Site Assessment Report

Proposed Plan Change 81 to the Tasman Resource Management Plan

Report prepared by the Tasman District Council

June 2026

Abbreviation and Acronym Table

Abbreviation / Acronym	Meaning
AEP	Annual Exceedance Probability
CBZ	Central Business Zone
FDS	Future Development Strategy 2022–2052
GTT	Great Taste Trail
HBA	Housing and Business Assessment 2024
LTP	Long Term Plan
LUC	Land Use Capability
MDRZ	Medium Density Residential Zone
MMP	Māpua Masterplan
NCC	Nelson City Council
NPS-HPL	National Policy Statement for Highly Productive Land
NPS-UD	National Policy Statement on Urban Development
NRSBU	Nelson Regional Sewerage Business Unit
NTLDM	Nelson Tasman Land Development Manual
NZAA	New Zealand Archaeological Association
NZTA	New Zealand Transport Agency
OSP	Outline Spatial Plan
PC81	Plan Change 81 to the Tasman Resource Management Plan
PPCR	Private Plan Change Request
RICP	Richmond Intensive Development Precinct
RIDA	Richmond Intensive Development Area
RMA	Resource Management Act 1991
RSP	Richmond Spatial Plan
s32	Section 32 (of the RMA)
SIRA	Slope Instability Risk Area
SH6	State Highway 6
SH60	State Highway 60
SNA	Significant Natural Area
SNH	Significant Natural Habitat
SHA	Special Housing Area
TDC	Tasman District Council
TRMP	Tasman Resource Management Plan

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1. Introduction

Background

Plan Change 81 (PC81) to the Tasman Resource Management Plan (TRMP) proposes the rezoning of over 60 sites across Tasman District. Collectively, these sites have an estimated potential yield of over 4000 dwellings over the next ten years. This number excludes papakāinga development on Māori land, for which the yield is currently unknown. The proposed rezoning also provides for approximately 82 hectares of business land.

Most of the sites proposed for rezoning through PC81 are identified in the Nelson Tasman Future Development Strategy 2022–2052 (FDS) and the Māpua Masterplan (MMP), with the exception of the following sites:

- Richmond: T-223, T-232
- Golden Bay: T-227, T-228, T-229, T-230
- Redwood Valley: T-226
- Māpua: T-33b, T-240b

In some cases, the boundaries or zoning of FDS or Masterplan sites have been refined following more detailed evaluation for PC81.

Preparation of the FDS during 2021/2022 included consideration of at least seven different spatial growth scenarios. Over 220 individual sites in Nelson and Tasman were assessed for future housing and business locations. Just over 90 of the higher-ranking sites were included in the final FDS to ensure there is adequate capacity to meet the expected growth demands. The different spatial scenarios informed the eleven objectives of the adopted FDS, with the adopted scenario being largely consolidation of growth along State Highway 6, while also providing for growth in Motueka and Māpua and Tasman's rural towns. Each potential site was assessed against more than 20 different criteria, by a team of subject matter experts.

In most towns, a range of sites were considered for future development. Where the boundary or use of a site has changed from that identified in the FDS, it has been reassessed against the same multi criteria as those used in the FDS. Similarly, where a site is proposed in PC81 that did not form part of the FDS, an assessment against the multi criteria of the FDS was undertaken, to see how the site performed relative to other FDS sites, to ensure consistency.

This appendix to the Section 32 Evaluation Report considers the reasonably practicable options for each PC81 site and zoning change. The options are:

Option 1: Retain the status quo and retain the existing zoning.

Option 2: Rezoning land from its existing zone to a more appropriate zone.

Option 3: Downzoning land from an existing deferred zone that is considered inappropriate for urban use to its underlying (pre-deferral) zoning.

Option 4: Applying or amending spatial layers (other than zones) to sites.

Outline Spatial Plans (OSPs)

OSPs are a key tool for implementing future subdivisions and development of greenfield land identified in PC81. They are a strategic planning tool used to guide and manage the sustainable development of designated growth areas or larger individual sites. They provide a structured framework that coordinates land use, infrastructure provision, and environmental management. They ensure that development aligns with the objectives of the RMA, national direction, and the district's long-term planning goals. OSPs are tailored to each site and identify the context and development considerations that must be addressed in any resource consent application.

Functionally, OSPs serve as a blueprint for future development and are implemented primarily through the subdivision rule set in Section 16.3.3A of the TRMP, supported by land use rules in Chapter 17. They establish the spatial structure for development, including road networks, open space linkages, and land use patterns, helping to ensure that new growth integrates well with existing communities and infrastructure. By doing so, OSPs promote coherent, connected, and resilient urban and rural environments.

Technical Advice

Table 1 identifies the technical specialists whose specialist knowledge informed the assessments in this report.

***Table 1**: Subject matter experts involved in providing technical advice*

Topic	Advice provided by	Information relied on
Natural Hazards Sea level rise, Flooding, Stormwater, Coastal inundation, fault hazard, liquefaction, geological	Alastair Clement (Team Leader Natural Hazards & Geomorphology) Glenn Stevens (Senior Resource Scientist) Diana Worthy (Team Leader Natural Resources)	Refer to the PC81 Section 32 Evaluation Report Appendix 24 – Natural hazards risk level assessments for PC81 proposed zoning changes.
Natural Environment Freshwater, terrestrial, wetlands, groundwater	Trevor James (Principal Scientist Freshwater and Estuarine Ecology) Matt Moss (Ecologist) Joseph Thomas (Principal Scientist Water and Special Projects) Lisa McGlinchey (Principal Planner Environmental Policy)	Wetlands – based on a desktop review of aerial photography and ground truthing in advance of detailed mapping required by national policy. Site visits where undertaken for applicable Māpua sites. Natural Unconfined aquifers locations (limited geographic scope to around existing urban areas) and potential risk from development identified by Councils Principal Scientist Water and Special Projects. Significant Natural Areas identified within the existing TRMP.

Topic	Advice provided by	Information relied on
		Landcover (Manaaki Whenua/ Landcare Research National database). Included as a consistent proxy for potentially significant natural areas or areas with indigenous biodiversity across both council areas.
Water and Wastewater	Kim Arnold (Senior infrastructure planning advisor) Carl Botha (Team Leader Water Supply) Pauline Webby (Senior Water and Wastewater Planning Advisor) Ian McComb (Senior Infrastructure Planning Advisor – Stormwater, Rivers & Coast) Mike Schruer (Waters and Wastes Manager) Michael Goldingham (Team Leader – Infrastructure Planning) Mark Rounce (Wastewater Designer – Rounce Project Solutions Ltd)	2024-2054 Activity Management Plans Capital Budget for infrastructure 2024 LTP 2024-2054 Infrastructure Strategy Refer to the PC81 Section 32 Evaluation Report Appendix 3 –Infrastructure Report Refer to PC81 Section 32 Evaluation Report Appendix 6 - Onsite Wastewater Assessments – Rounce Project Solutions Ltd
Reserves and Community Facilities Reserves, other green infrastructure, community facilities	Richard Hilton (Team Leader Reserves Operations) Ros Squire (Contract Reserves Planner) Thrive Spaces and Places (Consultancy)	Existing Council reserves and facilities. Planned reserves and facilities. Refer to the PC81 Section 32 Evaluation Report Appendix 10 – Medium Density Reserves and Open Space Assessment, Thrive Places and Spaces
Reverse Sensitivities/ Market Attractiveness	Annie Reed (Team Leader Subdivision Consents) Jeremy Butler (Team Leader Urban and Rural Policy)	Desk top analysis and market knowledge. TRMP (zones)

Topic	Advice provided by	Information relied on
Air Quality and Wildfire Risk	Leif Piggott (Principal Advisor – Environmental Assurance) Diana Worthy (Team Leader Natural Resources)	TRMP Resource Management (National Environmental Standards for Air Quality) Regulations 2004 Airshed monitoring Aerial photography and consideration of adjoining land uses Advice from FENZ
Productive Land	Mirka Langford (Environmental Manager – Land and Water) Ardi Ash (Senior Resource Scientist – Land and Soil) Myaan Bengosi (Policy Planner –Urban and Rural Development)	TDC Productive Land Class database 1994/2021 National Policy Statement for Highly Productive Land (NPS-HPL) 2022 (amended December 2025)
Transport Private, public, active	Bill Rice (Senior Infrastructure Planning Advisor – Transportation) Jamie McPherson (Transportation Manager) Rhys Palmer (Consultant Transport Planner)	2024-2054 Activity Management Plans Capital Budget for infrastructure 2024 LTP 2024-2054 Infrastructure Strategy Regional Land Transport Plan 2024-2034 Regional Public Transport Plan 2024-2034 Existing bus route and bus stops. Planned bus routes and stops. Cycle network MRCagney transport accessibility model for FDS Refer to the PC81 Section 32 Evaluation Report Appendix 3 –Infrastructure Report Refer to the PC81 Section 32 Evaluation Report Appendix 5 – Transport Advice Memorandum
Biodiversity Ecology all forms biodiversity	Matt Moss (Ecologist)	See natural environment above

Topic	Advice provided by	Information relied on
	Pauline Webby (Senior Water and Wastewater Planning Advisor)	
Cultural Heritage Sites and areas of significance to Māori	Anna McKenzie (Principal Planner – Policy) and ngā iwi advice at hui	Historic Heritage Items identified within the existing TRMP. Cultural Heritage Sites identified within the existing TRMP and Heritage Assessment of Archaeological Precincts (2007) by Karen Grieg that informed the TRMP. NZAA site (Arch site) Hui with ngā iwi of Te Tauihu and subsequent feedback.
Landscape Values Outstanding natural landscapes, outstanding natural features	Anna McKenzie (Principal Planner – Policy)	TRMP coastal environment mapping. Draft Plan Change 83 to the TRMP - Coastal Environment data. Draft Plan Change 82 to the TRMP - Outstanding Natural Features and Landscapes.
Contaminated Land	Anna MacKenzie (Resource Scientist – Contaminants Environmental Science) Anna McKenzie (Principal Planner – Policy)	TRMP HAIL data Specialist reports as relevant to specific sites.

Report Structure

The report is structured by settlement. It includes a district-wide summary table (Table 2) that lists each site and its proposed zoning change. It provides detailed information for each area, outlining the planning background, strategic context, servicing and infrastructure requirements, natural hazard constraints, ngā iwi interests, community facilities, productive land status, contaminated land status (where relevant) and ecological values. Each site is accompanied by an options assessment, weighing the benefits and drawbacks of retaining the current zoning and recommending a proposed option.

Table 2 summarises each site and details the proposed changes to each site.

Table 2: *PC81 sites and proposed zone changes*

Town / Area	Site Location Number on planning maps	Locality	Summary of Change
Richmond	T-112a	Salisbury Road, Richmond	Delete Tourist Services Zone. Add Medium Density Residential Zone. Add Outline Spatial Plan.
Richmond	T-112b	Salisbury Road, Richmond	Delete Residential Zone. Add Medium Density Residential Zone.
Richmond	T-112c	Salisbury Road, Richmond	Delete Tourist Services Zone. Add Open Space Zone.
Richmond	T-114a	Eyles Road, Richmond	Delete Rural 2 Zone. Add Rural Residential Zone.
Richmond	T-115a	Berryfields (Lower Queen Street), Richmond	Delete Mixed Business Zone. Add Medium Density Residential Zone. Add Outline Spatial Plan.
Richmond	T-115b	Berryfields (Lower Queen Street), Richmond	Delete Mixed Business Zone. Add Commercial Zone. Add Outline Spatial Plan.
Richmond	T-115c	Berryfields (Lower Queen Street), Richmond	Delete Mixed Business Zone. Add Open Space Zone.
Richmond	T-117	Gladstone Road, Richmond	Delete Residential Zone. Add Mixed Business Zone.
Richmond	T-122a	Main Road Hope, Richmond	Delete Rural 1 Zone. Add Rural 1 deferred Mixed Business Zone.
Richmond	T-178a	Gladstone Road, Richmond	Delete Residential Zone. Add Medium Density Residential Zone. Add Richmond Intensive Development Precinct.
Richmond	T-223a	Champion Road, Richmond	Delete Rural Residential Serviced Zone. Add Rural 2 Zone.
Richmond	T-223b	Champion Road, Richmond	Delete Rural Residential Serviced Zone. Add Residential Zone.
Richmond	T-22a	Richmond Central	Delete Residential Zone. Add Medium Density Residential Zone. Add Richmond Intensive Development Precinct. Add Outline Spatial Plan for 120 Wensley Road.
Richmond	T-22b	Richmond Central	Delete Residential Zone. Add Medium Density Residential Zone. Add Outline Spatial Plan for 330 Hill Street.
Richmond	T-22c	Richmond Central	Delete Central Business Zone. Add Medium Density Residential Zone.

Town / Area	Site Location Number on planning maps	Locality	Summary of Change
			Add Richmond Intensive Development Precinct.
Richmond	T-22d	Richmond Central	Delete Central Business Zone. Add Open Space Zone.
Richmond	T-232a	Appleby Highway, Richmond	Delete Light Industrial Zone. Add Medium Density Residential Zone. Add Outline Spatial Plan
Richmond	T-232b	Appleby Highway, Richmond	Delete Rural 1 deferred Residential Zone. Add Medium Density Residential Zone. Add Outline Spatial Plan.
Richmond	T-233	Richmond Central	Delete Commercial Zone. Add Central Business Zone.
Richmond	T-35a	Main Road Hope, Richmond	Delete Rural 1 Zone. Add Rural 1 deferred Light Industrial Zone.
Brightwater	T-002	Lord Rutherford Rd N, Brightwater	Delete Residential Zone. Add Medium Density Residential Zone.
Brightwater	T-103	Lord Rutherford Rd N – Ellis St, Brightwater	Delete Residential Zone. Add Medium Density Residential Zone.
Brightwater	T-104a	Katania Heights, Brightwater	Keep current Residential Zone. Add Brightwater Development Area.
Brightwater	T-104b	Katania Heights, Brightwater	Delete Rural 1 Zone. Add Residential Zone. Add Brightwater Development Area.
Brightwater	T-106	Ellis Street, Brightwater	Delete Light Industrial Zone. Add Commercial Zone.
Brightwater	T-171	SH6, Brightwater	Delete Tourist Services Zone. Add Light Industrial Zone.
Brightwater	T-171a	SH6, Brightwater	Delete Rural Industrial Zone. Add Light Industrial Zone.
Brightwater	T-198a	Higgins Road, Brightwater	Delete Rural 1 Zone. Add Rural Residential Zone.
Wakefield	T-108	Bird Lane, Wakefield	Delete Rural 1 Zone. Add Rural 1 Deferred Light Industrial Zone.
Wakefield	T-29a	Wakefield Central	Delete Residential Zone. Add Medium Density Residential Zone. Add Outline Spatial Plan for part area.
Wakefield	T-29c	Wakefield Central	Delete Light Industrial Zone. Add Medium Density Residential Zone.
Wakefield	T-30	Wakefield Central	Delete Residential Zone. Add Medium Density Residential Zone.
Wakefield	T-194a	Whitby Road / Higgins Road, Wakefield	Delete Rural 1 Zone. Add Rural 1 deferred Medium Density Residential Zone. Add Outline Spatial Plan.

Town / Area	Site Location Number on planning maps	Locality	Summary of Change
Wakefield	T-194b	Whitby Road / Higgins Road, Wakefield	Delete Rural 2 Zone. Add Rural 2 deferred Residential Zone and Wakefield Development Area.
Wakefield	T-194c	Whitby Road / Higgins Road, Wakefield	Delete Rural 2 Zone. Add Rural 2 deferred Medium Density Residential Zone. Add Outline Spatial Plan.
Moutere Valley	T-226	Stringer Road, Redwood Valley	Delete Rural 3 Zone. Add Papakāinga Zone.
Motueka Valley	T-17a	College Street / Motueka Valley Highway	Delete Rural 2 Zone. Add Rural Residential Zone.
Motueka Valley	T-17b	College Street	Delete Rural 1 Zone. Add Papakāinga Zone.
Motueka Valley	T-17c	Hursthouse Street	Delete Rural 1 Zone. Add Rural Residential Zone.
Motueka Valley	T-17d	Motueka Valley Highway	Delete Rural 2 Zone. Add Rural Residential Zone.
Motueka Valley	T-213	Motueka Valley Highway	Delete Rural 2 Zone. Add Rural Residential Zone.
Motueka Valley	T-205	Motueka Valley Highway	Delete Rural 2 Zone. Add Rural Residential Zone.
Motueka	T-189a	Pā Street / Atkins Street, Motueka	Delete Residential Zone. Add Papakāinga Zone.
Motueka	T-190a	High Street	Delete Tourist Services Zone. Add Tourist Services deferred Medium Density Residential Zone. Add Outline Spatial Plan
Motueka	T-190b	High Street	Delete Rural 1 deferred Residential Zone. Add Rural 1 deferred Medium Density Residential Zone. Add Outline Spatial Plan
Motueka	T-190c	Whakarewa Street / High Street	Delete Residential Zone. Add Medium Density Residential Zone. Add Outline Spatial Plan
Motueka	T-190d	High Street	Delete Residential Zone. Add Residential deferred Medium Density Residential Zone. Add Outline Spatial Plan
Tākaka	T-138a	Rototai Road, Tākaka	Delete Rural 1 Zone. Add Medium Density Residential Zone. Add Outline Spatial Plan
Tākaka	T-140a	Tākaka–Collingwood Highway	Delete Rural 2 Zone. Add Rural Residential Zone. Add Wastewater Management Area.
Tākaka	T-144	Park Avenue, Tākaka	Delete Rural 1 Zone. Add Rural 1 deferred Residential Zone.

Town / Area	Site Location Number on planning maps	Locality	Summary of Change
Tākaka	T-182a	Tākaka–Collingwood Highway	Delete Rural 2 Zone. Add Light Industrial Zone. Add Wastewater Management Area.
Tākaka	T-227	Pōhara Valley Road, Onetahua Marae, Pōhara	Delete Residential Zone. Add Papakāinga Zone.
Tākaka	T-228	Motupipi Street, Tākaka	Delete Rural 1 Zone. Add Light Industrial Zone.
Tākaka	T-229	Motupipi Street, Tākaka	Delete Residential Zone. Add Light Industrial Zone.
Tākaka	T-230	Motupipi Street, Tākaka	Delete Rural 1 Zone. Add Light Industrial Zone.
Murchison	T-234	Fairfax Street, Murchison	Delete Rural 2 Zone. Add Light Industrial Zone.
Murchison	T-150	Fairfax and Waller Street, State Highway 6, Murchison	Delete Residential Zone. Add Commercial Zone.
Tapawera	T-217	Main Road Tapawera	Delete Light Industrial Zone. Add Residential Zone.
St Arnaud	T-181a	Korere–Tophouse Road	Delete Rural 2 Zone. Add Rural Residential Zone.
St Arnaud	T-219a	Korere–Tophouse Road	Delete Rural 2 Zone. Add Rural Residential Zone.
Māpua	T-235a	6, 8, 10 and 12 Tahi Street	Delete Residential Zone. Add Recreation Zone. Add Outline Spatial Plan
Māpua	T-235b	14 and 16 Tahi Street	Delete Residential Coastal Zone. Add Recreation Zone. Add Outline Spatial Plan
Māpua	T-236	23 and 25 Aranui Road	Delete Residential Zone. Add Commercial Zone. Add Outline Spatial Plan
Māpua	T-237a	Part 120 Higgs Road	Delete Rural 1 deferred Residential Zone. Add Medium Density Residential Zone. Add Outline Spatial Plan
Māpua	T-237b	29 Jessie Street	Delete Residential and Part Rural 1 deferred Residential Zone. Add Medium Density Residential Zone. Add Outline Spatial Plan
Māpua	T-237c	148 Higgs Road	Delete Rural 2 Zone. Add Residential Zone. Add Outline Spatial Plan
Māpua	T-237d	140 Higgs Road 142 Higgs Road 144A Higgs Road 144 Higgs Road	Delete Rural 1 deferred Residential Zone. Add Residential Zone. Add Outline Spatial Plan

Town / Area	Site Location Number on planning maps	Locality	Summary of Change
		146 Higgs Road	
Māpua	T-237e	120 Higgs Road	Delete Rural 1 Zone. Add Open Space Zone. Add Outline Spatial Plan
Māpua	T-237f	120 Higgs Road	Delete Residential Zone. Add Open Space Zone. Add Outline Spatial Plan
Māpua	T-237g	86 Higgs Road	Delete Rural 1 deferred Residential Zone. Add Rural 1 deferred Medium Density Residential Zone. Add Outline Spatial Plan
Māpua	T-238a	35 Higgs Road	Delete Residential Zone. Add Medium Density Residential Zone. Add Outline Spatial Plan
Māpua	T-238b	33 Higgs Road	Delete Residential Zone. Add Medium Density Residential Zone. Add Outline Spatial Plan
Māpua	T-238c	35 Higgs Road	Delete Rural 1 deferred Residential Zone. Add Rural 1 Zone. Add Outline Spatial Plan.
Māpua	T-239	Part 120 Higgs Road	Delete Rural 1 deferred Residential Zone. Add Commercial Zone. Add Outline Spatial Plan
Māpua	T-240a	109 and 119 Aranui Road	Delete Rural Residential deferred Residential Zone. Add Medium Density Residential Zone. Add Outline Spatial Plan.
Māpua	T-240b	123 Aranui Road	Delete Residential Zone. Add Medium Density Residential Zone. Add Outline Spatial Plan.
Māpua	T-241	0 Seaton Valley Road	Delete Rural 1 deferred Residential Zone. Add Open Space Zone. Add Outline Spatial Plan
Māpua	T-242	150 Māpua Drive	Delete Rural 1 deferred Residential Zone. Add Commercial Zone. Add Outline Spatial Plan
Māpua	T-243	107a/b Aranui Road	Delete Rural Residential deferred Residential Zone. Add Rural Residential (Serviced) Zone. Add Outline Spatial Plan
Māpua	T-244	18 and 34 Stafford Drive	Delete Rural 1 deferred Light Industrial Zone. Add Light Industrial Zone. Add Outline Spatial Plan

Town / Area	Site Location Number on planning maps	Locality	Summary of Change
Māpua	T-245	29 and 53 Seaton Valley Road	Delete Rural 1 deferred Residential Zone. Add Medium Density Residential Zone. Add Outline Spatial Plan
Māpua	T-246a	Higgs Road	Delete Residential Zone. Add Residential deferred Medium Density Residential Zone.
Māpua	T-246b	Higgs Road	Delete Residential Zone. Add Medium Density Residential Zone.
Māpua	T-247	57, 59 and 69 Stafford Drive	Retain Rural 1 deferred Rural Residential Zone.
Māpua	T-248	5 Seaton Valley Road	Delete Rural 1 deferred Residential Zone. Add Commercial Zone.
Māpua	T-249	Part 55 Higgs Road	Delete Rural 1 deferred Residential Zone. Add Rural 1 Zone. Add Outline Spatial Plan
Māpua	T-250	59 Seaton Valley Road	Delete Rural 1 deferred Residential Zone. Add Rural 1 deferred Medium Density Residential Zone. Add Outline Spatial Plan
Māpua	T-11a	120, 122, 132, 140, 154, 156, 164 and Seaton Valley Road	Delete Rural Residential Zone. Add Rural Residential deferred Residential Zone. Add Outline Spatial Plan
Māpua	T-11b	Part 49 Stafford Drive	Delete Rural 1 Zone. Add Rural 1 deferred Medium Density Residential Zone. Add Outline Spatial Plan
Māpua	T-42a	Part 49 Stafford Drive	Delete Rural 1 deferred Rural Residential Zone. Add Rural 1 deferred Residential Zone. Add Outline Spatial Plan
Māpua	T-42b	Part 49 Stafford Drive	Delete Rural 1 deferred Rural Residential Zone. Add Rural 1 Zone. Add Outline Spatial Plan
Māpua	T-33a	69, 71, 75, 97, 107, 109, 113, 125, 129, 131 Seaton Valley Road and 63 and 67 Māpua Drive	Delete Rural Residential Zone. Add Rural Residential deferred Medium Density Residential Zone. Add Outline Spatial Plan
Māpua	T-33b	69 and 71 Māpua Drive	Delete Residential Zone. Add deferred Medium Density Residential Zone. Add Outline Spatial Plan

2. Richmond

This section evaluates the proposed rezoning of 20 sites in Richmond to facilitate urban development, with a primary focus on addressing housing demand. Of these sites, 18 form part of the FDS.

