoning between King Edward Street and Courtney Street and 1.9 ha in the Comprehensive Density Residential Area.
2. Parts of the land in the block Whakarewa Street to King Edward Street are located close to the aerodrome runway and could be regarded as unsuitable for noise sensitive residential activities.