

**TASMAN DISTRICT COUNCIL**  
**PROPOSED TASMAN RESOURCE MANAGEMENT PLAN**

**PROPOSED VARIATION NO. 60**

**Richmond South Development Area Allotment Access**

**Notified 21 July 2007**

**EXPLANATORY STATEMENT**

The Variation is an amendment to sections 16.3 and 17.1. It concerns access from individual allotments onto main roads in the Richmond South Development Area. The Variation will be an addition to Variations 49 and 50, remedying an error that was not picked up through submissions to the original Variations.

Currently there is no restriction on individual access points onto Hart/Bateup and Wensley/Paton roads, Hill Street South or State Highway 6 in the Richmond South Development Area.

This is inconsistent with restrictions on road access onto these main roads. Apart from the access points defined by indicative roads, no additional access points are allowed. The reason for this is to ensure traffic safety, and the efficient flow of traffic along these main roads.

Allowing individual vehicle crossings from each allotment would appear to be in conflict with this existing rule. They would also contribute to the identified concerns and issues regarding traffic safety and flow impediment.

Key Section 32 reference documents are:

1. The Council's Richmond Development Study (RDS) (2003)
2. Summary of Written Responses (from the public) (2004).
3. Staff report EP04/03/10 and supplementary report EP04/04/15 outlining issues and options in response to Richmond's growing population.

These documents assess the effectiveness and efficiency of growing Richmond to the south (along with other growth options) as required under Section 32 of the Resource Management Act 1991. Staff reports EP05/02/10, EP05/03/22, EP05/12/16 and EP06/02/04 provide additional background information on the more specific options considered for Richmond south.

## AMENDMENTS

The following objective and policies are being re-notified as Variation 59 to the Tasman Resource Management Plan:

### 1. CHAPTER 16

#### 1.1 SECTION 16.3

1.1.1 **Add to 16.3.3(m)(ii)**, a new standard [for medium density development in the Residential Zone]:

(f) *No allotment created after 28 July 2007 gains direct access from Hart/Bateup and Wensley/Paton roads, Hill Street, Hill Street South or State Highway 6.*

1.1.2 **Add to 16.3.3A(a)(iii)**, a new standard:

(f) *No allotment created after 28 July 2007 gains direct access from Hart/Bateup and Wensley/Paton roads, Hill Street, Hill Street South or State Highway 6.*

### 2. CHAPTER 17

#### 2.1 SECTION 17.1

2.1.1 **Add to 17.1.4** a new cross-reference:

*Access*

(z) *Access to each dwelling complies with 16.3.3(m)(ii)(f).*