Richmond is Tasman's largest and fastest growing town. Demand for new dwellings totals 1,382 over the next ten years (400 of which are attached dwellings) and a further 2,480 between 2035-2054 (720 of which are attached dwellings).

With respect to the National Policy Statement for Urban Development (NPS-UD), Richmond is able to provide sufficient housing land capacity to meet demand over the short and medium term. It is also providing for some of the shortfalls of expected housing demand in other towns. This includes Māpua, Wakefield and Brightwater over the next 10 years and for the next 30 years for Motueka.

Tasman's urban environment under the NPS-UD comprises the towns of Richmond, Brightwater, Wakefield, Motueka and Māpua. These towns along with Nelson, comprises the Nelson Tasman urban environment in the FDS.

Over the next 30 years, 63% of Tasman District's new dwellings are needed in the urban environment. This demonstrates the role these towns are playing in providing locations to live within commutable distance to the major employment areas of Richmond and Nelson.

All of Tasman's urban environment towns, except for Richmond, are unable to meet dwelling demand at some point over the next ten years. This is due to constraints around natural hazards, highly productive land, insufficient infrastructure in time, or delays in providing sufficient zoned land. Over the next ten years Richmond will be relied on to provide additional capacity to help meet the in other towns. However, a deficit of 360 dwellings remains for the whole urban environment over this time period.

By 2035, some of these constraints are planned to ease with the provision of additional infrastructure. Further capacity can be realised in Brightwater and Wakefield once the Waimea Plains Water and Wastewater Plan is complete.

Council has to meet legal obligations under the NPS-UD on providing sufficient capacity for housing and business land to meet demand. However, Council is unable to fully meet those obligations over the next ten years for housing land in the urban environment. Council wrote to the Minister for Housing and RMA reform in August 2024 once the HBA was adopted, informing him of the shortfall. Minister Bishop responded in August 2024 to the insufficiency of housing land over the next ten years and considers the actions proposed are critical to address the shortfall. These actions include PC81 which helps to implement the FDS by providing zoned land in nine towns. The Minister also supported the approach of PC81 being to enable greater urban intensification and a wider range of housing typologies in areas close to centres, as well as enabling greenfield growth.

This context reinforces the role that Richmond is playing for the wider region underlining the urgent need for intensification and managed urban expansion to meet the demands of a growing population.

The proposed changes for Richmond include a substantial allocation of land for a Medium Density Residential Zone (MDRZ) to enable intensification and support the efficient use of land and infrastructure. This gives effect to existing national and regional policy statement objectives (proposed concurrently with PC81) to provide for diverse and sustainable housing options.

In addition, other identified sites are proposed to be rezoned to the Residential Zone. This will offer opportunities for standard density housing while maintaining the character and amenity of existing neighbourhoods.

Sites for business are also identified to support both Richmond's and the region's economic development and employment opportunities.

Council has a legal obligation to provide 'suitable' business land to meet demand for the next 30 years. This includes at a minimum, to distinguish between the commercial, retail and industrial sectors and demonstrate how it is providing for this demand. These legal obligations apply to our urban environment not the whole region. For example, providing business land in say Moutere does not count as meeting demand for Richmond or the urban environment as a whole.

The Council has to consider a range of different business land projections and if past building consents are relied upon for 2016-2022, business land in the Tasman urban environment has typically developed at an average rate of 0.5ha a year of retail/commercial land and 2.1ha a year for industrial land. Should these rates continue, Tasman would require 15ha of retail/commercial land and 60ha of industrial land over the next 30 years for the urban environment alone.

Sufficient business land capacity has been identified in Richmond and in Tasman's wider urban environment in line with this higher uptake trend. This capacity includes the PC81 business sites in Richmond. It's also important to note that this identified capacity and proposed rezoning does not account for demand from Nelson City Council that will also have to be met from 2027 onwards. This is due to a shortfall in all types of business land in Nelson. Richmond is already providing for small shortfalls of industrial land in Brightwater and Wakefield over the next ten years and Māpua in the longer term.

The proposed rezoning in Richmond includes areas for Light Industrial Zone to accommodate small-to-medium-scale light industrial activities, Mixed Business Zone to provide flexibility for a range of commercial and light industrial uses, and the Central Business Zone. This maintains Richmond's Metropolitan Centre function for retail, office, industrial and service activities, as the main centre for Tasman. Increasingly, Richmond will be performing an employment role for the Nelson and Tasman wider regions, addressing the shortfall of employment land in Nelson.

These locations are consistent with those adopted in the FDS and are strategically located to ensure compatibility with surrounding land uses, efficient infrastructure servicing, and accessibility for businesses and the community. This approach seeks to balance urban growth with the provision of sufficient business land to meet current and future demand.

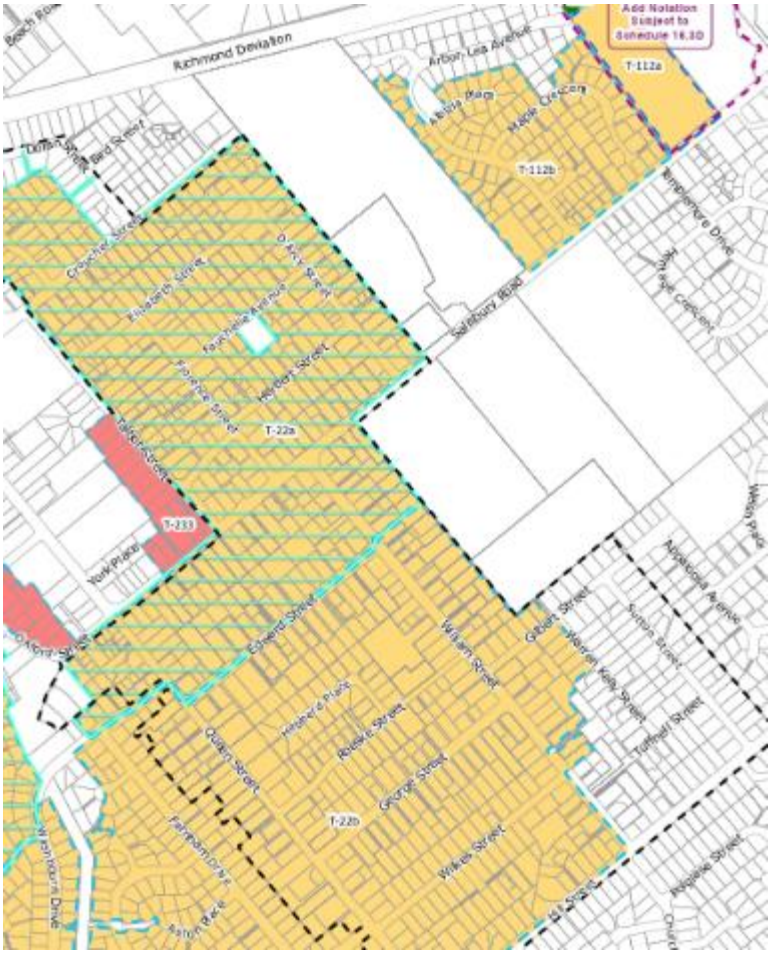
The past and current FDS have consistently identified Richmond South for future business zoned land (light industrial and mixed business). This is due to the loss of 50 hectares of deferred zoned Mixed Business and Light Industrial land in Richmond West (Berryfields) to residential use under gazetted Special Housing Areas. This loss necessitated other areas of Richmond West being brought forward earlier for business land capacity.

The proposed sites in PC81 seek to deliver a balanced urban growth strategy, contributing to the long-term resilience and liveability of Richmond. This report outlines the rationale behind these rezoning proposals.

2.1. Richmond Central – T-22a, T-22b, T-22c, T-22d, T-112a, T-112b and T-112c

Richmond Central Intensification

Area Name:	Richmond Central
Town/Location:	Richmond
Current Zones:	T-22a, T-22b and T-112b: Residential Zone T-112a and T-112c: Tourist Services Zone T-22c and T-22d: Central Business Zone
Estimated Yield:	1750 dwellings (includes T-178a)
Area (ha):	232.68



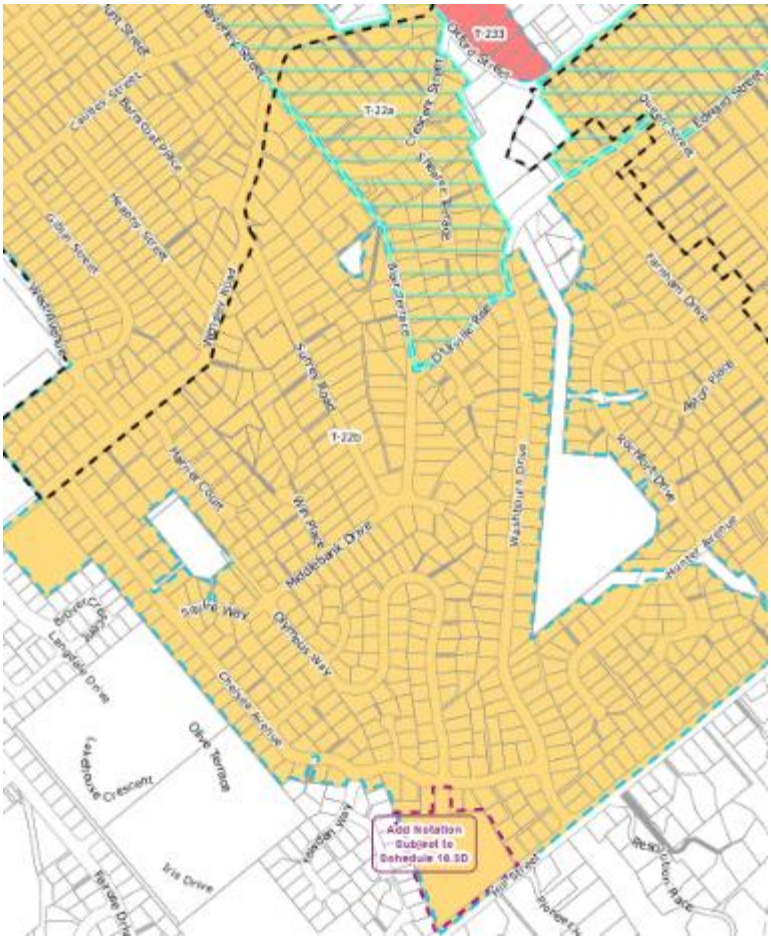
Recommended Zoning Change:

T-22a: Residential Zone to Medium Density Residential Zone with a Richmond Intensive Development Precinct. Add Outline Spatial Plan overlay to 120 Wensley Road.

T-22b and T-112b: Residential Zone to Medium Density Residential Zone. Add Outline Spatial Plan overlay to 330 Hill Street.

T-22c Central Business Zone to Medium Density Residential Zone with a Richmond Intensive Development Precinct.

T-22d: Central Business Zone to Open Space Zone T-112a: Tourist Services Zone to Medium Density Residential Zone. Add Outline Spatial Plan overlay. T-112c: Tourist Services Zone to Open Space Zone. Add Outline Spatial Plan overlay.	



Note: Refer to PC81 s32 Evaluation Report Appendix 1.1 for proposed PC81 maps or https://eplan.tasman.govt.nz

2.1.1. PLANNING BACKGROUND FOR RICHMOND CENTRAL

Almost half of Tasman's population growth since 2018 has been in the Richmond ward, growing by 2,570 people. This has been due to growth in demand for dwellings and as a centre for industrial, commercial and retail business.

Richmond Development Study (2003)
The Richmond Development Study was a comprehensive assessment aimed at guiding the town's future growth. It focused on sustainable development, infrastructure needs, and community well-being. The study's findings have been instrumental in shaping subsequent planning decisions, ensuring that Richmond's expansion aligns with both environmental considerations and the needs of its residents.

Plan Change 10 – Richmond West Development Area (operative between 2012-2014)
Plan Change 10 was a significant amendment to the TRMP, specifically addressing urban development in Richmond. This change aimed to rezone certain areas to accommodate residential and commercial growth in the north-western areas of Richmond beyond State Highway 6. (Further details provided later).

Plan Change 20 – Richmond East Development Area (2011)
PC20 provided for part expansion and part intensification of a residential environment located on the east of Richmond to accommodate some of the future urban growth needs for the town.

Plan Change 66 – Richmond Intensive Development Area (2018)
PC66 enabled intensive residential development around Richmond town centre, with the establishment of the Richmond intensive development area (RIDA), new planning rules and an associated policy framework. Restrictions for intensive development were retained where proposed development adjoined standard density existing dwellings.

Housing Accords and Special Housing Areas (Tasman) Order 2017
On 14th August 2017 the above Order was made, declaring special housing areas in Tasman which included five such areas in Richmond – Angelus Avenue, Highland Drive, Hill Street, Applebyfield and The Meadows. With the exception of Angelus Avenue and Highland Drive, the rest have been consented and significantly built out. Applebyfield and The Meadows form the area now known as Berryfields. The overall effect of the order was that applications for resource consents relating to the predominantly residential development could be made under the Housing Accord and Special Housing Areas Act, regardless of the underlying zone of the land. This was a more streamlined process than the RMA and the Order superseded plan change 10 above.

Nelson Tasman FDS (2019)
Council's first FDS, jointly with Nelson City Council (NCC) focused on Nelson City Centre remaining a vibrant regional centre and supported intensification of current urban settlements across the regions, with some greenfield expansion as well. For Richmond, intensification and managed expansion for housing was proposed, as well as new business areas in Richmond South.

Nelson Tasman FDS 2022-2052
Council's second FDS, jointly with NCC, is operative from September 2022 and replaced the FDS 2019. It is guided by 11 objectives for growth, acknowledging that a balance has to be found between sometimes competing objectives. The FDS outlines a strategy of consolidated growth focused largely along State Highway 6 from Atawhai to Wakefield. It also provides growth opportunities for Māpua, Motueka and some of Tasman's rural towns facing acute housing and business land problems. For Richmond, further intensification opportunities are provided around the town centre, along Salisbury Road and at Berryfields. Managed greenfield expansion is provided at Richmond South and in Eyles Road. New business opportunities are provided for in Richmond South, similar to the 2019 FDS plus mixed-use development in Richmond centre.

Richmond Spatial Plan (2024)
Following the FDS, a non-statutory spatial plan was developed for Richmond which focussed on determining appropriate modes of intensification, increasing vibrancy and key moves for the town centre. Enabling greater intensification was strongly supported by both the community and the Council. The RSP, successfully implements the FDS.

Sites T-22 and T-112
Housing intensification sites T-22 and T-112 formed sites in the adopted FDS. These sites were further evaluated through the Richmond Spatial Plan and for PC81 and led to some boundary changes and density changes. T-112a, T-112b, T-22a, T-22b and T-22c are however similar to the adopted FDS, with an extension further to the south of Richmond, and the addition of T-22d to provide for some additional Open Space zoned land.

A further step-up in density is appropriate around central parts of Richmond, and on larger sites that are in appropriate locations in the wider Richmond area. For this purpose a Richmond Intensive Development Precinct (RICP) is also proposed to allow for greater building bulk in the areas it applies to.

For larger greenfield sites (typically greater than 5000 square metres) within Richmond, Outline Spatial Plans (OSP) have been proposed. OSPs will provide more specific guidance on the development of these areas and ensure critical linkages and important design outcomes are achieved. These OSPs are supported through the policy regime and rule settings.

Natural and historic places and sites
There are several listed protected trees located within the sites. There are also several heritage buildings located within sites T-22b and T-22a. There are no NZAA sites located within T-22 and T-112. The closest NZAA sites are located close to Queen Street and on the northern side of Gladstone Road.

Fire Ban Area
All of the sites (except sites T-112a and T-112c) are located within the existing Fire Ban Area. Extending the Fire Ban area for sites T-112a and T-112c is out of scope for Plan Change 81. The review and extension of the Fire Ban area will be part of a separate future plan change. General existing discharge to air rules are sufficient to mitigate any potential discharges to air from new dwellings in site T112a.

2.1.2. NATURAL HAZARDS CONSIDERATIONS

Further detailed information is provided in PC81 Section 32 Evaluation Report Appendix 24

Natural hazard risk level assessment summary:
The Richmond Central sites have generally limited flood hazard, with T-22a, T-22b, T-22c and T-112b largely unaffected except for isolated overland flows should the stormwater network become overwhelmed, while parts of T-112a may experience shallow ponding and overland flows. A small area of T-22a, and all of T-112a and T-112b fall within the yellow tsunami evacuation zone, and liquefaction damage is possible at the northern ends of T-112a and T-112b.

Once mitigation measures are applied, all hazard risk levels except for tsunami are assessed as low, and residual risks remain low. For tsunami, the risk level and residual risk are assessed as medium.

2.1.3. SERVICING CONSIDERATIONS

Further detailed information is provided in PC81 Section 32 Evaluation Report Appendix 3

Water Supply Servicing	Water supply upgrades are programmed, and funding is currently allocated within Council's Water Supply Asset Management Plan programme of capital expenditure. These projects include trunk main upgrades along Lower Queen Street and Gladstone Road (Years 1–4), pipe renewals (Years 3–6), and growth-related reticulation upgrades (Years 4–9).
Wastewater Servicing	Wastewater infrastructure is the dominant servicing constraint for Richmond Central intensification. Initial investigations indicate that parts of the trunk network can accommodate some growth; however, supporting the full indicative yield will depend on delivery of key upgrades, including the proposed Fittal Street main

2.1.3. SERVICING CONSIDERATIONS Further detailed information is provided in PC81 Section 32 Evaluation Report Appendix 3	
Stormwater Servicing	Stormwater capacity varies across the Richmond Central area. Parts of the central area are currently unserviced by a public network and much is subject to notable surface water during 1% AEP storm events.
Transportation/ Roading Servicing	Intensification in Richmond Central is expected to generate lower per dwelling transport impacts than greenfield development, due to proximity to key destinations (including employment, education, recreation, and shopping) and quality public transport resulting in shorter trip lengths. However, this wider strategic benefit does not eliminate operational constraints. Growth will increase demand on existing corridors, place pressure on limited road space, and reduce availability of on-site parking. The transport system's ability to absorb this growth is highly dependent on achieving walking and cycling mode-shift targets, as set out in the 2022 Walking and Cycling Strategy. **Indicative Items:** Outline Spatial Plans developed in this area identify specific indicative road, lane and walkway alignments

2.1.4. IWI INTERESTS Values, Cultural Heritage, and Te mana o te wai
Ngā iwi o Te Tauihu have supported intensification of Richmond throughout the FDS process and preparation of PC81. Some of the areas in T-22 and T-112 in the adopted FDS have now been removed for the rezoning proposal, due to the presence of streams and potential flood risk hazard. During engagement on PC81 ngā iwi noted the importance of detaining stormwater in the intensification area; the requirement for lifts in multi storey buildings for older people; and the benefits of greenspace and trees in intensification areas. Ngā iwi sought reassurance over wastewater treatment and the timeframes for the NRSBU relocating its plant. Ngā iwi requested amendments to the papakāinga policy framework of the TRMP to better enable papakāinga in Richmond. These amendments form part of PC81. In relation to the proposed housing intensification area, ngā iwi advised that iwi monitoring is requested for excavations along Salisbury Road.

2.1.5. COMMUNITY SERVICES AND FACILITIES	
Parks and Reserves	**Strategic Vision:** The PC81 - Richmond Central Infill Intensification Area includes a range of existing parks and reserves which are utilised for a variety of recreational activities. All parks and reserves will be retained as part of this plan change with opportunities to enhance these open spaces and linkages to them and urban areas identified through strategic documents such as the Richmond Spatial Plan. PC81 recognises that intensification and the introduction of the Medium Density Zone will over time put pressure on existing open space areas. An assessment of open space within the Richmond Ward is included within

2.1.5. COMMUNITY SERVICES AND FACILITIES	
	Appendix 10[1]. This report includes an assessment of Richmond's current open space network and sets out priorities to strategically manage pressures on the open space network from intensification and the introduction of the Medium Density Zone. The key recommendations include; • enhancing pedestrian and cycle pathways and strengthen connectivity among urban areas. • designing flexible, multi-use open spaces allowing for diverse recreational opportunities that cater to Richmond's diverse demographic needs while integrating nature-based experiences • the integration of blue and green networks into the urban infrastructure focusing on daylighting streams and preserving cultural narratives. • greenspace acquisition next to already existing reserves increasing visibility, function and form and for new greenspaces, particularly in underserved areas, ensuring equitable access. • prioritising accessibility and intergenerational interactions through thoughtful design elements that enhance usability for diverse age groups, including spaces for outdoor fitness and community interaction. Overtime, these recommendations will be implemented through a range of council actions including land acquisition, the LTP, Reserve Management Plans and Asset Management Plans. **TRMP Provisions:** PC81 supports the enhancement of open space in the Medium Density Zone through the inclusion of new policies TRMP. The new policies require developments in the Medium Density Zone to achieve attractive and safe streets and public open spaces, provide adequate open space within developments which are the subject of an Outline Spatial Plan and through urban design provisions that seek to encourage the enhancement of open space areas, the protection of mature trees and or the planting of new trees (refer to Appendix 1 – Schedule of Amendments) **Zoning additional Open Space:** Site T-22d is proposed to be rezoned from Central Business Zone to Open Space zone. This site will provide addition open space area to the adjoining Cambridge Street Playground. T-112c is proposed to be rezoned from Tourist Services Zone to Open Space. This site, adjoining the State Highway, will provide open space for the additional future dwellings in T-112a and T-112b. **Indicative Items:** Outline Spatial Plans developed in this area identify specific indicative walkway alignments and reserve locations to protect and enhance open space areas and create linkages to existing open space areas and urban centres. The following new indicative reserves and walkways are proposed within the PC81 - Richmond Central Infill Intensification Area;

[1] *Open Space Assessment Richmond Ward; Open Space Needs and Gap Analysis Plan Change 81, Prepared by Thrive Spaces and Places, 2024.*

2.1.5. COMMUNITY SERVICES AND FACILITIES	
	• T-112a – Inclusion of an indicative reserve adjoining existing vegetation at the Richmond Aquatic Centre. • A new indicative walkway connecting the indicative reserve to adjoining land parcels, and to the site (T-112c) proposed for Open Space Zone • A new indicative walkway continues on through T-112c and provides a link to the existing Arbor Lee Embankment Walkway.

2.1.6. PRODUCTIVE LAND

This Richmond central site has underling LUC3 soils. However, this site is currently used and zoned for urban purposes (Residential zone). In accordance with Clause 3.5(7) of the NPS-HPL, the site does not meet the definition of Highly Productive Land.

2.1.7. ECOLOGY AND GROUNDWATER

Values, Streams and Rivers, SNAs, and Wetlands

There are no wetlands or areas of high biodiversity located within, or in close proximity to, these sites. It is however considered that there is an opportunity for urban greening that needs to occur across Richmond in general to increase biodiversity values. There are also opportunities for wetlands in parts of site T-22b, including the southern section of WashbournGardens and within Bill Wilkes Reserve.

Jimmy Lee Creek runs through site T-22b. Daylighting along Jimmy Lee Creek through this site would be ideal, however, probably too expensive compared to the benefits. There are some fish passage barriers along Jimmy Lee Creek within the site due to stormwater structures in the waterways. Remediating this fish passage barrier would provide ecological benefits within the site.

Peak flows from Poutama Creek to Washbourn are currently very high given the large amount of impervious surfaces. It would be considered appropriate, if required, to move this peak flow elsewhere to a new detention area.

The current setbacks from the waterbodies in Bill Wilkes reserve to Hill Street are considered to be small. Larger setbacks would help improve ecological values within and along these waterbodies, but a whole stream approach would be required.

There are no waterbodies flowing through sites T-112a and T-112b, the waterbody through those sites is currently piped.

There is no appreciable groundwater under these sites.

2.1.8. OPTIONS ASSESSMENT FOR SITE LOCATION – T-22a, T-22b, T-22c, T-22d, T-112a, T-112b and T-112c

Options Considered

- **Option 1:** Retain the status quo and keep the existing Residential, Tourist Services, and Central Business zoning.

- **Option 2 (Recommended):** Rezone the sites to Medium Density Residential Zone (MDRZ) and Open Space Zone, with a High-Density Precinct overlay for the town centre.
- **Option 4 (Also Recommended):** Apply/amend spatial layers, including an intensification precinct overlay and Outline Spatial Plan (OSP) to guide development, urban design, and infrastructure staging.

Costs and Constraints

Option 1 would retain the current mix of Residential, Tourist Services, and Central Business zoning. This would not address the urgent need for housing intensification in Richmond, nor enable efficient use of centrally located land. Flood modelling shows parts of this area are subject to flood hazards during extreme rainfall events, dominated by shallow, northwardly flowing overland flows and ponding, especially along the northwestern margins. Some areas are excluded from rezoning due to flood risk, but residual risks remain and must be managed through site-specific assessments and stormwater design standards. The extreme northern end of sites T-112a and T-112b, and all of site T112c, are in an area where seismic liquefaction damage is possible.

The northern corner of site T-22a and all of site T-112a and much of site T-112b are in the yellow tsunami evacuation zone. All of site T-112c and the northern end of site T-112a are in the orange tsunami evacuation zone.

Servicing is a key constraint. Water supply upgrades are programmed in the LTP, including trunk main upgrades, pipe renewals, and growth-related projects. Wastewater infrastructure upgrades are needed and may require phasing of intensification to allow new infrastructure to be planned and funded. Stormwater infrastructure upgrades are also included in the LTP, but some areas may require additional developer-funded mitigation. Transportation servicing will require amendments to urban transport policies and rules to support safer, more sustainable networks.

Benefits and Opportunities

Option 2 (rezoning to MDRZ and Open Space with an Intensive Development Precinct) and **Option 4** (OSP and Intensive Development Precinct overlay) together provide the greatest benefits:

- Directly responds to housing demand by enabling medium and high-density residential development, supporting efficient land and infrastructure use.
- Enables well-designed intensification in the town centre and along key corridors, supporting a vibrant, walkable, and resilient urban core.
- OSP and precinct overlays ensure that intensification is coordinated, staged, and integrated with infrastructure upgrades, open space, and urban design outcomes.
- Supports a wider range of housing typologies in proximity to employment centres and public transport, contributing to a more inclusive and resilient urban environment.
- Enhances open space and connectivity through new reserves, walkways, and green infrastructure, as identified in the Richmond Spatial Plan and OSP.
- Aligns with iwi aspirations for intensification, stormwater management, greenspace, and accessibility, and provides for iwi monitoring of excavations.
- Supports economic development by increasing residential density, which in turn supports local businesses, services, and employment.

Effectiveness and Efficiency

The combination of MDRZ, Open Space, Intensive Development Precinct, and OSP overlay is highly effective in implementing the strategic direction of the FDS, Richmond Spatial Plan, and TRMP objectives for managed urban intensification. The OSP ensures that development is not only enabled but also well-planned, staged,

and integrated with infrastructure and environmental management. Efficiency is achieved by using existing infrastructure and land, reducing reliance on greenfield expansion, and supporting sustainable development. The OSP and precinct overlays provide a framework for managing risks, coordinating upgrades, and ensuring high-quality urban outcomes.

Risk of Acting or Not Acting if There Is Uncertain or Insufficient Information

The main uncertainties relate to natural hazards (especially flood risk), infrastructure capacity, and the timing of upgrades. The risk of acting (rezoning and applying overlays) includes the potential for development pressure ahead of infrastructure readiness and residual flood risk. These risks are mitigated through staging, development controls, and rule-based assessments, as well as the OSP and precinct overlays, which require infrastructure and environmental solutions to be in place before development proceeds. The risk of not acting is more significant: it would perpetuate underutilisation of centrally located land, exacerbate the district's housing shortfall, and undermine the strategic direction of the FDS and Richmond Spatial Plan.

Economic Benefits and Employment

The proposed rezoning and overlays will deliver significant economic benefits and employment outcomes for both the local community and the wider region. Richmond is identified as Tasman's metropolitan centre, serving as a hub for retail, commercial, industrial, and service activities. The proposed rezoning reinforces this role by enabling a mix of residential intensification and business land provision, ensuring the centre remains vibrant, accessible, and economically resilient. Increased residential density will also support the viability of local services and amenities, reinforcing the economic and social fabric of Richmond.

Overall Appropriateness

Options 2 and 4—rezoning to MDRZ and Open Space with a Richmond Intensive Development Precinct and applying/amending spatial layers (OSP and precinct overlay)—are the most appropriate planning response. This approach:

- Aligns with the FDS, Richmond Spatial Plan, and TRMP objectives.
- Supports managed, staged, and high-quality residential growth.
- Makes efficient use of land adjacent to existing urban development.
- Provides a clear, consistent, and future-focused planning framework for Richmond Central intensification.
- Ensures that development is coordinated, resilient with on-site mitigation measures, and responsive to infrastructure and environmental constraints.

In summary:
The combination of rezoning (Option 2) and spatial overlays (Option 4) is the most effective, efficient, and appropriate way to deliver intensification and urban renewal in Richmond Central, supporting both current and future community needs.

2.1.9. ASSESSMENT AGAINST TRMP OBJECTIVES AND POLICIES

Assessment against TRMP Objectives and Policies:
The proposed rezoning of this site to the Medium Density Residential Zone is consistent with the relevant objectives and policies of the TRMP, particularly those in Chapter 6 (Urban Environment Effects), including Section 6.4A (Land for Residential Activities), and Chapter 13 (Natural Hazards).

- Objective 6.4A.2.1 seeks to ensure sufficient residential capacity to meet demand in the urban environment and rural centres. The rezoning contributes directly to this objective by enabling additional housing capacity within an existing urban area.
- Objective 6.4A.2.2 supports the development of a well-functioning urban environment through intensification close to centres, providing a variety of housing types and sizes and incorporating appropriate density, urban design and amenity outcomes. The proposal is consistent with this objective as it enables intensification within a location where access to services and urban facilities supports higher density living.
- The proposal is supported by the Medium Density Residential Zone policy framework, in particular: – Policy 6.4A.3.5, which enables a similar range of activities as the Residential Zone but with greater intensity of built form; – Policy 6.4A.3.6, which enables efficient use of sites through permitted baseline development (including up to two dwellings), while retaining the ability for more comprehensive development over time; – Policy 6.4A.3.7, which enables medium density development where it contributes to a well-functioning urban environment, and recognises that intensification requires site-responsive design to achieve appropriate amenity outcomes.
- Given the site is within an existing urban area, it will not generally be subject to Outline Spatial Plans. Instead, the proposal aligns with Policy 6.4A.3.8(b), which provides for a flexible, design-based approach to development in intensification areas, recognising that acceptable urban design outcomes cannot be achieved through prescriptive standards alone.
- Policies 6.4A.3.12 to 6.4A.3.14 further support this approach by: – promoting comprehensive development at appropriate densities in the absence of an Outline Spatial Plan; and – providing certainty through the Medium Density Residential Design Matrix, where achieving the required matrix score and compliance with development standards supports approval of development.
- The proposal is also consistent with Policy 6.4A.3.15, which seeks to maintain or enhance urban tree cover as intensification occurs, recognising the balance between increased density and amenity outcomes.
- More broadly, the rezoning supports efficient use of land and infrastructure (Objective 6.2.2.2 and Policy 6.2.3.2A), and directs growth to existing urban areas, thereby avoiding unnecessary loss of productive land (Objective 6.2.2.1).
- The proposal is consistent with sustainable urban design and infrastructure policies, including Policy 6.1.3.1 (urban design), Policy 6.1.3.2 (integrated stormwater management), and Policy 6.2.3.6 (management of stormwater effects).

Overall, the rezoning represents an appropriate and effective means of achieving the relevant objectives and policies of the TRMP by enabling intensification in a location where it can contribute to a well-functioning urban environment, supported by a design-led assessment framework.

- Objectives in 13.1.2 seek to manage land subject to natural hazards by avoiding or mitigating risk and ensuring development is resilient. The rezoning has been informed by hazard constraints, with areas subject to significant risk excluded or managed appropriately.
- The proposal is consistent with Policies 13.1.3, which seek to avoid or mitigate the adverse effects of natural hazards on land use activities. Where necessary, mitigation measures can be applied at the development stage to ensure risks are appropriately managed.

Assessment of Overlay – Outline Spatial Plan (OSP):
The application of an Outline Spatial Plan overlay to parts of the site is consistent with the relevant objectives and policies of the TRMP, particularly Policies 6.4A.3.8 to 6.4A.3.11, which provide for the use of Outline Spatial Plans where a structured, spatial planning approach is necessary to achieve efficient and integrated development outcomes.

- Policy 6.4A.3.8(a) provides for the use of Outline Spatial Plans on larger or undeveloped sites to coordinate the location, layout, density and form of development, ensuring the integrated and efficient development of land and infrastructure.
- Policies 6.4A.3.10 and 6.4A.3.11 require Outline Spatial Plans for sites or groups of sites with undeveloped areas of 5,000m² or greater, or where a planned approach is otherwise necessary to achieve appropriate development outcomes.
- Outline Spatial Plans provide a coordinated framework for development, including the layout of roads, blocks, open space, and infrastructure, and support integration with the surrounding urban environment.
- The approach supports the achievement of quality urban design and amenity outcomes through coherent, comprehensively planned development, consistent with Policy 6.4A.3.7.
- The use of an Outline Spatial Plan also supports the efficient functioning of transport networks and infrastructure, including through well-connected street layouts and integration with existing networks.

The application of the OSP overlay ensures that development of larger or less-constrained sites is planned, integrated, and aligned with the strategic direction for urban growth, while smaller and more constrained sites within the wider area can proceed under the design-based Medium Density Residential framework (including the Design Matrix) where an Outline Spatial Plan is not required.

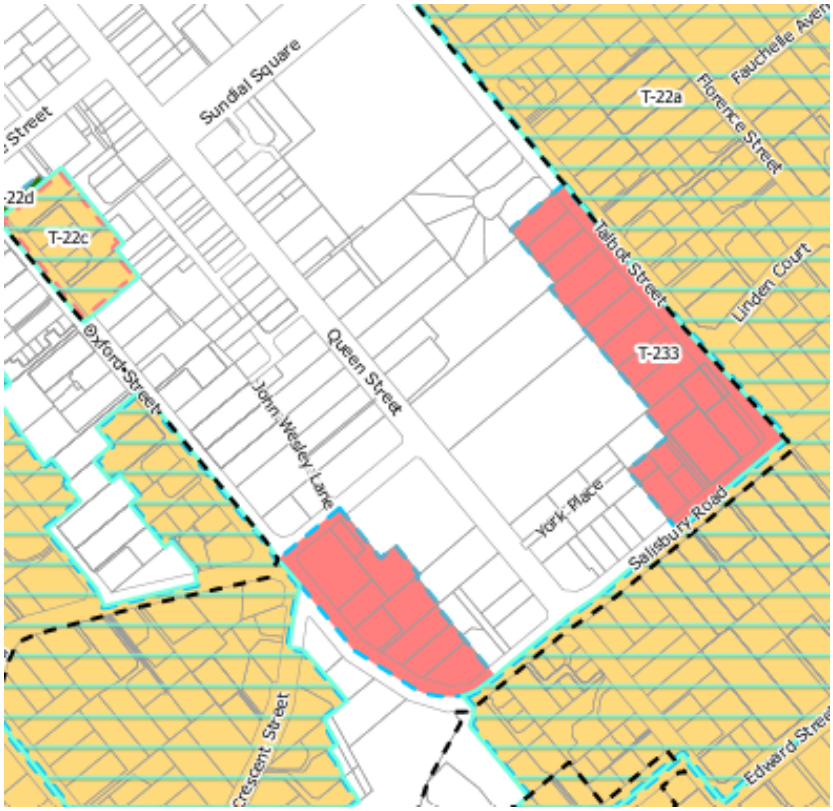
Assessment of Overlay – Richmond Intensive Development Precinct (RIDP):
The application of the Richmond Intensive Development Precinct overlay is consistent with TRMP objectives and policies, particularly Policy 6.4A.3.7 (minimum density and comprehensive development in the RIDP), Policy 6.8.3.27B (medium density residential housing in Richmond), and Policy 6.8.3.27D (tree cover in intensification areas).

- The RIDP overlay enables higher-density residential development in appropriate locations close to the Richmond town centre and key transport corridors, supporting a variety of housing types and efficient use of land and infrastructure.
- The precinct requires a minimum density of 30 dwellings per hectare for comprehensive developments, supports taller buildings (up to 13m), and requires high standards of urban design and amenity, including the use of the Medium Density Design Matrix and the Urban Design Guide.
- The approach also supports increased tree cover on public land to offset loss of private tree cover and ensures that intensification is well-managed and integrated with urban design, open space, and infrastructure outcomes.

The proposal is therefore considered to give effect to the relevant objectives and policies of the TRMP for the Richmond Intensive Development Precinct.

2.2. Richmond Central – T-233 McGlashen redevelopment

Area Name:	Richmond Central
Town/Location:	Richmond
Current Zone:	T-233: Commercial Zone
Estimated Yield:	3 hectares of business land
Area (ha):	3.0
Recommended Zoning Change:	
T-233 Rezone from Commercial Zone to Central Business Zone	



Note: Refer to PC81 s32 Evaluation Report Appendix 1.1 for proposed PC81 maps or https://eplan.tasman.govt.nz

2.2.1. PLANNING BACKGROUND

T-233 has been zoned Commercial since the inception of the TRMP. The extent of commercial development in Richmond has expanded over time. While T-233 was not an adopted FDS site, since it is already zoned for urban development, it falls within the area proposed for 'mixed use including intensification' in the FDS.

The Central Business Zone allows for a greater building coverage compared to the Commercial Zone, however the overall site coverage (sealed area) is the same. Rezoning will simplify the planning framework for central Richmond by removing barriers and allowing for a wider range of commercial activities.

Natural and historic places and sites
There are no protected trees, heritage buildings or NZAA sites located within the site. The closest NZAA sites are located on the eastern side of Queen Street and to the north of York Place.

Fire Ban Area
This site is located within the existing Fire Ban Area. This is appropriate for the proposed Central Business Zone.

2.2.2. NATURAL HAZARDS CONSIDERATIONS Further detailed information is provided in Appendix 24 of the Section 32 Evaluation Report.
Natural hazard risk level assessment summary: Most of the site has limited exposure to flood hazards with only the western corner of the site exposed to shallow overland flood flows should the stormwater network become overwhelmed. The risk level from flood hazards is assessed as low once mitigation measures are applied. Residual risk remains low, with only a small part of the site potentially affected during events where the stormwater drainage capacity is exceeded.

2.2.3. SERVICING CONSIDERATIONS Further detailed information is provided in Appendix 3 of the Section 32 Evaluation Report.	
Water Supply Servicing	Water servicing is provided via the existing Richmond water supply network. Council has identified and programmed a range of water supply upgrades intended to support growth and intensification in central Richmond.
Wastewater Servicing	Wastewater servicing is subject to the wider Richmond Central network constraints, with no site-specific upgrades currently identified in the 2024 LTP. While some capacity exists within the network, additional development will rely on the delivery of programmed trunk upgrades and developer-funded local works. The timing and sequencing of development relative to these upgrades will influence the ability to accommodate intensification.
Stormwater Servicing	Stormwater servicing is a key constraint for site T-233. The site is located within a catchment with known downstream ponding and flooding issues, particularly near Gladstone Road and the Richmond Deviation. Increasing permitted building coverage will increase runoff and reduce infiltration, and cannot be assumed to be fully mitigated through standard detention alone. Development will require site-specific stormwater design and may require more complex mitigation measures to manage downstream effects.
Transportation/ Roading Servicing	Transport effects are expected to be cumulative in nature. While no changes to access are proposed, increased building coverage may reduce on-site parking availability and contribute to increased demand on the surrounding road network. These effects are expected to impact network performance and parking availability rather than safety, and may be influenced by the timing of wider transport upgrades.

2.2.4. IWI INTERESTS Values, Cultural Heritage, and Te mana o te wai
Ngā iwi o Te Tauihu have not raised any issues in relation to this proposal. Archaeological significance was uncovered during the development of the K-Mart/Warehouse complex, therefore iwi monitoring is required for excavations in this area.

2.2.5. COMMUNITY SERVICES AND FACILITIES	
Parks and Reserves	**TRMP Provisions;** Refer to comments above in Section 4.1.5 and Appendix 1 (TRMP Schedule of Amendments). **Indicative Items:** No new indicative items are proposed within this PC81 area. Washbourn Gardens is located across the road from part of the site. Cambridge Street Playground and Memorial Gardens are also located in close proximity to the site. For further information, refer to Appendix 10 for a detailed open space assessment.

2.2.6. PRODUCTIVE LAND
Site T-233 has underling LUC6 soils. In accordance with Clause 3.5(7) of the NPS HPL, the site does not meet the definition of Highly Productive Land.

2.2.7. ECOLOGY AND GROUNDWATER Values, Streams and Rivers, SNAs, and Wetlands
There are no wetlands or areas of high biodiversity located within, or in close proximity to, this site. It is however considered that there is an opportunity for urban greening that needs to occur across Richmond in general to increase biodiversity values. There are no streams or rivers flowing through this site. There is no appreciable groundwater under this site.

2.2.8. OPTIONS ASSESSMENT FOR SITE LOCATION T-233
Summary of Options Three options were considered for site T-233. • **Option 1** is to retain the current Commercial Zone. While this zone allows for a range of commercial activities, it imposes slightly more restrictive planning provisions compared to the Central Business Zone (CBZ), particularly in terms of building coverage and permitted activities. Retaining the Commercial Zone

would maintain the status quo but would not support the intent to simplify the planning framework or align with the broader zoning pattern in Richmond Central.

- **Option 2,** the preferred option, is to rezone the site to Central Business Zone. This change is primarily a planning tidy-up that aligns the zoning with surrounding land uses and simplifies the regulatory framework for future development.
- **Option 3,** downzoning to a less intensive zone such as Residential or Open Space, is not appropriate. The site is already zoned for urban use, is centrally located, and forms part of the area identified for mixed-use intensification in the Nelson Tasman FDS (FDS) 2022. Downzoning would reduce development potential and conflict with the strategic direction for Richmond.

Costs and Constraints

The site is subject to some natural hazard risk, particularly shallow overland flood flows and ponding during extreme rainfall events. Servicing constraints include the need for infrastructure upgrades to support potential intensification. Water supply upgrades are programmed in the LTP, including trunk main replacements and pipe renewals. However, there are no wastewater upgrade projects currently planned for this site. It will require staging of development and developer-funded infrastructure.

The site is not classified as Highly Productive Land under the National Policy Statement for Highly Productive Land (NPS-HPL), as it has underlying LUC6 soils and is already zoned for urban use. There are no wetlands or significant natural areas within or near the site, and no appreciable groundwater is present. Ecological constraints are minimal.

Benefits and Opportunities

Rezoning to CBZ will enable slightly greater building coverage and a broader range of commercial activities, supporting Richmond's role as a metropolitan centre. The change will simplify the planning framework by removing minor regulatory barriers associated with the Commercial Zone, making it easier for developers and businesses to operate within the town centre. The site's location within Richmond Central makes it highly accessible and well-positioned to support modest redevelopment and contribute to town centre vibrancy. The rezoning aligns with the FDS, which identifies this area for mixed-use intensification, and supports the delivery of employment, retail, and service functions in a compact urban form.

Effectiveness and Efficiency

The proposed rezoning is effective in supporting the strategic planning objectives for Richmond. It aligns with the FDS and the Richmond Spatial Plan, which promote intensification and mixed-use development in the town centre. It is efficient in terms of land use, enabling slightly more flexible commercial activities in a central location with existing infrastructure. The CBZ provides a modest improvement in development potential compared to the Commercial Zone, allowing for more efficient use of land and built form. The rezoning supports the consolidation of commercial activity in Richmond Central, reducing the need for dispersed business zones and improving accessibility.

Risk of Acting or Not Acting if There Is Uncertain or Insufficient Information

The key uncertainties for this site relate to flood hazard and infrastructure servicing. The risk of acting without full certainty includes potential exposure to flood hazards and insufficient wastewater capacity to support higher-intensity development. These risks can be mitigated through site-specific assessments, staged development, and infrastructure contributions.

The risk of not acting is relatively minor in this case but would maintain a slightly more restrictive planning framework and limit the opportunity to streamline zoning provisions in Richmond Central. It would also miss the opportunity to align zoning with the strategic direction of the FDS and Richmond Spatial Plan, which seek to

enable modest intensification and economic growth in the town centre. Overall, the risks of not acting slightly outweigh the risks of acting, particularly given the planning controls and infrastructure planning mechanisms available to manage uncertainty.

Economic Benefits and Employment

While the economic benefits of this rezoning are modest, the change to Central Business Zone will support Richmond's role as Tasman's metropolitan centre by enabling a slightly broader range of commercial, retail, and service activities. The increased building coverage and planning flexibility may assist in attracting small-scale investment and supporting local business growth. The site's central location enhances its potential to contribute to town centre vibrancy and accessibility.

The rezoning also supports regional planning consistency and helps Richmond absorb employment land demand from Nelson City, which faces a shortfall from 2027 onwards. Overall, the economic benefits are incremental and primarily reflect improved planning alignment rather than a significant shift in land use or employment outcomes.

Overall Appropriateness:

The proposed rezoning of site T-233 from Commercial Zone to Central Business Zone is considered appropriate as a planning tidy-up that aligns the site with surrounding zoning and simplifies the regulatory framework. The site is already urban in character, centrally located, and identified in the FDS for mixed-use intensification. While the functional differences between the zones are minor, the change supports a more consistent and flexible planning approach for Richmond's town centre.

The site is not constrained by significant ecological or productive land values, and servicing is generally in place or manageable through existing provisions. The rezoning does not introduce new risks and is consistent with the strategic direction for Richmond. Option 2 is therefore the most suitable planning response.

2.2.9. ASSESSMENT AGAINST TRMP OBJECTIVES AND POLICIES

Assessment against TRMP Objectives and Policies:
The proposed rezoning of this site to a Central Business Zone is consistent with the objectives and policies of the TRMP, especially those in Section 6.6 (Land for Commercial Activities).

- Objective 6.6.2.1 and Policy 6.6.3.1 provide for a supply of suitable land for commercial needs, supporting a strong, vibrant commercial focus in the main towns.
- Policy 6.6.3.2 and 6.6.3.3 retain a compact, identifiable grouping of commercial activities in defined areas, and establish a hierarchy of commercial centres to serve the community's needs.
- The proposal supports the role of Richmond as the Metropolitan Centre for Tasman District (Policy 6.6.3.5), and ensures that commercial activities are located and designed to maintain high amenity and minimise adverse effects on surrounding land uses (Policy 6.6.3.4).
- The approach also aligns with Policy 6.3.3.1 (adequate services) and Policy 6.3.3.5 (well-connected transport networks).
- Objectives in 13.1.2 seek to manage areas subject to natural hazards by ensuring development is avoided or mitigated according to the level of risk, and that land development (including infrastructure) is resilient to natural hazards.
- With mitigation measures, the approach aligns with the Policies in 13.1.3 that seek to avoid or mitigate the effects of natural hazards on land use activities.

The proposal is considered consistent with the relevant objectives and policies of the TRMP for commercial land.

2.3. Richmond – T-115a, T-115b, and T-115c 405 Lower Queen St

Area Name:	Richmond Northwest Central
Town/Location:	Richmond
Current Zone:	Mixed Business Zone
Estimated Yield:	90 dwellings (T-115a) 5.4 hectares of business land
Area (ha):	9.2

Recommended Zoning Change:

T-115a: Mixed Business Zone to Medium Density Residential Zone. See Outline Spatial Plan.
T-115b: Mixed Business Zone to Commercial Zone
T-115c: Mixed Business Zone to Open Space Zone

Add Outline Spatial Plan overlay

Note: Refer to PC81 s32 Evaluation Report Appendix 1.1 for proposed PC81 maps or https://eplan.tasman.govt.nz

2.3.1. PLANNING BACKGROUND

This land was zoned deferred for urban development by Plan Change 10 (Variations 61, 62, 63) – to the TRMP - Richmond West Development Area and Sustainable Urban Development Provisions. The plan change was notified October 2007 and made operative March 2014. Variations 1-3 to Plan Change 10 to the TRMP - Richmond West Development Area were notified between December 2009 – August 2012 and made operative between August 2012 and March 2014.

PC10 to the TRMP formed part of a long-term strategic approach to provide for the growth of Richmond, which commenced through the Richmond Development Study (2003). PC10 provided for the westward urban expansion of Richmond between State Highway 6 and McShane Road. It enabled additional land for industrial use north of McShane Road to accommodate regional and local industrial, commercial and residential development over the long term. A 45-year plan horizon was adopted with a two-stage development process (stage 1: 2006 – 2026 and stage 2 -2026 – 2051). Although some residential development was provided for, Richmond West Development Area primarily provided a business hub for the Nelson Tasman region over the long term. The plan change provided for

2.3.1. PLANNING BACKGROUND

the deferral of land until needed. This approach was intended to avoid the costs of scattered development; provide greater certainty of land use over the long term, reduce speculation, while providing adequate land for future business development and enabling the continuation of existing rural activities until the land is needed.

Subsequent events

In 2017, the Housing Accords and Special Housing Areas (Tasman) Order was made and it included two areas adjacent to this location now known as Berryfields and The Meadows. The Order enabled residential development on land within Richmond West Development Area that was destination zoned for mixed business and light industrial uses. The subsequent consent applications were approved and from 2018, the consents have largely been implemented.

Plan Change 74 to the TRMP, Rezoning of Special Housing Areas, March 2023, rezoned the SHA land from Rural 1 deferred Light Industrial/ deferred Mixed Business to Residential.

While there are no proposed sites in PC81 that form part of the land covered by the Special Housing Areas Order, there are two sites adjacent to this area: T- 115 and T-232.

FDS: Site T-115 formed part of the adopted FDS, now forming part of site T-115a proposed in PC81. It was smaller and proposed residential intensification only. The site has since been enlarged and includes commercial and open space uses (T-115b and T-115c).

Natural and historic places and sites

There are no protected trees, heritage buildings or NZAA sites located within the site.

Fire Ban Area

This site is located within the existing Fire Ban Area. This is appropriate for the proposed Medium Density Residential Zone and Commercial Zone.

Outline Spatial Plan

As a greenfield site utilising the MDRZ, an OSP has been developed to guide development and provide an anticipated future structure that is enabled by the proposed rules in Section 16.3.3A.

2.3.2. NATURAL HAZARDS CONSIDERATIONS

Further detailed information is provided in Appendix 24 of the PC81 Section 32 Evaluation Report.

Natural hazard risk level assessment summary:

The sites are exposed to limited flood hazards, however, surface ponding can occur in the northern corner of T-115b, depending on the capacity of the surrounding stormwater network. Liquefaction damage is possible on both sites, and they are located within the yellow tsunami evacuation zone. The hazard risk levels for flooding and liquefaction have been assessed as low once mitigation measures are applied. The residual risks remain low, with only limited effects expected if stormwater capacity is exceeded. The tsunami risk level has been assessed as medium, with the residual risk remaining medium.

2.3.3. SERVICING CONSIDERATIONS Further detailed information is provided in Appendix 3 of the PC81 Section 32 Evaluation Report.	
Water Supply Servicing	Sites T-115a and T-115b are reticulated and serviced by the Richmond water supply network. Upgrades included in the 2024 LTP include trunk water main upgrades along Lower Queen Street programmed for years one to four, capacity upgrades at the Richmond Water Treatment Plant in years three to four, and growth-related reticulation upgrades scheduled for years four to nine. While these upgrades are expected to improve network capacity and resilience, confirmation of servicing capability under cumulative intensification relies on updated hydraulic modelling. Any local network upgrades required to support development will be developer funded.
Wastewater Servicing	Existing wastewater infrastructure is considered adequate to service proposed development at T-115a and T-115b in the short to medium term. Development of T-115a (approximately 90 dwellings) will require confirmation of local capacity at design stage and developer funding of any necessary local reticulation upgrades. Wider network upgrades are expected to support longer-term capacity.
Stormwater Servicing	The stormwater network along Lower Queen Street has limited capacity and requires careful design integration.
Transportation/ Roading Servicing	The sites are favourably located for medium-density residential development due to their proximity to an established commercial area. Intersection upgrades at Lower Queen Street and Berryfield Drive are planned and included in the LTP. Road connections are proposed through the Outline Spatial Plan, including links to Berryfield Drive and Lower Queen Street, with further design required to address access safety, cul-de-sac length, and network efficiency.

2.3.4. IWI INTERESTS Values, Cultural Heritage, and Te mana o te wai
Ngā iwi o Te Tauihu have not raised any issues in relation to this proposal, other than a request for iwi monitoring for excavations given the proximity of the site to the estuary. Stormwater will need to drain towards Poutama stream, and this will need to be well managed.

2.3.5. COMMUNITY SERVICES AND FACILITIES	
Parks and Reserves	**TRMP Provisions;** Refer to Appendix 1 (TRMP Schedule of Amendments). **Indicative Items:** Indicative roads, laneways and walkway are proposed connecting T-115a, b and c with the Borck Creek open space area. These are included within the sites Outline Spatial Plan. These sites are also located in close proximity to Kotata Street Reserve, Berryfield Oak Tree Reserve and the Richmond A&P showgrounds.

2.3.6. PRODUCTIVE LAND
These sites have underling LUC3 soils. However, the sites are currently used and zoned for urban purposes (Commercial zone). In accordance with Clause 3.5(7) of the NPS HPL, these sites do not meet the definition of Highly Productive Land.

2.3.7. ECOLOGY AND GROUNDWATER Values, Streams and Rivers, SNAs, and Wetlands
There are no wetlands or areas of high biodiversity located within, or in close proximity to, this site. It is however considered that there is an opportunity for urban greening that needs to occur across Richmond in general to increase biodiversity values. There is no appreciable groundwater under these sites. There are no waterways running through these sites.

2.3.8. OTHER RELEVANT PLANNING ISSUES	
Population and growth	Population projections for Tasman in the Housing and Business Assessment 2024 are forecast at 12% growth between 2024 and 2034 to 67,900 people, then slowing to 16% growth between 2035 in 2054 totalling 78,800 people. Demand for dwellings is expected to be relatively constant over the next 20 years at approximately 400 dwellings per year for the whole district. Lower dwelling demand is projected for years 20-30 based on slower population growth in total 11,430 dwellings are needed over the 30 years to meet demand in the District. Most new dwellings are expected to be needed in Richmond and then Motueka with smaller amounts and other towns. It is predicted that there will be a shortfall in housing amounting to at least 735 attached dwellings, with 295 in the first 10 years. The rezoning of this site to Medium Density Residential Zone is estimated to yield approximately 84 residential dwellings.
Existing commercial development	Through resource consent the landowner has commenced the development of a commercial node which is anchored by the Silky Otter movie theatre, a childcare facility and food and beverage tenancies. The landowner has indicated their intention to continue to develop this commercial node, but is open to the development of residential activities along Poutama stream.

	Therefore, there is a certain amount of alignment between council and landowner on this.
Design	An Outline Spatial Plan is needed to guide the future development of this site. The OSP provides a structure whereby the potential cross boundary and cross zone adverse effects are managed. It also provides an appropriate block structure which will enable a range of housing typologies and achieving the necessary density for the zone.

2.3.9. OPTIONS ASSESSMENT FOR SITE LOCATION T-115a, T-115b, and T-115c

Summary of Options

- Option 1: Retain the status quo and keep the existing Mixed Business Zone.
- Option 2 (Preferred): Rezone T-115a to Medium Density Residential Zone, T-115b to Commercial Zone, and T-115c to Open Space Zone, with an Outline Spatial Plan overlay.
- Option 4 (Also Recommended): Apply an Outline Spatial Plan (OSP) overlay to guide greenfield development, infrastructure, and urban design outcomes.

Costs and Constraints

Option 1 would retain the Mixed Business Zone, which permits a range of activities, including industrial uses. However, this is no longer appropriate given the changing nature of the surrounding area, which is transitioning toward a more mixed-use and residential character. Retaining the Mixed Business Zone would not reflect this shift and would risk land use conflicts, particularly as the site now adjoins residential development and is close to the Berryfields and The Meadows areas.

Option 2 proposes a split zoning:

- T-115a to Medium Density Residential Zone,
- T-115b to Commercial Zone,
- T-115c to Open Space Zone.

This reflects the site's evolving land use, supports housing and employment needs, and aligns with the Future Development Strategy (FDS). The site is not considered flood-prone, though surface ponding may occur in the northern corner during extreme rainfall. Water servicing is available, with upgrades planned in the Long Term Plan (LTP), including trunk main replacements and increased treatment capacity. Wastewater infrastructure is currently insufficient and will require developer-funded upgrades, including 360 metres of pipe and connections near Lower Queen Street Bridge. Stormwater runoff must be directed to Poutama Drain, which has capacity, though additional infrastructure may be needed depending on development scale. The site has underlying LUC3 soils but is already zoned and used for urban purposes and therefore does not meet the definition of Highly Productive Land under the NPS-HPL.

The site is in an area where seismic liquefaction damage is possible, however the underlying soils are typically gravelly. The site is also located within the yellow tsunami evacuation zone.

Benefits and Opportunities

The proposed zoning enables a mix of residential, commercial, and open space uses that better reflect the site's location and surrounding development. T-115a will contribute to medium-density housing supply in Richmond, supporting the district's growth targets. T-115b provides for local commercial activity, complementing nearby residential areas and reducing travel demand. T-115c formalises open space provision, enhancing amenity and connectivity. The rezoning supports a more coherent urban form and responds to community expectations for land use in this area.

The Outline Spatial Plan (Option 4) is critical for greenfield development. It provides a structure for managing cross-boundary and cross-zone effects, ensures an appropriate block structure for a range of housing typologies, and achieves the necessary density for the zone. The OSP also identifies key road, laneway, and walkway alignments, and ensures that development is coordinated with infrastructure upgrades and open space provision.

Effectiveness and Efficiency

The proposed zoning is effective in implementing the strategic direction of the FDS and Richmond Spatial Plan. It supports intensification and mixed-use development in a location with existing infrastructure and proximity to employment and services. Efficiency is achieved by aligning zoning with actual land use and development potential, reducing regulatory complexity and enabling coordinated infrastructure planning. The split zoning allows for tailored responses to site-specific conditions and maximises the utility of each part of the site.

Risk of Acting or Not Acting if There Is Uncertain or Insufficient Information

The key uncertainties relate to wastewater servicing and stormwater capacity. The risk of acting without full certainty includes potential delays or additional costs if infrastructure upgrades are not delivered in time. These risks are manageable through staging, developer contributions, and coordination with Council's infrastructure planning. The risk of not acting is more significant: retaining the Mixed Business Zone would perpetuate outdated land use provisions, allow for industrial activities that are no longer appropriate, and miss the opportunity to support housing and commercial development in a strategic location. Given the planning controls and infrastructure mechanisms available, the risks of acting are considered acceptable and preferable to the risks of inaction.

Economic Benefits and Employment

While the economic benefits are modest, rezoning T-115b to Commercial Zone will support local employment and services in a growing residential area. The change removes industrial land use potential that is no longer compatible with the surrounding context and replaces it with more appropriate commercial and residential uses. This supports Richmond's role as a metropolitan centre and contributes to a balanced urban form.

Overall Appropriateness

The proposed split zoning of T-115a, T-115b, and T-115c, with an Outline Spatial Plan overlay, is appropriate and reflects the site's changing context and strategic importance. It supports housing supply, local services, and open space provision in a coordinated manner. The rezoning aligns with the FDS and Richmond Spatial Plan, responds to infrastructure planning, and removes outdated industrial zoning. Natural hazard risks for the sites are considered low and can be mitigatded. Options 2 and 4 together are the most suitable planning response for this site.

2.3.10. ASSESSMENT AGAINST TRMP OBJECTIVES AND POLICIES

Assessment against TRMP Objectives and Policies:

The proposed rezoning of this site to the Medium Density Residential Zone has been assessed against the operative provisions of the TRMP, and the proposed objectives and policies introduced through Plan Change 81. The proposal is consistent with the relevant objectives and policies relating to urban growth and residential development, particularly those in Chapter 6 (Urban Environment Effects), including Section 6.4A (Land for Residential Activities), and Chapter 13 (Natural Hazards).

- Objective 6.4A.2.1 seeks to ensure sufficient residential capacity to meet demand in the urban environment and rural centres. The rezoning contributes directly to this objective by enabling a significant area of new housing capacity in a planned urban expansion area.
- Objective 6.4A.2.2 provides for a well-functioning urban environment through intensification that delivers a range of housing types and sizes, supported by appropriate urban design and amenity outcomes. The proposal is consistent with this objective by enabling medium density development in a location identified for growth, with development to be guided by a coordinated spatial framework.

- The proposal is supported by the Medium Density Residential Zone policy framework, in particular: – Policy 6.4A.3.5, which enables a range of residential activities with greater intensity of built form; – Policy 6.4A.3.6, which provides for baseline development while ensuring that the potential for comprehensive development is not compromised; and – Policy 6.4A.3.7, which enables medium density development where it contributes to a well-functioning urban environment and achieves appropriate urban design and amenity outcomes.
- As a greenfield site, development will be guided by an Outline Spatial Plan in accordance with Policies 6.4A.3.8(a), 6.4A.3.10 and 6.4A.3.11, which require a structured, spatial planning approach for larger or undeveloped sites. The Outline Spatial Plan will coordinate the location, layout, density and form of development, including integration of infrastructure, transport networks, open space, and staging of development.
- The Outline Spatial Plan framework ensures that development occurs in a comprehensive and integrated manner, achieving efficient use of land and infrastructure and delivering a coherent urban form. It also supports the delivery of a range of housing types and densities consistent with the objectives for a well-functioning urban environment.
- The proposal aligns with Objective 6.2.2.2 and Policy 6.2.3.2A by promoting efficient use of land and infrastructure, and directs urban expansion to a location identified for growth, consistent with the Future Development Strategy.
- The proposal also gives effect to key urban design and infrastructure policies, including Policy 6.1.3.1 (urban design), Policy 6.1.3.2 (integrated stormwater management), and Policy 6.3.3.1 and related provisions requiring adequate servicing and infrastructure capacity.

Overall, the rezoning represents an appropriate and effective means of achieving the relevant operative and proposed objectives and policies of the TRMP for greenfield medium density development, through the application of a structured Outline Spatial Plan-based approach.

Assessment against TRMP Objectives and Policies:
The proposed rezoning of this site to a commercial zone is consistent with the objectives and policies of the TRMP, especially those in Section 6.6 (Land for Commercial Activities) and Section 13.1 (Natural Hazards).

- Objective 6.6.2.1 and Policy 6.6.3.1 provide for a supply of suitable land for commercial needs, supporting a strong, vibrant commercial focus in the main towns.
- Policy 6.6.3.2 and 6.6.3.3 retain a compact, identifiable grouping of commercial activities in defined areas, and establish a hierarchy of commercial centres to serve the community's needs.
- The proposal supports the role of Richmond as the Metropolitan Centre for Tasman District (Policy 6.6.3.5), and ensures that commercial activities are located and designed to maintain high amenity and minimise adverse effects on surrounding land uses (Policy 6.6.3.4).
- The approach also aligns with Policy 6.3.3.1 (adequate services) and Policy 6.3.3.5 (well-connected transport networks).
- Objectives in 13.1.2 seek to manage areas subject to natural hazards by ensuring development is avoided or mitigated according to the level of risk, and that land development (including infrastructure) is resilient to natural hazards.
- With hazard mitigation measures, the approach is consistent with the Policies in 13.1.3 that seek to avoid or mitigate the effects of natural hazards on land use activities.

The proposal is considered consistent with the relevant objectives and policies of the TRMP for commercial land and natural hazards.

Assessment of Overlay – Richmond Intensive Development Precinct (RIDP):
The application of the Richmond Intensive Development Precinct overlay is consistent with the operative and proposed objectives and policies of the TRMP, particularly Policy 6.4A.3.7 (medium density development

contributing to a well-functioning urban environment), Policy 6.8.3.27B (medium density residential housing in Richmond), and Policy 6.8.3.27D (tree cover in intensification areas).

- The RIDP overlay enables higher-density residential development in appropriate locations close to the Richmond town centre and key transport corridors, supporting a variety of housing types and efficient use of land and infrastructure.
- The precinct requires a minimum density of 40 dwellings per hectare for comprehensive developments, supports increased building height (up to 14 metres), and requires high standards of urban design and amenity, including the use of the Medium Density Residential Design Matrix and the Urban Design Guide.
- The approach also supports increased tree cover within public spaces to offset the loss of private tree cover associated with intensification and ensures that development is well-integrated with urban design, open space, and infrastructure outcomes.

The proposal is therefore considered to give effect to the relevant operative and proposed objectives and policies of the TRMP for the Richmond Intensive Development Precinct.

2.4. Richmond – T-232a and T-232b 28 Appleby Highway

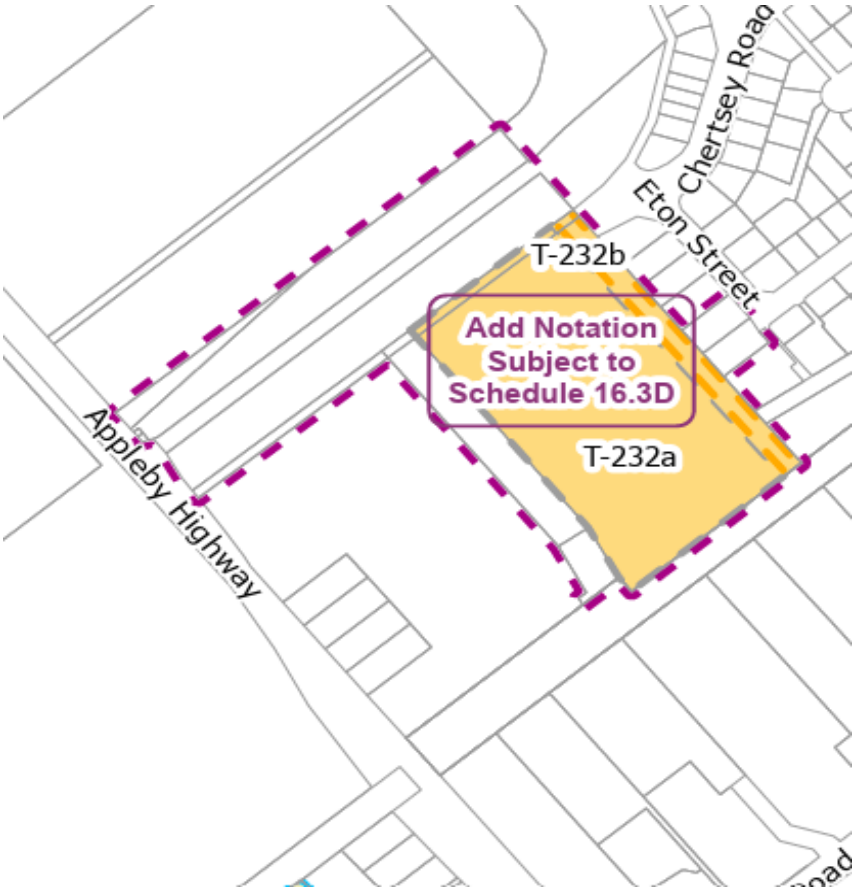
Area Name:	Richmond West
Town/Location:	Richmond
Current Zone:	T-232a: Light Industrial Zone T-232b: Rural 1 deferred Residential Zone
Estimated Yield:	30 dwellings (T-232a and T-232b)
Area (ha):	2.8

Recommended Zoning Change:

T-232a: Rezone from Light Industrial Zone to Medium Density Residential Zone

T-232b: Rezone Rural 1 deferred Residential Zone to Medium Density Residential Zone

Add Outline Spatial Plan overlay



Note: Refer to PC81 s32 Evaluation Report Appendix 1.1 for proposed PC81 maps or https://eplan.tasman.govt.nz

2.4.1. PLANNING BACKGROUND

Richmond West Development Area background is as per site T-115 above.

This site is currently zoned for Light Industrial development. It now adjoins residentially zoned land, following the Special Housing Area Order process and plan change 74 to retrospectively zone the SHA land.

The formation of the drain to the western side of this site provides an appropriate land use separation feature to land zoned deferred mixed business further west.

Discussions regarding the light industrial use of this land have also been ongoing with NZTA and the landowner for at least 5 years. Prior to Plan Change 74 the TRMP showed an indicative road along the western boundary of this site, connecting to SH60. Discussions with all parties resolved that this road and associated state highway intersection could not be built. This section of SH60 is now one of the busiest in Tasman. Plan Change 74 removed this road from the planning maps. The maximum number of potential light industrial vehicle movements permitted by NZTA from this site to use existing crossing points (which would have required upgrades), was less than needed to make operation of the site financially viable, according to the landowner.

2.4.1. PLANNING BACKGROUND

Since the land was already zoned for urban development in the TRMP it did not form part of the FDS. In agreement with the landowner, the site is therefore now proposed for medium density residential zoning. This is considered appropriate given the adjoining Berryfields developed area, the connections to reserves, and the close proximity to Richmond central.

A designation (D127) is located over part of the southern end of the site. This designation is held by NZTA for a potential Hope Bypass to provide improved access. NZTA are unable to confirm that the Hope Bypass will be constructed within part of this site, as per the designation. If NZTA decide to construct the Hope Bypass here, they will have separate discussions with the landowner.

Natural and historic places and sites
There are no protected trees, heritage buildings or NZAA sites located within the site.

Fire Ban Area
This site is located within the existing Fire Ban Area. This is appropriate for the proposed Medium Density Residential Zone.

Outline Spatial Plan
As a greenfield site utilising the MDRZ, an OSP has been developed to guide development and provide an anticipated future structure that is enabled by the proposed rules in Section 16.3.3A.

2.4.2. NATURAL HAZARDS CONSIDERATIONS

Further detailed information is provided in Appendix 24 of PC81 Section 32 Report

Natural hazard risk level assessment summary:
Historically these sites were exposed to flood hazards from shallow overland flows originating from the foothills to the south and southeast. Recent upgrades to the Borck Creek channel and associated drains have significantly reduced this flood hazard. The risk level from flood hazards is assessed as low. Borck Creek exceeding its capacity presents some residual risk though this is assessed as low with appropriate onsite mitigation measures.

2.4.3. SERVICING CONSIDERATIONS

Further detailed information is provided in Appendix 3 of PC81 Section 32 Report

Water Supply Servicing	Trunk water mains are located along the Borck Creek corridor and form part of the existing reticulated network. Future capacity and network resilience will be enhanced through projects included in Council's Capital Works Programme, including upgrades to the Richmond water supply system and associated reticulation. Water supply is not considered a limiting factor, with any local reticulation extensions or upsizing required to support development to be developer funded.

2.4.3. SERVICING CONSIDERATIONS Further detailed information is provided in Appendix 3 of PC81 Section 32 Report	
Wastewater Servicing	The sites can be serviced via connection to the existing pressure wastewater network, which is the preferred servicing option. Gravity servicing is technically possible but is a secondary option due to downstream capacity constraints. Wastewater servicing is subject to cumulative network capacity and timing of wider upgrades, and development may require staging and standard developer-funded mitigation.
Stormwater Servicing	The sites can be serviced for discharge to both 10% and 1% AEP events, with stormwater runoff directed to Borck Creek, which has capacity. The sites will remain at some risk of 1% AEP stormwater impacts from upstream areas to the south until Long-Term Plan mitigation projects are completed within the next approximately 10 years. Interim risk can be managed through standard detention and flow management measures.
Transportation/ Roading Servicing	The proposed rezoning from light industrial to medium density residential is expected to reduce heavy vehicle movements through the adjacent residential area compared with the existing light industrial zoning. However, transport servicing remains dependent on-site layout, connectivity, access design, and coordination with wider transport outcomes.

2.4.4. IWI INTERESTS Values, Cultural Heritage, and Te mana o te wai
Ngā iwi o Te Tauihu have not raised any issues in relation to this proposal.

2.4.5. COMMUNITY SERVICES AND FACILITIES	
Parks and Reserves	**TRMP Provisions;** Refer to Appendix 1 (TRMP Schedule of Amendments). **Indicative Items:** No new indicative items are proposed within this PC81 area. The sites are currently adjoining Borck Creek Utility Reserve, Poutama Utility Reserve and the Great Taste Trail. Jubilee Park and Chertsey Reserve are also located in close proximity to the sites. For further information, refer to Appendix 10 for a detailed open space assessment.

2.4.6. PRODUCTIVE LAND

Sites T-232a and T-232b have underlying LUC3 soils. However, these sites are currently zoned for urban purposes (Light Industrial and Rural 1 deferred Residential zones). In accordance with Clause 3.5(7) of the NPS HPL, these sites do not meet the definition of Highly Productive Land.

2.4.7. ECOLOGY AND GROUNDWATER

Values, Streams and Rivers, SNAs, and Wetlands

There are no wetlands or areas of high biodiversity located within, or in close proximity to, this site. It is however considered that there is an opportunity for urban greening that needs to occur across Richmond in general to increase biodiversity values.

There is no appreciable groundwater under these sites.

Eastern Hill Creek runs along the western boundary of T-232a. Setbacks from this Creek will be needed to preserve ecological values.

2.4.8. OPTIONS ASSESSMENT FOR SITE LOCATION T-232a and T-232b

Summary of Options

- **Option 1:** Retain the status quo and keep the existing Light Industrial Zone (T-232a) and Rural 1 deferred Residential Zone (T-232b).
- **Option 2 (Preferred):** Rezone both sites to Medium Density Residential Zone (MDRZ), with an Outline Spatial Plan overlay.
- **Option 4 (Also Recommended):** Apply an Outline Spatial Plan (OSP) overlay to guide development, infrastructure, and urban design outcomes.

Costs and Constraints

Option 1 would retain the current zoning: Light Industrial for T-232a and Rural 1 deferred Residential for T-232b. This is no longer appropriate given the surrounding context. The area now adjoins residential development, and the Light Industrial Zone is incompatible with adjacent land uses. Retaining industrial zoning would risk land use conflicts and underutilisation of land in a strategic location.

Option 2 proposes rezoning both sites to Medium Density Residential Zone. This reflects the site's evolving land use, supports housing supply, and aligns with the Future Development Strategy (FDS). Recent upgrades to Borck Creek and the surrounding stormwater network have significantly reduced flood risk. Water supply servicing is available, with upgrades planned in the Long-Term Plan (LTP), including a new reservoir and treatment plant improvements. Wastewater servicing is feasible via connection to the existing pressure network, though gravity options are limited. Stormwater servicing is available for 10% and 1% AEP events, with runoff directed to Borck Creek. Some residual risk remains from uphill flows until LTP projects are completed. Eastern Hill Creek runs along the western boundary of T-232a, and ecological setbacks will be required. The site has underlying LUC3 soils but is already zoned for urban use and does not meet the definition of Highly Productive Land under the NPS-HPL.

The location adjacent to the bypass is significant, and mitigation measures to ensure quality living environments will be critical, but achievable.

Benefits and Opportunities

Rezoning to Medium Density Residential Zone supports the delivery of housing in a well-located area adjacent to existing residential development. The change removes outdated industrial zoning and enables a more compatible and efficient land use pattern. The site is relatively unconstrained and can contribute to Richmond's housing supply targets. The rezoning supports a coherent urban form and responds to infrastructure planning and community expectations.

The Outline Spatial Plan (Option 4) is critical for greenfield development. It provides a structure for managing cross-boundary and cross-zone effects, ensures an appropriate block structure for a range of housing typologies, and achieves the necessary density for the zone. The OSP also identifies key road, laneway, and walkway alignments, and ensures that development is coordinated with infrastructure upgrades and open space provision.

Effectiveness and Efficiency

The proposed zoning is effective in implementing the strategic direction of the FDS and Richmond Spatial Plan. It supports intensification in a location with existing infrastructure and proximity to employment and services. Efficiency is achieved by aligning zoning with actual land use and development potential, reducing regulatory complexity and enabling coordinated infrastructure planning. The change removes a zone that is no longer viable due to access limitations and landowner preferences, and replaces it with a zone that better reflects the site's development readiness.

Risk of Acting or Not Acting if There Is Uncertain or Insufficient Information

The key uncertainties relate to residual flood risk and infrastructure servicing. The risk of acting without full certainty includes potential exposure to stormwater impacts from uphill flows and timing of infrastructure upgrades. These risks are manageable through site-specific design, staging, and coordination with Council's infrastructure programme. The risk of not acting is more significant: retaining the Light Industrial Zone would perpetuate land use conflicts, limit housing delivery, and undermine the strategic direction of the FDS. Given the planning controls and infrastructure mechanisms available, the risks of acting are considered acceptable and preferable to the risks of inaction.

Economic Benefits and Employment

The economic benefits of this rezoning are modest and primarily relate to enabling residential development in a strategic location. The removal of industrial zoning reflects the site's limited viability for industrial use due to access constraints and landowner preferences. The rezoning supports Richmond's housing supply and contributes to a balanced urban form, but does not significantly alter employment land provision.

Overall Appropriateness

The proposed rezoning of T-232a and T-232b to Medium Density Residential Zone, with an Outline Spatial Plan overlay, is appropriate and reflects the site's changing context and strategic importance. It supports housing supply, removes outdated industrial zoning, and aligns with the FDS and Richmond Spatial Plan. The rezoning responds to infrastructure planning and landowner intent, and is considered the most suitable planning response.

2.4.9. ASSESSMENT AGAINST TRMP OBJECTIVES AND POLICIES

The proposed rezoning of this site to the Medium Density Residential Zone has been assessed against the operative provisions of the TRMP, and the proposed objectives and policies introduced through Plan Change 81. The proposal is consistent with the relevant objectives and policies for urban growth and residential development, particularly those in Chapter 6 (Urban Environment Effects), including Section 6.4A (Land for Residential Activities).

- Objective 6.4A.2.1 seeks to ensure sufficient residential capacity to meet demand in the urban environment and rural centres. The rezoning contributes to this objective by providing additional housing capacity within a planned urban growth area.

- Objective 6.4A.2.2 supports a well-functioning urban environment through intensification that delivers a range of housing types and sizes, supported by appropriate urban design and amenity outcomes. The proposal is consistent with this objective by enabling medium density development in a location identified for growth.
- The proposal is supported by the Medium Density Residential Zone policy framework, in particular:
    - Policy 6.4A.3.5, which enables a range of residential activities with greater intensity of built form;
    - Policy 6.4A.3.6, which provides for baseline development while ensuring that the potential for comprehensive development is not compromised; and
    - Policy 6.4A.3.7, which enables medium density development where it contributes to a well-functioning urban environment and achieves appropriate urban design and amenity outcomes.
- As a greenfield site, development will be guided by an Outline Spatial Plan in accordance with Policies 6.4A.3.8(a), 6.4A.3.10 and 6.4A.3.11, which provide for a structured, spatial planning approach to coordinate the layout, density and form of development, and ensure integrated and efficient use of land and infrastructure.
- The proposal aligns with Objective 6.2.2.2 and Policy 6.2.3.2A by promoting efficient use of land and infrastructure, and directs growth to a planned urban expansion area.
- The proposal also gives effect to urban design and infrastructure policies, including Policy 6.1.3.1 (urban design), Policy 6.1.3.2 (integrated stormwater management), and Policy 6.3.3.1 and related provisions requiring adequate servicing and infrastructure capacity.

Overall, the proposal represents an appropriate and effective means of achieving the relevant operative and proposed objectives and policies of the TRMP for greenfield medium density development.

Assessment of Overlay – Outline Spatial Plan (OSP):

The application of an Outline Spatial Plan overlay to this site is consistent with the operative and proposed objectives and policies of the TRMP, particularly Policies 6.4A.3.8 to 6.4A.3.11, which provide for the use of Outline Spatial Plans where a structured and coordinated approach is required for larger or undeveloped sites.

- Policy 6.4A.3.8(a) provides for the use of Outline Spatial Plans to coordinate the spatial layout of development, including the location, layout, density and form of development, and to ensure the integrated and efficient development of land and infrastructure.
- Policies 6.4A.3.10 and 6.4A.3.11 require Outline Spatial Plans for sites or groups of sites with undeveloped areas of 5,000m² or greater, or where a planned approach is necessary to achieve appropriate development outcomes.
- Outline Spatial Plans provide a coordinated framework for development, including the layout of roads, blocks, open space, and infrastructure, and support integration with the surrounding urban environment.
- The approach supports the achievement of high-quality urban design and amenity outcomes through coherent and comprehensively planned development, consistent with Policy 6.4A.3.7.
- The use of an Outline Spatial Plan also supports the efficient functioning of transport networks and infrastructure, including through well-connected street layouts and integration with existing networks.

The OSP overlay ensures that development of this greenfield site occurs in a planned, integrated and coordinated manner, consistent with the strategic direction for urban growth and the intended outcomes of the Medium Density Residential Zone.

2.5. Richmond – T-117 and T-178a Gladstone Road and 2 Poutama Street

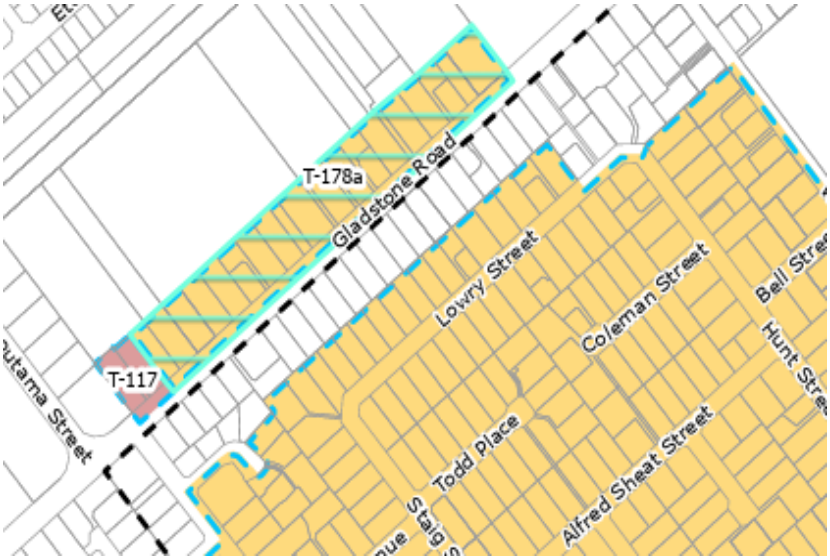
Area Name:	Richmond Northwest Central
Town/Location:	Richmond
Current Zone:	Residential Zone
Estimated Yield:	T-178a dwelling yield is included in Section 2.1 (1750 dwellings) 1.8 hectares of business land (T-117)
Area (ha):	2.4ha

Recommended Zoning Change:

T-117: Residential Zone to Mixed Business Zone

T-178a: Residential Zone to Medium Density Residential Zone with a Richmond Intensive Development Precinct

Add Outline Spatial Plan overlay



Note: Refer to PC81 s32 Evaluation Report Appendix 1.1 for proposed PC81 maps or https://eplan.tasman.govt.nz

2.5.1. PLANNING BACKGROUND

The Residential zone for sites T-117 and T-178 has been in place since the inception of the TRMP.

Site T-117 is a site in the adopted FDS. Site T-178a is an adaptation of a smaller FDS site T-178 (24-28 Gladstone Road), which was proposed for business use but has since been proposed for medium density residential with a intensive development precinct, following the Richmond Spatial Plan.

The Richmond Spatial Plan identified that the entire strip of residential properties in this area may be appropriate for redevelopment at a higher density.

Natural and historic places and sites
There are no protected trees, heritage buildings or NZAA sites located within these sites. The closest protected tree (T700) is located just outside of site T-178a, to the east.

Fire Ban Area
These sites are located within the existing Fire Ban Area. This is appropriate for the proposed Mixed Business and Medium Density Residential Zone.

2.5.2. NATURAL HAZARDS CONSIDERATIONS

Further detailed information is provided in Appendix 24 of the PC81 Section 32 Report.

Natural hazard risk level assessment summary:
These sites are presently subject to limited flood hazards, dominated by surface ponding during rainfall events. Flood hazards at these sites will increase into the future as a result of climate change. The sites are assessed as having a medium risk level, which reduces to a low risk level once mitigation measures are applied. Residual flood risk remains low.

2.5.3. SERVICING CONSIDERATIONS

Further detailed information is provided in Appendix 3 of the PC81 Section 32 Report

Water Supply Servicing	These sites are currently connected to, and can be serviced by, the Richmond water supply network. Upgrades included in the 2024 LTP to further improve supply capacity and resilience include the Gladstone Road water main upgrade, programmed for years one to four. Water supply capacity is available and does not represent a limiting infrastructure constraint.

2.5.3. SERVICING CONSIDERATIONS Further detailed information is provided in Appendix 3 of the PC81 Section 32 Report	
Wastewater Servicing	Wastewater servicing for site T-117 is available for the proposed two lot yield development. Wastewater servicing for T-178a remains dependent on completion of the Wakefield–Richmond Trunk Main Project. The timing of the final stage of this project will need to be clarified to confirm when sufficient capacity will be available to support additional development. Development in advance of trunk main delivery would present significant capacity and servicing risks.
Stormwater Servicing	Both sites are currently serviced by existing stormwater infrastructure to a 10% AEP standard. During larger storm events, 1% AEP flood extents may affect roadway areas and influence building design requirements, including finished floor levels. Stormwater constraints will require consideration at the development and design stage.
Transportation/ Roading Servicing	If the Hope Bypass proceeds, Gladstone Road is expected to transition to a local road function. However, its future role, access arrangements, and integration with the cycle trail remain uncertain. NZTA does not support further residential intensification with direct access onto Gladstone Road while the future transport function remains unresolved. Specific planning and access controls may therefore be required to ensure safe and efficient operation of the road and associated cycle facilities.

2.5.4. IWI INTERESTS Values, Cultural Heritage, and Te mana o te wai
Ngā iwi o Te Tauihu have not raised any issues in relation to these proposals.

2.5.5. COMMUNITY SERVICES AND FACILITIES	
Parks and Reserves	**TRMP Provisions;** Refer to comments in Appendix 1 (TRMP Schedule of Amendments). **Indicative Items:** No new indicative items are proposed within this PC81 area. These sites are adjoining Jubilee Park, and have walking and cycling access through the park, to the Great Taste Trail. For further information, refer to Appendix 10 for a detailed open space assessment.

2.5.6. PRODUCTIVE LAND

Sites T-117 and T-178a have underling LUC3 soils. However, these sites are currently zoned for urban purposes (Residential zone). In accordance with Clause 3.5(7) of the NPS HPL, these sites do not meet the definition of Highly Productive Land.

2.5.7. ECOLOGY AND GROUNDWATER

Values, Streams and Rivers, SNAs, and Wetlands

There are no wetlands or areas of high biodiversity located within, or in close proximity to, this site. It is however considered that there is an opportunity for urban greening that needs to occur across Richmond in general to increase biodiversity values.

There is no appreciable groundwater under these sites. There are no significant waterbodies flowing through these sites. It's considered that any development within these small sites will not make much of a difference on a catchment scale.

2.5.8. OPTIONS ASSESSMENT FOR SITE LOCATION T-117 and T-178a

Summary of Options

- **Option 1:** Retain the status quo and keep the existing Residential zoning.
- **Option 2 (Preferred):** Rezone T-117 to Mixed Business Zone and T-178a to Medium Density Residential Zone (MDRZ), with the Richmond Intensive Development Precinct overlay.
- **Option 4 (Also Recommended):** Apply the Richmond Intensive Development Precinct overlay (an intensification precinct) to T-178a, enabling higher density and urban design outcomes appropriate for this location.

Costs and Constraints

Option 1 would retain the Residential zoning for both sites. This does not support the level of density required to meet housing demand in Richmond, nor does it enable the redevelopment potential of these sites, which are strategically located near the town centre and adjacent to significant open space (Jubilee Park). The current zoning would limit intensification and would not trigger infrastructure upgrades or urban design improvements.

Option 2 proposes rezoning T-117 to Mixed Business Zone and T-178a to MDRZ, with the Richmond Intensive Development Precinct overlay applied to T-178a. This overlay enables higher density residential development, supporting a greater range of housing typologies and more efficient use of land. The location next to Jubilee Park makes this an ideal site for higher density, as it provides immediate access to open space and recreational amenities, supporting a vibrant, walkable urban environment.
Flood modelling shows these sites are subject to limited flood hazards , primarily surface ponding during extreme rainfall events. Flood hazards at these sites will increase into the future as a result of increasing rainfalls associated with projected climate change. The extent of impact depends on the capacity and continued functioning of the stormwater network. Gradients at the sites and vicinity are low, which can impact stormwater conveyance. The stormwater network has been designed to contain runoff from a 1% annual exceedance probability rainstorm. Water supply servicing is available, with upgrades planned in the LTP, including a new water main from Queen Street to Three Brothers Corner. Wastewater servicing requires further assessment, particularly for higher-density development, and will rely on capacity improvements from the Waimea Trunk Project. The sites have underlying LUC3 soils but are already zoned for urban use and do not meet the definition of Highly Productive Land under the NPS-HPL.

Benefits and Opportunities
Option 2, with the Richmond Intensive Development Precinct overlay (Option 4), provides significant benefits:

- **Enables higher density residential development** in a location close to the town centre, public transport, and services.
- **Supports a wider range of housing typologies**, including attached dwellings, which are in short supply across the district.
- **Leverages proximity to Jubilee Park**, providing residents with immediate access to high-quality open space and recreational facilities.
- **Promotes urban design quality and connectivity**, with the precinct overlay ensuring that development is well-integrated with the surrounding urban fabric.
- **Supports local services and economic activity** by increasing residential density and providing for mixed business uses on T-117.
- **Aligns with the Richmond Spatial Plan and FDS**, which identify this area for intensification and higher density.

Effectiveness and Efficiency
The proposed zoning and precinct overlay are highly effective in implementing the strategic direction of the FDS and Richmond Spatial Plan. They support intensification in a location with existing infrastructure and proximity to employment and amenities. Efficiency is achieved by enabling higher-density development where infrastructure upgrades are planned and land is already urbanised. The combination of MDRZ and the precinct overlay allows for tailored planning responses and maximises development potential, while ensuring that urban design and amenity outcomes are achieved.

Risk of Acting or Not Acting if There Is Uncertain or Insufficient Information
Uncertainties relate to wastewater servicing and stormwater capacity. The risk of acting includes potential infrastructure constraints if development proceeds ahead of upgrades, but these risks are manageable through staging, developer contributions, and coordination with Council's infrastructure programme. The risk of not acting is more significant: retaining the Residential Zone would limit housing delivery, particularly for attached dwellings, and conflict with the strategic direction of the FDS and Richmond Spatial Plan. Given the planning controls and infrastructure mechanisms available, the risks of acting are considered acceptable and preferable to the risks of inaction.

Economic Benefits and Employment
Rezoning T-117 to Mixed Business Zone may support modest employment and service activity, complementing residential growth in the area. The primary economic benefit is enabling housing supply in a strategic location, which supports the viability of local services and contributes to Richmond's role as a metropolitan centre. The rezoning does not significantly alter employment land provision but improves land use flexibility.

Overall Appropriateness
The proposed rezoning and Richmond Intensive Development Precinct overlay for T-117 and T-178a are appropriate and reflect the site's strategic location, infrastructure readiness, and alignment with planning objectives. They support housing supply, enable higher-density development, and respond to the Richmond Spatial Plan's direction for intensification. Options 2 and 4 together are the most suitable planning response for this site

2.5.9. ASSESSMENT AGAINST TRMP OBJECTIVES AND POLICIES

Assessment against TRMP Objectives and Policies:
The proposed rezoning of this site to the Medium Density Residential Zone has been assessed against the operative provisions of the TRMP, and the proposed objectives and policies introduced through Plan Change 81. The proposal

is consistent with the relevant objectives and policies in Chapter 6 (Urban Environment Effects), including Section 6.4A (Land for Residential Activities).

- Objective 6.4A.2.1 seeks to ensure sufficient residential capacity to meet demand in the urban environment and rural centres. The rezoning contributes to this objective by enabling additional housing capacity within a strategically located urban area.
- Objective 6.4A.2.2 supports a well-functioning urban environment through intensification that delivers a range of housing types and sizes, supported by appropriate urban design and amenity outcomes. The proposal is consistent with this objective by enabling medium density development in an accessible location within Richmond.
- The proposal is supported by the Medium Density Residential Zone policy framework, in particular:
    - Policy 6.4A.3.5, which enables a range of residential activities with greater intensity of built form;
    - Policy 6.4A.3.6, which provides for baseline development while maintaining the potential for future comprehensive development; and
    - Policy 6.4A.3.7, which enables medium density development where it contributes to a well-functioning urban environment and achieves appropriate urban design and amenity outcomes.
- Where relevant, development of larger or undeveloped parts of the site will be guided by an Outline Spatial Plan in accordance with Policies 6.4A.3.8(a), 6.4A.3.10 and 6.4A.3.11, ensuring a coordinated approach to layout, density, infrastructure and urban form.
- For areas not subject to an Outline Spatial Plan, the proposal is consistent with the design-led approach anticipated by Policy 6.4A.3.8(b), supported by the Medium Density Residential Design Matrix and associated development standards to achieve urban design and amenity outcomes.
- The proposal supports efficient use of land and infrastructure (Objective 6.2.2.2 and Policy 6.2.3.2A), while directing growth to an appropriate urban location consistent with the Future Development Strategy.
- The approach is also consistent with Policy 6.1.3.1 (urban design), Policy 6.1.3.2 (integrated stormwater management), and relevant infrastructure provisions in Section 6.3.3.
- Objectives in 13.1.2 seek to manage areas subject to natural hazards by ensuring development is avoided or mitigated according to the level of risk, and that land development (including infrastructure) is resilient to natural hazards.
- With hazard mitigation measures, the approach is consistent with the Policies in 13.1.3 that seek to avoid or mitigate the effects of natural hazards on land use activities.

Overall, the proposal represents an appropriate and effective means of achieving the relevant operative and proposed objectives and policies of the TRMP for medium density residential development in Richmond.

Assessment of Overlay – Richmond Intensive Development Precinct (RIDP):
The application of the Richmond Intensive Development Precinct overlay is consistent with the operative and proposed objectives and policies of the TRMP, particularly Policy 6.4A.3.7, Policy 6.8.3.27B, and Policy 6.8.3.27D.

- The RIDP overlay enables higher-density residential development in appropriate locations close to the Richmond town centre and key transport corridors, supporting a variety of housing types and efficient use of land and infrastructure.
- The precinct requires a minimum density of 40 dwellings per hectare for comprehensive developments, supports increased building height (up to 14 metres), and requires high standards of urban design and amenity, including the use of the Medium Density Residential Design Matrix and the Urban Design Guide.
- The approach also supports increased tree cover within public spaces to offset the loss of private tree cover associated with intensification and ensures that development is well-integrated with urban design, open space, and infrastructure outcomes.

The proposal is therefore considered to give effect to the relevant operative and proposed objectives and policies of the TRMP for the Richmond Intensive Development Precinct.

2.6. Richmond South – T-35a and T-122a Main Road, Hope

Area Name:	Richmond West
Town/Location:	Richmond
Current Zone:	Rural 1 Zone
Estimated Yield:	17.9 hectares of light industrial (T-35a) 11.5 hectares of business land (T-122a)
Area (ha):	28

Recommended Zoning Change:

T-35a: Rezone Rural 1 Zone to Rural 1 deferred Light Industrial Zone.

T-122a: Rezone Rural 1 Zone to Rural 1 deferred Mixed Business Zone.

Note: Refer to PC81 s32 Evaluation Report Appendix 1.1 for proposed PC81 maps or https://eplan.tasman.govt.nz

2.6.1. PLANNING BACKGROUND

Sites T-35a and T-122a have been zoned Rural 1 Zone since the TRMP's inception.

Both sites formed part of Council's first adopted FDS in 2019 and Council's latest FDS.

Reimagining Richmond South

In 2021, following the adoption of the first Nelson Tasman FDS (2019), Council commenced a structure planning process for the rural area between southern Richmond and Hope, 'Reimagining Richmond South'. The process got as far as Round 2 engagement but was hampered by COVID 19 challenges. For a range of reasons, the project was paused and is yet to be restarted. However, from the work done, concepts for the future growth of the area were developed and all concepts featured some form of business and industry in the locations of T-35a and T-122a.

During the structure planning consultation process, a range of opinions were received, with many in the community seeking no change to the land use (remain rural) while many (including existing landowners) indicating that more housing was needed and that urban expansion should occur.

Council's FDS-2052

Council's adopted FDS strategically planned for residential and business growth demand over the next 30 years. Through a spatial growth assessment and multicriteria analysis, the FDS identified these sites (referenced in the FDS as site T-35 and T-122) as suitable for business development, continuing with the direction of the FDS 2019 for this area.

Site T-35a - Schedule 17.5A of the TRMP

2.6.1. PLANNING BACKGROUND

Site T-35a has been expanded from the FDS site (T-35) to the north-east to include land owned by Network Tasman. This land is already a scheduled site in the TRMP:

"Schedule 17.5A:

A Scheduled Site has been established on land characterised by established industries, including some that were previously part of the Network Tasman Line Depot. The site, with some substantial industrial buildings on it, is no longer required as a depot but has value as an industrial land resource. There are some dwellings adjoining and close to the site.

The purpose of the Schedule is to enable limited industrial use of the land, having regard to the physical resources it contains and some potential for additional development, whilst at the same time avoiding development with activities that might detract from the existing levels of amenity enjoyed by nearby residents."

This scheduled site was implemented through Plan Change 50 to the TRMP which was a private plan change request (PPCR), and then further changes via Plan Change 70 to the TRMP which was also a PPCR. This site has also been reduced on the southwest side due to servicing constraints.

Site T-122a

Compared to the FDS, site T-122a has been slightly expanded to the south to border White Road. This is to include land on the corner of White Road and SH6. Subsequent owners of this block have tried for several years to develop the Rural 1 Zoned site for urban development. It has been out of productive use for some time and currently lies fallow.

Natural and historic places and sites
There are no protected trees, heritage buildings or NZAA sites located within these sites.

Fire Sensitive Area
Site T-122a and T-35a are located within the existing Fire Sensitive Area. The existing fire sensitive area is considered appropriate for the proposed rezoning. The fire sensitive areas may, however, be reviewed and revised as part of a separate future discharges to air plan change.

2.6.2. NATURAL HAZARDS CONSIDERATIONS

Further detailed information is provided in Appendix 24 of the Pc81 Section 32 Report

Natural hazard risk level assessment summary:
These sites are exposed to northward flowing overland flows during rainfall events where the stormwater network becomes overwhelmed. Flood hazards at both sites will increase under a future climate without improvements to the stormwater network. For flood hazards site T-35a is assessed as having a high risk level which reduces to a medium risk level once site specific mitigation measures are applied. The risk level could be lowered further with additional off site mitigation measures. T-122a is assessed as having a medium risk level, which reduces to a low risk level once mitigation measures are applied. Residual risk for T-122a is low and for site T-35a is medium reflecting the uncertainty around the timing and capacity of the wider stormwater upgrade works.

2.6.3. SERVICING CONSIDERATIONS Further detailed information is provided in Appendix 3 of the PC81 Section 32 Report	
Water Supply Servicing	These sites can be serviced by the water supply network. Upgrades included in the LTP to further improve supply capacity for these sites include: - A new Richmond South Low-Level Reservoir programmed for years one to two, and - Main Road Hope / SH6 Trunk Main upgrade programmed for years one to two.
Wastewater Servicing	There is no capacity in the trunk main (located in the railway reserve) until the trunk main meets State Highway 60. The upgrade to the Waimea trunk main is scheduled in the LTP. Any servicing upgrades undertaken by developers for site T-122a should be co-ordinated and planned with Council, to ensure a strategic approach that takes into consideration servicing needs of upstream development.
Stormwater Servicing	These sites are not currently serviced to 10% or 1% AEP for stormwater. Servicing these sites will need to wait until Borck Creek works are extended or until developers provide site-specific stormwater mitigation works.
Transportation/ Roading Servicing	Transport access for the site will require a new connection to Main Road Hope. **Indicative Items:** The following indicative roads are proposed; • T-122a – An indicative road connecting the site from White Road to an existing road which has access to the State Highway. • T-35a – inclusion of an indicative road transversing the site to connect from the State Highway to a paper road (and the existing industrial site) to the north. • An indicative road extending Collins Road towards site T-122a. This indicative road considers the planned future Richmond South area and aims to direct some of those future vehicle movements onto Bateup Road.

2.6.4. IWI INTERESTS Values, Cultural Heritage, and Te mana o te wai
Ngā iwi o Te Tauihu have not raised any issues in relation to this proposal, provided Taiao (environment) values are upheld.

2.6.5. COMMUNITY SERVICES AND FACILITIES	
Parks and Reserves	**TRMP Provisions;** Refer to Appendix 1 (TRMP Schedule of Amendments). **Indicative Items:** The following indicative walkways are proposed: • T122a – A new indicative walkway extending north to south across the south from White Road to an existing reserve to the north. • T35a – Indicative walkways connecting the site to the Great Taste Cycle Trail and the State Highway. No indicative reserves are proposed. Norman Andrews Place Reserve is adjoining site T-35a. Hope Recreation Reserve and Collins Road Reserve are both also located in close proximity to sites T-35a and T122a. For further information, refer to Appendix 10 for a detailed open space assessment.

2.6.6. PRODUCTIVE LAND
Sites T-35a and T-122a have underlying LUC3 soils and are currently zoned Rural 1. Therefore, in accordance with Clause 3.5(7) of the NPS HPL, these sites meet the definition of Highly Productive Land. However, Clause 3.6(6) of the NPS HPL states that Tier 2 territorial authorities (Tasman) may allow urban rezoning of LUC3 Highly Productive Land. Although the NPS HPL provides a pathway to rezone LUC 3 land, it is also noted that the loss of productive land for site T-35a is limited in size due to being adjacent to residential areas on both sides, and part of the site has already been developed (the Network Tasman occupied area). The loss of productive land for site T-122a is also considered to be limited in size as a good portion of the site has already been developed.

2.6.7. ECOLOGY AND GROUNDWATER Values, Streams and Rivers, SNAs, and Wetlands
There are no wetlands or areas of high biodiversity located within, or in close proximity to, these sites. It's considered that there is little opportunity to create positive biodiversity effect at these sites. There is no appreciable groundwater under these sites. There is an ephemeral stream running through the western end of T-35a, which is part of the Borck Creek catchment. There is a fish community present in the stream when it isn't dry. Setbacks from this stream will be needed to maintain the ecological values in the stream.

2.6.8. OPTIONS ASSESSMENT FOR SITE LOCATION - T-35a and T-122a
Summary of Options • **Option 1:** Retain the status quo and keep the existing Rural 1 zoning.

- **Option 2:** (Preferred): Rezone T-35a to Rural 1 deferred Light Industrial Zone and T-122a to Rural 1 deferred Mixed Business Zone. Option 2 is the preferred approach, as it aligns with the Future Development Strategy (FDS), long-term infrastructure planning, and the strategic intent for employment land in Richmond South.
- **Option 4:** Apply or amend spatial layers (other than zones), specifically the Outline Spatial Plan to guide development, infrastructure, and connectivity.

Costs and Constraints

Retaining the current Rural 1 zoning would preserve the land for rural and productive use, but would not address the identified need for additional business and industrial land in Richmond South. Both sites are currently classified as Highly Productive Land (LUC3 soils) under the NPS-HPL, but the latest amendments to the NPS-HPL allows LUC 3 to be rezoned for urban purposes. The loss of productive land is limited in size, as parts of both sites have already been developed or are adjacent to existing urban areas.

Flood modelling shows that Site T-35a is subject to flood hazards during rainfall events where the stormwater network becomes overwhelmed with overland lows and ponding across the site. Site T122a is exposed to a lesser flood hazard with some overland flows and ponding across part of the site. These flood flows across the sites will be strongly influenced by the presence of existing drains/swales, buildings, fences, vegetation and other landscaping both onsite and in the surrounding area. Flood hazards at both sites will increase under a future climate without improvements to the stormwater network. Flood modelling shows that flood hazards at these sites could be reduced if upgrades to the stormwater network and channels upgradient of the site are completed. Servicing these sites will need to wait until the Borck Creek works are extended or until developers provide site-specific stormwater mitigation works.

Water servicing upgrades are included in the Long Term Plan (LTP), including a new low-level reservoir and trunk main improvements. Wastewater servicing will require coordination with Council to ensure strategic delivery, particularly for upstream development. Stormwater servicing is not currently available to 10% or 1% AEP standards, so development will need to wait until Borck Creek works are extended or until developers provide site-specific mitigation. Transport access will require new connections to Main Road Hope and indicative roads are proposed to ensure connectivity and support future growth.

Benefits and Opportunities

Rezoning T-35a and T-122a as proposed will enable the delivery of approximately 133 business lots, helping to meet long-term employment and commercial land demand in Richmond. The sites are strategically located near transport corridors and existing urban areas, making them suitable for efficient development. The deferred zoning mechanism ensures that infrastructure is in place before development proceeds, reducing the risk of premature or poorly serviced growth. The rezoning aligns with previous planning work, including private plan changes and community consultation, and supports economic diversification in the region. The inclusion of indicative roads and walkways will improve connectivity, support active transport, and integrate the sites with the wider urban area. The sites are also well positioned to complement residential growth in Richmond South and to provide employment opportunities for the growing population.

Effectiveness and Efficiency

The proposed rezoning is highly effective in implementing the strategic direction of the FDS and the TRMP objectives related to urban growth and employment land provision. It enables efficient use of land and infrastructure, and supports compact urban form by locating employment land near existing residential areas. The deferred zoning allows for infrastructure coordination and avoids premature development, ensuring that servicing and flood risk management can be addressed as part of the development process. The approach is efficient, as it leverages planned infrastructure investments and aligns zoning with actual land use potential and community needs. By providing for business and industrial land in a location identified for urban growth, the plan supports both economic and social objectives.

Risk of Acting or Not Acting if There is Uncertain or Insufficient Information

The main uncertainties relate to flood hazard mitigation and infrastructure timing. The risk of acting includes potential servicing delays or residual flood risk, which can be managed through staging and site-specific design. The risk of not acting includes continued underutilisation of strategically located land, missed opportunities for employment land provision, and misalignment with regional growth strategies. Given the planning controls and infrastructure mechanisms available, the risks of acting are considered acceptable and preferable to the risks of inaction.

Economic Benefits and Employment
Rezoning will enable the development of business and industrial land that supports long-term employment and economic activity in Richmond. The sites contribute to the district's business land supply, helping to address projected shortfalls and support regional economic resilience. The location is well suited to accommodate light industrial and mixed business uses, complementing residential growth in the wider Richmond South area. The provision of employment land in this location will help balance the region's urban growth and support the long-term sustainability of the local economy.

Overall Appropriateness
Rezoning T-35a and T-122a (Main Road, Hope) as proposed—Rural 1 deferred Light Industrial Zone and Rural 1 deferred Mixed Business Zone—is the most appropriate planning response. This approach is grounded in robust evidence, aligns with the strategic direction of the FDS and TRMP, and reflects both technical advice and community aspirations. It addresses the identified need for additional employment land, supports integrated infrastructure and amenity provision, and provides a clear, future-focused framework for sustainable economic growth in Richmond South. The risks associated with servicing and environmental management are manageable including the flooding concerns if a developer led solution is provided and are outweighed by the benefits of acting, particularly given the strong policy support for coordinated, resilient urban and business development.

2.6.9. ASSESSMENT AGAINST TRMP OBJECTIVES AND POLICIES

Assessment against TRMP Objectives and Policies:
The proposed rezoning of this site to a business or industrial zone is consistent with the objectives and policies of the TRMP, particularly those in Section 6.5 (Land for Industrial Activities) and Section 13.1 (Natural Hazards).

- Objective 6.5.2.1 and Policy 6.5.3.1A seek to provide a supply of suitable land for regional and district industrial needs for the medium to long term.
- Policy 6.5.3.3 and 6.5.3.4 promote the identification of areas for light industry with convenient access to the transport system, while avoiding the adverse effects of residential and retailing activities consuming industrial land.
- The proposal supports a form of settlement that enables industry to operate with required services and without adverse effects on other activities (Policy 6.5.3.1), and ensures that industrial activities are separated from sensitive environments and residential areas (Policies 6.5.3.5–6.5.3.8).
- The approach also aligns with Policy 6.3.3.1 (adequate services) and Policy 6.3.3.5 (well-connected transport networks).
- Objectives in 13.1.2 seek to manage areas subject to natural hazards by ensuring development is avoided or mitigated according to the level of risk, and that land development (including infrastructure) is resilient to natural hazards.
- With hazard mitigation measures, the approach is consistent with the Policies in 13.1.3 that seek to avoid or mitigate the effects of natural hazards on land use activities.

The proposal is considered consistent with the relevant objectives and policies of the TRMP for business and industrial land.

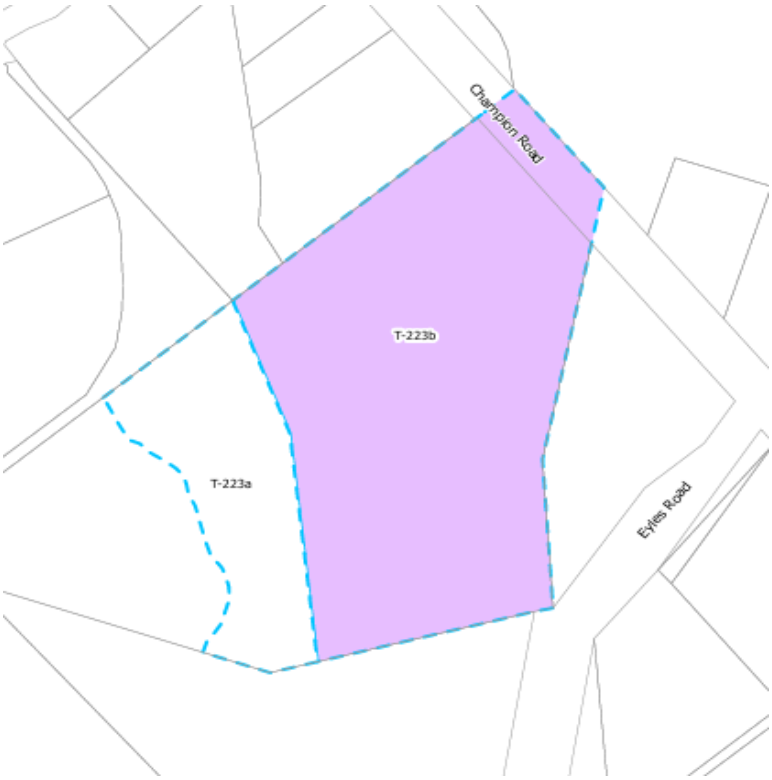
2.7. Richmond – T-223a and T-233b 144 Champion Road

Area Name:	Richmond East
Town/Location:	Richmond
Current Zone:	Rural Residential Serviced Zone
Estimated Yield:	11 dwellings (T-223b)
Area (ha):	0.4 (T-223a) 1.3 (T-223b)

Recommended Zoning Change:

T-223a: Rural Residential Serviced Zone to Rural 2 Zone

T-233b: Rural Residential Serviced to Residential Zone



Note: Refer to PC81 s32 Evaluation Report Appendix 1.1 for proposed PC81 maps or https://eplan.tasman.govt.nz

2.7.1. PLANNING BACKGROUND

Site T-223 was originally zoned Rural 2 Zone when the TRMP was first operative. During Plan Change 20 (PC20)(Richmond East) to the TRMP, the site was rezoned Rural 2 Deferred Rural Residential Serviced. As part of a later plan change, the deferred status (deferred for servicing) was uplifted.

PC20 (2011) provided for part expansion and part intensification of a residential environment located on the east of Richmond to accommodate some of the future urban growth needs for the town.

Nelson City Council (NCC) and TDC planned for the development of Nelson South and Richmond East, together. Proposed Nelson South Plan Change 18 to the Nelson Resource Management Plan was notified round the same time as PC20.

PC20 formed part of a long-term strategic approach to provide for the growth of Richmond commenced through the Richmond Development Study (2003).

PC20 provided for:

- the rezoning of relatively flat, stable land located northwest of Hill Street from Rural Residential Serviced to medium density Residential (minimum lot size 350 sqm), including provisions that enable higher density comprehensive development,
- the rezoning of land that is relatively stable and has a relatively low slope gradient located southeast of Hill Street from Rural Residential Serviced to Residential for: (i) standard density (minimum lot size 600 sqm);

2.7.1. PLANNING BACKGROUND

and (ii) low density (minimum lot size 900 sqm) for the foothill precinct, but excluding provisions that enable higher density comprehensive development.

- the retention of the current Rural Residential Serviced zoning for some land on the hill slope periphery for low density development (minimum lot size 2,000 sqm),
- the rezoning of some land on the hill slope periphery from Rural 2 to Rural Residential Serviced for low density development (minimum lot size 2,000 sqm),
- the deferral of: (a) land to be rezoned from Rural 2 to Rural Residential Serviced located above the 62.5 metre contour level, for water supply; and (b) some land southeast of Park Drive located on or served by Champion Road, for wastewater,
- setbacks for activities from electricity transmission lines.

Notified with PC20 to the TRMP were plan changes relating to Active Fault Rupture Risk Management (PC21) and Slope Instability Risk Area Review, Richmond (PC 31). This information helped inform the location and density of residential zones.

Site T-223b did not form part of the adopted FDS since the land was already zoned Rural Residential Serviced.

The landowner approached the council to request consideration for rezoning to enable the development of more homes. The site was assessed against the FDS criteria and scored well. It provides a greater yield than the current Rural Residential zoning, and as such, it has been included in the proposed plan change.

Rezoning is proposed through PC81 as the site is very well connected to a main transport corridor (Champion Road), it adjoins existing residential land is well suited to residential development given that it is flat.

Ample nearby land is zoned for rural residential development as it is on hillier topography. It is the flat topography and access to transport that sets this site aside from other rural residential locations and enables a greater housing yield to be realised.

Natural and historic places and sites
There are no protected trees, heritage buildings or NZAA sites located within the site.

Fire Ban Area

PC20 provided for the extension of the fire ban area to include the proposed Rural Residential Serviced zone for the purpose of maintaining and enhancing the quality of the air by managing the discharge of contaminants. The existing Fire Ban Area is considered appropriate for the proposed rezoning of this site.

2.7.2. NATURAL HAZARDS CONSIDERATIONS

Further detailed information is provided in Appendix 24 of the PC81 Section 32 Report

Natural hazard risk level assessment summary:
For site T-223b only a small portion of the site is exposed to landslide and fault rupture hazards. The risk level for those parts impacted by landslides is assessed as medium, while the parts impacted by fault rupture are assessed as low. Flood hazards are largely limited to the incised Saxton Creek channel and with mitigation measures the risk level is level is assessed as low. For T-223b the residual risk is low for flood hazards and fault rupture hazards.

2.7.3. SERVICING CONSIDERATIONS Further detailed information is found in Appendix 3 of the PC81 Section 32 Report	
Water Supply Servicing	Water supply servicing is available in the surrounding Richmond network. However, available local capacity and fire-fighting flow need to be confirmed before residential development proceeds.
Wastewater Servicing	T-223a does not require connection to the reticulated wastewater network because it is proposed as Rural 2 unserviced land. For T-223b, wastewater servicing is available in principle but constrained by local capacity. Development is likely to be supportable only at low yield unless further upgrades or alternative servicing arrangements are confirmed.
Stormwater Servicing	T-223a is proposed for unserviced Rural 2 zoning, therefore servicing is not required. For T-223b, stormwater servicing will need to be addressed through site-specific design. This may include detention, flow management, overland flow path protection, and confirmation of discharge arrangements. Development should demonstrate that stormwater runoff can be managed without increasing downstream effects.
Transportation/ Roading Servicing	The site contains a number of existing dwellings, meaning any net increase in residential yield is expected to be relatively modest and therefore have minimal impact on the roading network. **Indicative Items:** No new indicative items are proposed within this PC81 area. For further information, a detailed transport assessment is included in Appendix 3 of the PC81 Section 32 Report.

2.7.4. IWI INTERESTS Values, Cultural Heritage, and Te mana o te wai
Ngā iwi o Te Tauihu have not raised any issues in relation to this proposal.

2.7.5. COMMUNITY SERVICES AND FACILITIES	
Parks and Reserves	**TRMP Provisions;** Refer to comments above in Section 4.1.5 and Appendix 1 (TRMP Schedule of Amendments). There is an existing reserve extending along the eastern boundary of T-223b. No new indicative reserves or walkways are proposed for this site. For further information, refer to Appendix 10 for a detailed open space assessment.

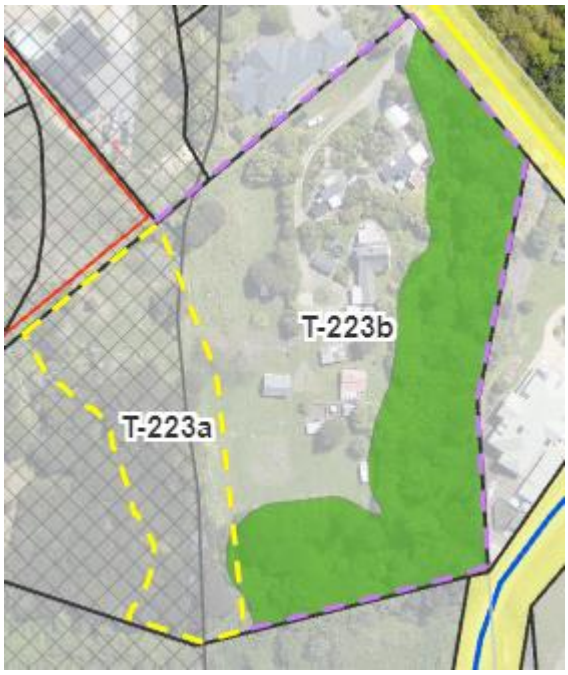
2.7.6. PRODUCTIVE LAND

Sites T-223a have underling LUC6 soils. In accordance with Clause 3.5(7) of the NPS HPL, these sites do not meet the definition of Highly Productive Land.

2.7.7. ECOLOGY AND GROUNDWATER

Values, Streams and Rivers, SNAs, and Wetlands

There are no wetlands located within, or in close proximity to, this site. There is however a large reserve which has been planted up in natives, running along Saxton Creek within the site (shown in green in the image below). Those natives provide a cooling effect to the water and provide some biodiversity value to the site. It is considered appropriate to develop to the western side of this indicative reserve, setback from the creek, without adversely effecting biodiversity values on site.



There is no appreciable groundwater under this site. There are no waterbodies flowing through this site.

2.7.8. OPTIONS ASSESSMENT FOR SITE LOCATION T-223a and T-223b

Summary of Options

- **Option 1**: Retain the status quo and keep the existing Rural Residential Serviced zoning for both sites.
- **Option 2 (Preferred)**: Rezone T-223a to Rural 2 Zone and T-223b to Residential Zone.

Option 2 is the preferred approach, as it aligns with the site's physical characteristics, servicing realities, and the strategic direction for Richmond East.

Costs and Constraints

Retaining the current zoning would preserve the potential for low-density residential development with servicing, but this does not reflect the actual development feasibility of these sites. T-223a is steeply sloping, located within the Slope Instability Risk Area (SIRA), and is unserviced for water, wastewater, and stormwater. Due to its elevation, connecting to existing networks would be costly and technically challenging, and the site has not been developed since its rezoning under PC20.

T-223b, in contrast, is approximately 1.3 hectares, already serviced with water and wastewater, and adjoins existing residential development. Saxton Creek flows along the southern and eastern sides of T-223b, presenting a flood hazard to low-lying land adjacent to the creek, but culvert upgrades have reduced flooding at the northern end f the site.. Site T-223b is adjacent to steep slopes and a small area of the western margin is potentially susceptible to debris runout from landslides/slope failures. A trace of the active Waimea Fault crosses the northern end of site T-223b. Both sites have underlying LUC6 soils and are not classified as Highly Productive Land under the NPS-HPL. There are no protected trees, heritage buildings, or NZAA sites within either site, but T-223b contains mature vegetation and adjoins a QEII open space covenant area.

Benefits and Opportunities

Rezoning T-223a to Rural 2 Zone better reflects the site's steep topography, lack of servicing, and limited development potential. This removes unrealistic expectations for residential intensification and avoids future servicing inefficiencies.

Rezoning T-223b to Residential Zone enables residential development in a location that is already serviced and well-connected, with an estimated yield of approximately 11 dwellings. This will contribute to Richmond's housing supply and help address the district's shortfall. The existing reserve on T-223b will enhance amenity.

Effectiveness and Efficiency

The proposed zoning is effective in aligning planning provisions with the actual capacity for development on each site. For T-223a, it avoids the inefficiencies of maintaining a serviced residential zoning where infrastructure is unlikely to be delivered. For T-223b, it enables efficient use of land and infrastructure, supports compact urban form, and is appropriate given the site's location, servicing status, and surrounding land uses.

Risk of Acting or Not Acting if There is Uncertain or Insufficient Information

There is minimal risk in acting, as the rezoning for both sites reflects known site constraints and servicing realities. For T-223a, rezoning to Rural 2 provides clarity and reduces planning uncertainty. For T-223b, the site is already serviced and has been evaluated for residential suitability. The risk of not acting includes continued misalignment between zoning and development feasibility for T-223a, leading to unrealistic expectations and potential resource consent challenges, and underutilisation of a strategically located, serviced site for T-223b, resulting in missed opportunities to deliver housing in Richmond.

Economic Benefits and Employment

There are no significant economic or employment benefits associated with rezoning T-223a, but it avoids inefficient infrastructure investment and supports more appropriate land use allocation. Rezoning T-223b primarily supports housing delivery rather than employment land provision, but it contributes to the viability of local services and amenities by increasing residential density in a well-connected area.

Overall Appropriateness

Rezoning T-223a to Rural 2 Zone and T-223b to Residential Zone is the most appropriate planning response. This approach is pragmatic and sustainable, aligns zoning with actual land capability and servicing realities, and supports housing supply, local services, and open space provision in a coordinated manner. It integrates well with surrounding land uses and infrastructure, enhances amenity and ecological protection, and provides a clear, future-focused framework for sustainable growth in Richmond East.

2.7.9. ASSESSMENT AGAINST TRMP OBJECTIVES AND POLICIES

Assessment against TRMP Objectives and Policies:

The proposed rezoning of this site to a Residential zone has been assessed against the operative provisions of the TRMP, and the proposed objectives and policies introduced through Plan Change 81. The proposal is consistent with the relevant objectives and policies in Chapter 6 (Urban Environment Effects) relating to the provision of residential land and the management of effects within urban areas.

- The rezoning supports the provision of residential capacity within Richmond, contributing to the supply of housing in an established urban area and assisting in meeting anticipated demand.
- The proposal is consistent with objectives and policies that promote efficient use of land and infrastructure, by enabling residential development in a location that can utilise existing or planned services and infrastructure.
- The rezoning aligns with the broader urban growth strategy for Richmond by consolidating residential development within appropriate urban areas, thereby avoiding ad hoc or dispersed development patterns.
- The proposal gives effect to policies relating to urban design and amenity, recognising that residential development will be required to achieve appropriate standards of built form, streetscape, and interface with surrounding land uses through the zone rules and relevant design guidance.
- The proposal is also consistent with policies relating to infrastructure and servicing, including the requirement that development is supported by adequate infrastructure capacity and integrated stormwater management.
- Objectives in 13.1.2 seek to manage areas subject to natural hazards by ensuring development is avoided or mitigated according to the level of risk, and that land development (including infrastructure) is resilient to natural hazards.
- With hazard mitigation measures, the approach is consistent with the Policies in 13.1.3 that seek to avoid or mitigate the effects of natural hazards on land use activities.

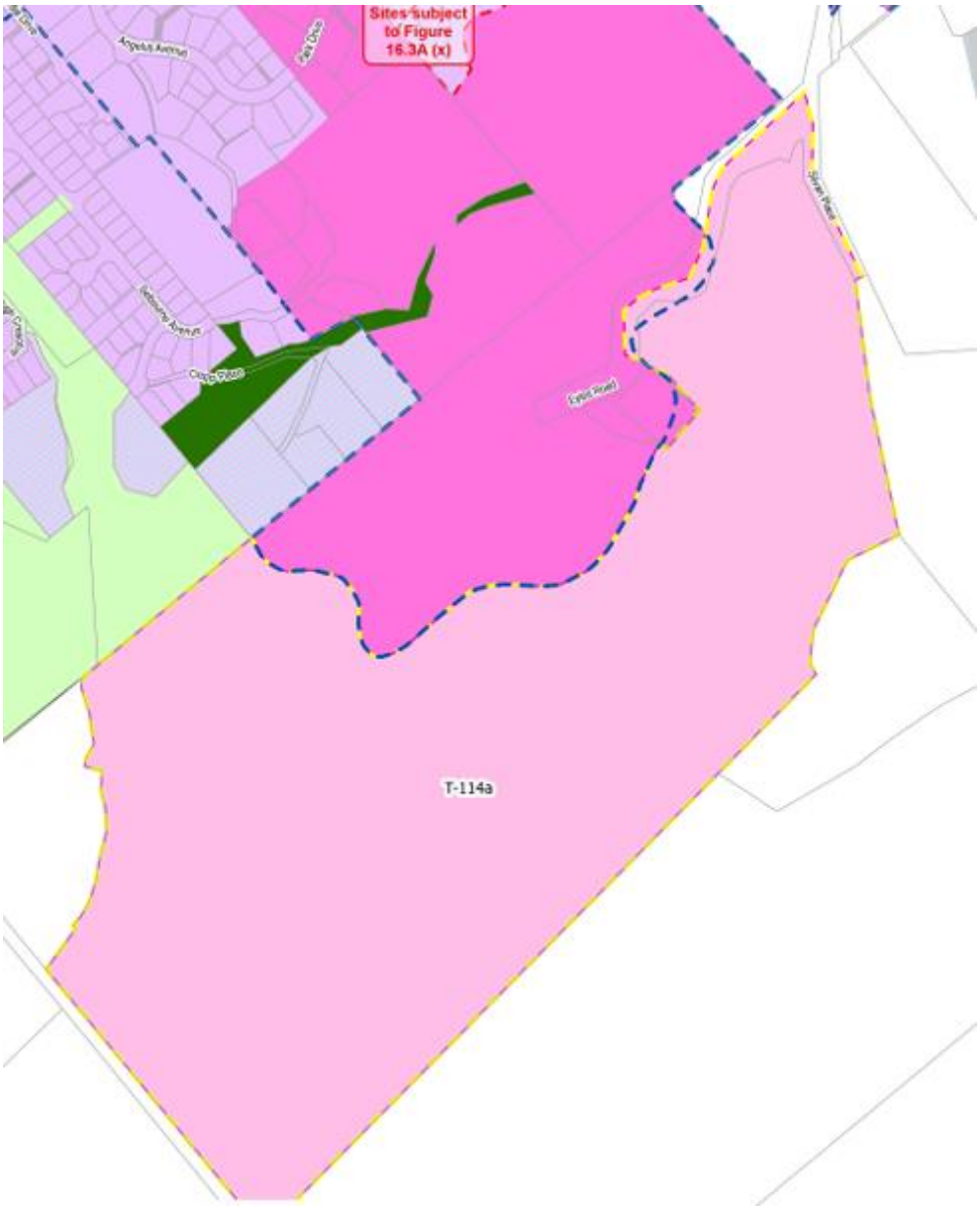
Overall, the proposal represents an appropriate means of achieving the relevant operative and proposed objectives and policies of the TRMP by enabling residential development within an existing urban area in a manner that supports efficient land use, infrastructure integration, and urban amenity.

2.8. Richmond – T-114a Eyles Road

Area Name:	Richmond East
Town/Location:	Richmond
Current Zone:	Rural 2 Zone
Estimated Yield:	25 dwellings
Area (ha):	50

Recommended Zoning Change:

T-114a: Rezone from Rural 2 Zone to Rural Residential Zone



Note: Refer to PC81 s32 Evaluation Report Appendix 1.1 for proposed PC81 maps or https://eplan.tasman.govt.nz

2.8.1. PLANNING BACKGROUND

Site T-114a was zoned Rural 2 when the TRMP first became operative.

Council's adopted FDS-2052 strategically planned for residential and business growth demand over the next 30 years. Following a spatial growth and multicriteria analysis, the FDS identified a larger site (including site T-114a). The FDS identified it as suitable for serviced standard residential development, based on the landowner's masterplan. In the time that has passed since adopting the FDS it has become clear that a developer is unlikely to service this site due to the scale of investment needed. Council is equally unlikely to service the whole site since it would only benefit one landowner. Therefore the site is now being proposed for Rural Residential Zone.

Plan Change 79
PC79 was notified by the Council in 2024 and is proposing the rezoning of the adjoining land to Rural Residential Serviced; effectively removing the deferred status of this zone, as limited servicing is available.

Natural and historic places and sites
There are no protected trees, heritage buildings or NZAA sites located within these sites. The closest NZAA site (N27/185) is a historic dam, located to the west of the site T-114a, within Kingsland Forest Park.

Fire Ban Area / Fire Sensitive Area

Site T-114a is located outside of any fire ban or fire sensitive area. The Fire Sensitive Area within and around these sites may be reviewed and revised as part of a future separate plan change.

2.8.2. NATURAL HAZARDS CONSIDERATIONS

Further detailed information is provided in Appendix 24 of the PC81 Section 32 Report

This site is predominantly steeply sloping with some gentler ridges and spurs, and much of the land lies within the TRMP Slope Instability Risk Area. The risk level for slope instability hazards is assessed as medium across site T-114a with mitigation measures. The active Eighty-eight Fault passes through Site T-114a and is assessed as a low risk level with appropriate setbacks. The residual risk remains medium for slope instability hazards and low for fault rupture hazards.

2.8.3. SERVICING CONSIDERATIONS

Further detailed information is found in Appendix 3 of the PC81 Section 32 Report

Water Supply Servicing	The site is not serviced by a public potable water supply and Council has no plans to extend water infrastructure to this location.
Wastewater Servicing	The site is not connected to Council's wastewater network, and no extensions are planned.
Stormwater Servicing	Stormwater servicing is not currently available for any of these areas. They sit at the head of several catchments and final drainage arrangements are not clear. There is a concern regarding additional flows to the Easby Park inlet that is prone to blockage resulting in multiple flooded properties downstream.

2.8.3. SERVICING CONSIDERATIONS Further detailed information is found in Appendix 3 of the PC81 Section 32 Report	
Transportation/ Roading Servicing	Access to T-114a will be via the indicative road layout across an area that has been zoned Rural Residential – Serviced in Plan Change 79. The area is comparatively close to a bus route, schools, and the commercial hub at the Salisbury Road, Champion Road intersection. Walking and cycling are likely to be attractive modes for trips to these locations. However, this area is in steep terrain, and road and footpath gradients are likely to be steeper than the desirable footpath gradient of 5%. The NTLDM acknowledges that achieving these gradients may not be practical in Hillside Environments and does not require maximum footpath gradients in these environments.

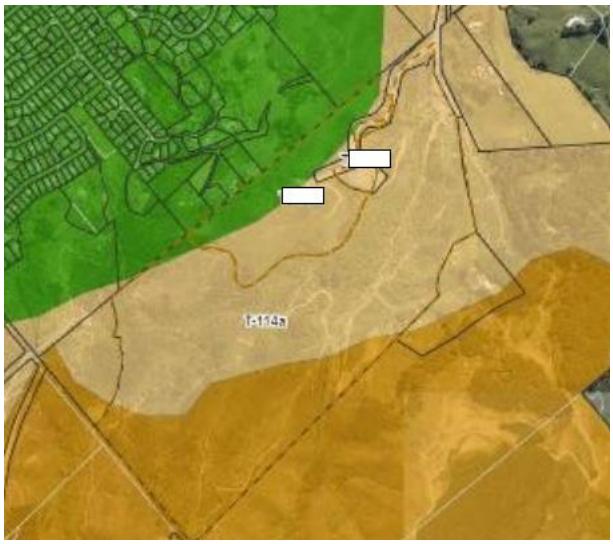
2.8.4. ONSITE WASTEWATER SYSTEM CONSIDERATIONS Further detailed information is found in Appendix 6
Site T-114a is proposed for Rural Residential Zone (unserviced). To help determine an appropriate controlled minimum lot size for these sites, a wastewater designer has reviewed these sites and provided the following advice. Allowing 500m2 for building, carparking, driveway access, gardens and auxiliary buildings together with 800m2 for wastewater discharge (on flat land or sloping land) it would be possible to have sections of a minimum size of 2000m2, subject to detailed geotechnical and wastewater assessment at time of resource consent. However, where land remains essentially undeveloped and allowing for the constraints of some wastewater exclusion zones, steepness of terrain/topography requiring a land application area of 1600m2, geotechnical constraints and difficulty of access, larger lots sizes will be required. Taking in the above advice, as well as advice around natural hazards and considering similar rural residential blocks across the District, a controlled minimum lot size of 2ha for site T-114a is proposed.

2.8.5. IWI INTERESTS Values, Cultural Heritage, and Te mana o te wai
Ngā iwi o Te Tauihu have not raised any issues in relation to this proposal. Saxton Creek runs along the bottom of the gully, rural residential densities acceptable.

2.8.6. COMMUNITY SERVICES AND FACILITIES	
Parks and Reserves	**TRMP Provisions;** Refer to Appendix 1 (TRMP Schedule of Amendments). **Indicative Items:** A new indicative walkway is proposed to run from the existing paper road to the eastern boundary of Kingsland Forest Park. An indicative Reserve is also proposed to adjoin the Kingsland Forest Park. For further information, refer to Appendix 10 for a detailed open space assessment.

2.8.7. PRODUCTIVE LAND

Site T-114a is currently zoned Rural 2. The underlying soils for site T-114a are mostly LUC6 and LUC7 soils. However, an area on the edge of the site of approximately 3,560m2 has underlying LUC3 soils. In accordance with Clause 3.5(7) of the NPS HPL, the majority of the site with underlying LUC6 and LUC7 category soils does not meet the definition of Highly Productive Land. However, the small area within the site with underlying LUC3 soils (the green area shown in the image below) does meet the definition of Highly Productive Land under the NPS HPL. Clause 3.6(6) of the NPS HPL states that Tier 2 territorial authorities (Tasman) may allow urban rezoning of LUC3 Highly Productive Land.



2.8.8. ECOLOGY AND GROUNDWATER

Values, Streams and Rivers, SNAs, and Wetlands

There is a lot of scrub running through this site, which is not of any biodiversity value. There is, however, one wetland on the edge of the site. The wetland is likely to be very weedy, but still has biodiverse values. Existing rules in the TRMP will ensure subdivision is setback from the wetland. When any subdivision resource consent is obtained within close proximity to the wetland, it is likely that the developer will be required to plant natives around the wetland to increase biodiversity values. Reservoir creek is located outside but within close proximity to the wetland, which could be a potential biodiversity connection.

Saxton Creek flows through this site. There are currently fish passage issues at culverts at several locations on this waterbody (including one at the star annotated on the image below). Fish communities at this site are dominated by longfin and shortfin eel, banded kokopu, and common bully. The creek in this site is degraded, partly due to cattle tramping. Good riparian setbacks from the creek are recommended. It is also recommended that as development occurs within the site and impervious surfaces are increased, increased flood flows will need to be mitigated.

There is no appreciable groundwater under the site.

2.8.9. OPTIONS ASSESSMENT FOR SITE LOCATION T-114a

Summary of Options

- **Option 1:** Retain the status quo and keep the existing Rural 2 zoning.
- **Option 2 (Preferred):** Rezone T-114a to Rural Residential Zone

Costs and Constraints Option 1 would maintain the current zoning, which limits development potential and delays housing delivery. The site is relatively steeply sloping but include a number of ridges/spurs that are more gently sloping. The steeper sloping land is subject to varying degrees of slope instability hazards which will constrain their developability. The majority of site is within the TRMP Slope Instability Risk Area (SIRA). The remaining area to the south, while not covered by the SIRA extends across similar terrain. The Eighty-eight Fault crosses the southern corner of site T-114a. T-114a will require onsite wastewater systems.

Stormwater will need to be managed as part of a comprehensive design process by the developer. There is a wetland on the edge of the site, and existing rules in the TRMP will ensure subdivision is set back from the wetland. The presence of LUC3 highly productive land soils is negligible in size relative to the overall site, and the latest amendments to the NPS HPL provides for rezoning LUC3 land for urban purposes.

Option 2 proposes rezoning to Rural Residential, reflecting the site's physical characteristics, and proximity to existing development. The site's steep terrain and SIRA overlay mean that development will need to be staged and designed to avoid high-risk areas, and geotechnical input will be required for subdivision and building consents.

Stormwater management will need to be addressed through comprehensive design, with particular attention to the wetland and downstream effects. While these challenges are significant, they are not insurmountable, and the risks can be managed through the resource consent process, staging, and appropriate conditions.

Benefits and Opportunities Option 1 would preserve the current zoning but would not enable new housing or make efficient use of land close to existing urban areas. It would delay growth and fail to respond to the district's housing needs.

Option 2 enables low-density residential development in a location that is well-connected. The zoning reflects the site's physical characteristics. The site's proximity to existing residential development make it suitable for rural residential growth. The presence of a wetland and mature vegetation provides opportunities for ecological restoration and enhanced biodiversity.

Effectiveness and Efficiency Option 1 is not effective in meeting the FDS or Council's obligations to provide for housing and managed growth. It is an inefficient use of land given the strategic need for residential land in Richmond East.

Option 2 is effective in implementing the strategic direction of the FDS and Richmond Spatial Plan. It enables efficient use of land and infrastructure and supports coordinated development. The zoning pattern is consistent with surrounding land uses and avoids over-intensification. The approach is efficient, as it leverages planned infrastructure investments and aligns zoning with actual land use potential and community needs. By providing for a range of housing types and integrating open space and ecological linkages, the plan supports both social and environmental objectives.

Risk of Acting or not acting if there is uncertain or insufficient information

Option 1 carries the risk of underutilising land identified for growth and delaying housing delivery.

Option 2 carries risks related to servicing, slope instability, and fault hazards, but these can be managed through the resource consent process, staging, and appropriate conditions. The main risks of acting—rezoning to enable rural residential development—relate to the management of slope instability and fault hazards, and the protection of ecological values. These risks can be managed through the Outline Spatial Plan, resource consent conditions, and staging of development.

Economic benefits and employment Option 1 provides little economic benefit, as it does not enable new housing. Option 2 primarily supports housing delivery rather than employment land provision. It contributes to the viability of local services and amenities by increasing residential density in a low-impact manner. The inclusion of reserves and ecological linkages will enhance the attractiveness of the area, supporting both community wellbeing and the local economy.

Overall appropriateness Option 2—rezoning T-114a to Rural Residential is the most appropriate planning response. This approach is grounded in robust evidence, aligns with the strategic direction of the FDS and Richmond Spatial Plan, and reflects both technical advice and community aspirations. It addresses the identified need for additional housing, supports integrated infrastructure and amenity provision, and provides a clear, future-focused framework for sustainable growth in Richmond East. The risks associated slope instability, and environmental management are manageable and outweighed by the benefits of acting, particularly given the strong policy support for coordinated, resilient rural residential development.

2.8.10. ASSESSMENT AGAINST TRMP OBJECTIVES AND POLICIES

Assessment against TRMP Objectives and Policies:
The rezoning of this site to Rural Residential is consistent with the objectives and policies of the TRMP, particularly those in Section 7.2 (Provision for Activities other than Plant and Animal Production) and Section 17.8.

- Objective 7.2.2 and Policy 7.2.3.2 enable rural residential activities in appropriate locations that do not adversely affect plant and animal production or rural character.
- Policy 7.2.3.4 and 7.2.3.5 encourage low impact design and enable further subdivision and residential development where land is not affected by natural hazards, can be adequately serviced, and does not adversely affect landscape or amenity values.
- The proposal also aligns with Policy 6.2.3.3 (minimising loss of productive land), Policy 6.3.3.1 (adequate services), and Policy 6.3.3.5 (well-connected transport networks).
- Objectives in 13.1.2 seek to manage areas subject to natural hazards by ensuring development is avoided or mitigated according to the level of risk, and that land development (including infrastructure) is resilient to natural hazards.
- With hazard mitigation measures, the approach is consistent with the Policies in 13.1.3 that seek to avoid or mitigate the effects of natural hazards on land use activities.

The proposal is therefore considered consistent with the relevant objectives and policies of the TRMP for rural residential development and natural hazards.

2.9. Redwood Valley – T-226 Stringer Road

Area Name:	Redwood Valley
Town/Location:	Redwood Valley
Current Zone:	Rural 3 Zone
Estimated Yield:	Unknown
Area (ha):	26.5

Recommended Zoning Change:

T-226: Rural 3 Zone to Papakāinga Zone

Note: Refer to PC81 s32 Evaluation Report Appendix 1.1 for proposed PC81 maps or https://eplan.tasman.govt.nz

2.9.1. PLANNING BACKGROUND

Between 2002 and 2003 Council investigated a range of options to meet the demand for rural lifestyle living. Ultimately Variation 32 was notified to the Proposed TRMP with the Rural 3 Zone, the current zone of this site. Decisions on the variation were made in 2005 and the Rural 3 Zone was made operative.

The Rural 3 concept had three principal objectives - the provision of more rural living opportunities; the retention of the best high productive value land with opportunities for its use; and retention of rural character, rural amenities and rural landscapes, with the progressive development of natural character and ecological outcomes, to balance the rural values.

Site T-226, proposed for papakāinga did not form part of the adopted FDS. This site was put forward for papakāinga rezoning by the landowner during Plan Change 81 ngā iwi hui.

The 2023 census found that residents identifying as Māori form 10% of Tasman's population, which has grown by 66% since 2013. The Moutere-Waimea Ward, which the proposed site falls within has a slightly lower proportion of residents identifying as Māori, at 7%. The Ministry of Social Development's housing waiting list for Tasman comprises a higher proportion of Māori, as a percentage of all eligible applicants, than exists in our community, at 31% in 2023. This illustrates the difficulties some Māori face in securing a dwelling in Tasman.
In Tasman, 29% of its total Māori population live rurally (2018 census). Tasman's Māori population is projected to increase by 67% between 2023 and 2043 to 13% of the population. Tasman's 2024 Housing and Business Assessment, prepared under the NPS-UD, concluded that the region needs housing options that meet the needs of Māori residents, enabling Māori to express their cultural traditions and norms. Historical discussions with ngā iwi o Te Tauihu have also concluded that existing TRMP provisions for papakāinga are too limited. This is something that

2.9.1. PLANNING BACKGROUND

PC81 seeks to address by both adapting existing provisions in the TRMP and proposing a small number of sites to be zoned papakāinga development.

The Coastal Highway borders the site to the northeast. The site is generally surrounded by rural lifestyle uses, and one patch of pastoral grazing to the south of the site (across Stringer Road).

There are no NZAA sites, protected trees or heritage buildings located within or near this site. This site is not located within a Fire Ban Area or Fire Sensitive Area. This is appropriate given its distance from an urban centre.

2.9.2. NATURAL HAZARDS CONSIDERATIONS

Further detailed information is provided in Appendix 24 of the PC81 Section 31 Report

Natural hazard risk level assessment summary:
The site is undulating with two watercourses and low-lying land—especially at the site's northern end— will be subject to periodic flooding during prolonged or intense rainfalls. This northern low-lying area is also identified as exposed to potential liquefaction hazards and lies within the yellow tsunami evacuation zone. The risk levels for flooding and liquefaction hazards are low, if the lower lying parts of the site are avoided. There remains some residual risk from flood hazards if the downstream culverts block.

2.9.3. SERVICING CONSIDERATIONS

Further detailed information is found in Appendix 3 **of the PC81 Section 32 Report**

Water Supply Servicing	This site is not serviced by public water supply and Council has no plans to provide services. The water supply solution will need to be provided by the developer.
Wastewater Servicing	This site is not currently serviced and council has no plans to service the site. The developer would need to provide and fund an onsite solution for wastewater.
Stormwater Servicing	This site is unserviced. Stormwater will need to be managed as part of a comprehensive design process by the developer.
Transportation/Roading Servicing	This site is approximately 5 to 6km from Māpua Village. SH60 between the site and Māpua turn off has a 100km/h speed limit, and no provision for pedestrians and cyclists. A bus service runs along SH60 between Motueka and Richmond. The combination of distance and lack of alternatives is likely to result in an increased reliance on private cars to access most facilities and activities. It is recommended that vehicle connections are provided to both Stringer and Redhill Roads. **Indicative Items:** No new indicative items are proposed within this PC81 area.

2.9.4. IWI INTERESTS

Values, Cultural Heritage, and Te mana o te wai

Ngāti Tama are the owners of this site.

Wetlands exist at the bottom of the valley, offering potential for enhancement.

2.9.5. COMMUNITY SERVICES AND FACILITIES	
Parks and Reserves	**TRMP Provisions;** Refer to Appendix 1 (TRMP Schedule of Amendments). **Indicative Items:** A new indicative walkway extending from the existing Galeo Road development through to Stringer Road to enable pedestrian traffic from where the footpath ends on Galeo Road through to the path on Stringer Road (and the underpass to Westdale Road) and the bus interchange.

2.9.6. PRODUCTIVE LAND

Site T-226 is zoned Rural 3 and has a combination on LUC3, LUC6 and LUC 4 soils. In accordance with Clause 3.5(7) of the NPS HPL, due to the current Rural 3 zoning (which enables residential living) this site does not meet the definition of Highly Productive Land.

2.9.7. ECOLOGY AND GROUNDWATER

Values, Streams and Rivers, SNAs, and Wetlands

There are no wetlands located within the site. There are some wetlands located in the surrounding area (shown in the image below in light blue). There is potential to link those wetlands up by planting up the gullies with natives and enhance the biodiversity values of those existing wetlands. There are also some opportunities through natural infrastructure to enhance the biodiversity values on the site, such as planting up gullies and natural swales for stormwater management.

There are several waterbodies flowing through the site. Many of these waterbodies most likely dry up during extreme drought conditions. Installing wetlands in the water catchments here would improve summer low flows and give the waterbodies resilience.

A deep aquifer is located under this site.

2.9.8. OPTIONS ASSESSMENT FOR SITE LOCATION T-226

Summary of Options

- **Option 1:** Retain the status quo and keep the existing Rural 3 zoning.
- **Option 2 (Preferred):** Rezone the site from Rural 3 Zone to Papakāinga Zone.

Costs and Constraints

Option 1 would retain the Rural 3 zoning, which was originally established to provide more rural living opportunities, retain productive land, and maintain rural character and ecological outcomes. However, this zoning does not specifically provide for papakāinga development or address the identified need for Māori housing options in the district. This site is undulating with two small watercourses and associated tributaries flowing across the site. Low lying land adjacent to these watercourses, particularly at the northern end of the site, will be subject to flooding from time to time during periods of prolonged or intense rainfall. The low-lying area to the north of the site is considered an area where seismic liquefaction damage is possible and is also in the yellow tsunami evacuation zone. The site is not currently serviced by public water supply, wastewater, or stormwater infrastructure, and Council has no plans to provide these services. Any development would require the landowner to provide onsite solutions for water, wastewater, and stormwater management. The site is not located within a Fire Ban Area or Fire Sensitive Area, which is appropriate given its rural context.

Benefits and Opportunities

Option 2, rezoning to Papakāinga Zone, directly responds to the needs of Ngāti Tama, the landowners, and the wider Māori community in Tasman. The site was put forward for papakāinga rezoning by the landowner during iwi engagement for Plan Change 81. The rezoning supports the district's growing Māori population and addresses the significant housing need for Māori, as evidenced by the high proportion of Māori on the housing waiting list. The Papakāinga Zone enables a wider range of housing and community activities that reflect Māori cultural traditions and norms, supporting intergenerational living and the expression of tikanga Māori. The site's location, surrounded by rural lifestyle uses and with potential for wetland enhancement, offers opportunities for ecological restoration and the integration of natural infrastructure, such as planting gullies and swales for stormwater management. There is also potential to link existing wetlands in the area, enhancing biodiversity values.

Effectiveness and Efficiency

Rezoning to Papakāinga Zone is effective in implementing the objectives of the TRMP and the district's housing strategy, particularly in providing for Māori housing needs and enabling papakāinga development. It is efficient because it utilises land that is not highly productive (a mix of LUC3, 4, and 6 soils, but not classified as Highly Productive Land under the NPS-HPL due to its Rural 3 zoning) and is already identified by the landowner for papakāinga use. The approach allows for development to proceed as infrastructure solutions are provided by the developer, avoiding reliance on Council-funded servicing.

Risk of Acting or Not Acting if There Is Uncertain or Insufficient Information

The main uncertainties relate to the provision of onsite servicing and the management of flood risk in low-lying areas. The risk of acting (rezoning) includes the potential for servicing challenges, but these can be managed through resource consent conditions and developer requirements. The risk of not acting is more significant: it would perpetuate the lack of suitable land for papakāinga development, limit the ability of Ngāti Tama to provide for their people, and fail to implement the district's housing strategy for Māori. Given the planning controls and the ability to require site-specific solutions, the risks of acting are considered acceptable and preferable to the risks of inaction.

Economic Benefits and Employment

While the economic benefits of this rezoning are modest, the change will support local construction activity and contribute to the viability of local services and amenities by increasing the rural residential population. The

Papakāinga Zone enables a range of activities that can support economic development within the Māori community, including small-scale enterprises and community facilities. The site is not intended for large-scale employment land provision, but the additional dwellings and activities will help sustain the local community and support the district's overall growth strategy.

Overall Appropriateness

Option 2—rezoning T-226 Stringer Road to Papakāinga Zone—is the most appropriate planning response. It aligns with the district's housing strategy, supports Māori housing and cultural needs, and makes efficient use of land that is not highly productive. The risks associated with servicing and environmental management are manageable, and the benefits of acting outweigh the risks of inaction. This option provides a clear, consistent, and future-focused planning framework for papakāinga development in Redwood Valley

2.9.9. ASSESSMENT AGAINST TRMP OBJECTIVES AND POLICIES

Assessment against TRMP Objectives and Policies:

The proposed rezoning of this site to the Papakāinga Zone has been assessed against the operative provisions of the TRMP, and the proposed objectives and policies introduced through Plan Change 81. The proposal is consistent with the relevant objectives and policies of the TRMP, particularly those in Chapter 10A (Papakāinga Development), Section 17.13 (Papakāinga Zone), and Chapter 13 (Natural Hazards).

- Objective 10A.2.1 recognises papakāinga as a taonga and enables development that empowers tāngata whenua to live on their ancestral land, sustain cultural connections, and support their social, economic and cultural wellbeing.
- Objective 10A.2.2 supports tāngata whenua to exercise rangatiratanga over the use and development of their ancestral land, enabling papakāinga that reflect their aspirations, tikanga and values.
- Policies 10A.3.1–10A.3.7 provide a comprehensive framework that enables papakāinga development led by tāngata whenua and guided by tikanga Māori, while recognising site constraints and the need to manage environmental effects.
- In particular, the policy framework: – enables a wide range of residential, cultural and community activities within papakāinga;
    - supports development that reflects tāngata whenua aspirations rather than applying standard residential development models; and
    - requires that development responds appropriately to site capacity, infrastructure provision, and potential effects on the surrounding environment.
- The proposal is also consistent with Policy 7.2.3.9(k), which recognises the cultural relationship of Māori with their land, and supports the provision of a wider range of housing types within the district.
- Objectives in 13.1.2 seek to manage areas subject to natural hazards by ensuring development is avoided or mitigated according to the level of risk, and that land development (including infrastructure) is resilient to natural hazards.
- With hazard mitigation measures, the approach is consistent with the Policies in 13.1.3 that seek to avoid or mitigate the effects of natural hazards on land use activities.

Overall, the proposal represents an appropriate and effective means of achieving the relevant operative and proposed objectives and policies of the TRMP by enabling papakāinga development in a manner that supports tāngata whenua aspirations while appropriately managing environmental effects.

3. Brightwater

The context for Richmond's residential and business land demand above provides the explanation for why the town of Brightwater forms part of the Nelson Tasman urban environment and Council's legal obligations to provide for growth.

During the next 10 years there is projected demand for nearly 300 dwellings in Brightwater (84 of which are attached dwellings) and a further 680 dwellings between 2035-2054 (197 of which are attached dwellings).

Over the next 10 years to 2034, there is a shortfall of housing land capacity in Brightwater, amounting to 90 dwellings. This is due to insufficient infrastructure being provided in time. Some, but not all of this shortfall can be provided in Richmond during this period. With the Waimea Plains Water and Wastewater infrastructure project, sufficient housing land can be provided in Brightwater in the long term (2035-2054).

Over the next 10 and 30 years Brightwater is also unable to provide for most of the demand for attached dwellings. This is despite the proposals contained within PC81 and so future plan changes to provide additional capacity will also be required.

The proposed zone changes in PC81 aim to address Brightwater's growing needs by providing opportunities for housing intensification, managed residential growth, and a small area of additional commercial activity, while ensuring the development is resilient to natural hazards.

The residential components include areas for medium-density housing to enable more efficient use of land and infrastructure while diversifying housing options to cater to a range of community needs. Compact density and rural residential areas are also proposed to maintain the town's character and offer housing choices that align with community expectations.

In addition to residential provisions, a small area adjacent to the existing town centre is proposed for commercial zoning, designed to enhance local services and support economic opportunities within the town. An audit of the centre in 2020 found a number of commercial uses infiltrating light industrially zoned land close to the centre, suggesting there is not enough zoned land for the centre's commercial needs. This commercial space will also complement the residential growth, ensuring that Brightwater remains a vibrant, well-serviced community and may encourage a broader range of services.

These sites form part of the adopted FDS. The proposed rezoning balances the need for housing intensification and managed expansion with the efficient use of existing infrastructure and alignment with regional growth objectives.

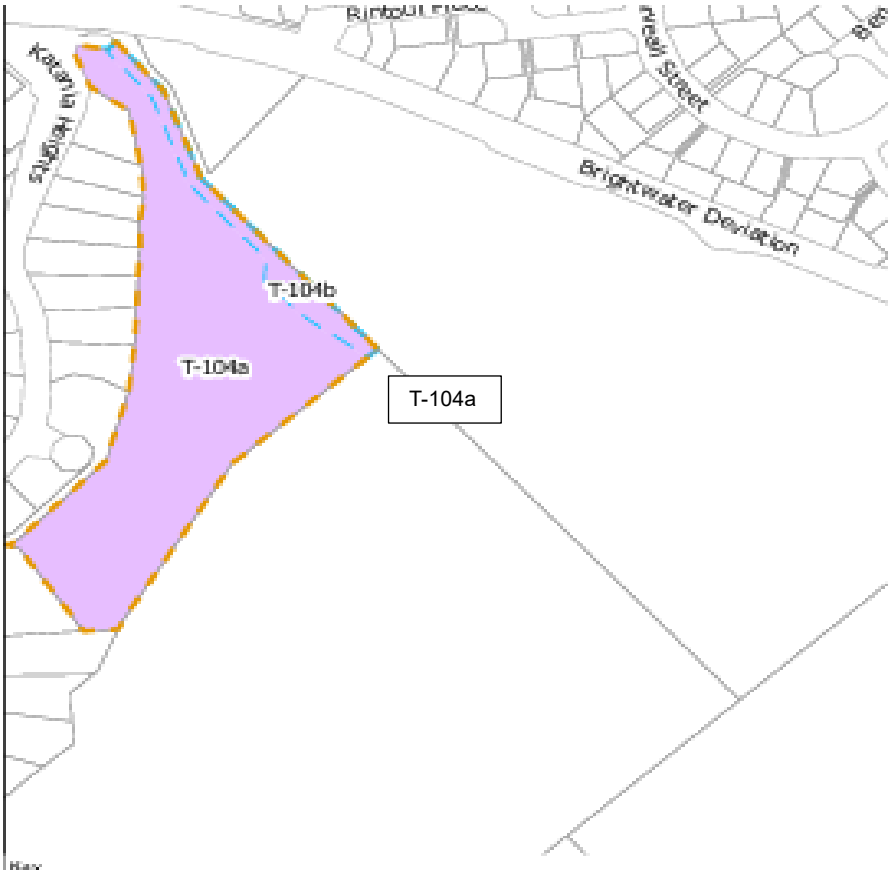
3.1. Brightwater – T-104a and T-104b Katania Heights medium density

Area Name:	Brightwater
Town/Location:	Brightwater
Current Zone:	T-104a: Residential Zone T-104b: Rural 1 Zone
Estimated Yield:	30 lots
Area (ha):	3.5

Recommended Zoning Change:

T-104a: Residential Zone to Residential Zone with the Brightwater Development Area overlay.

T-104b: Rural 1 Zone to Residential Zone with the Brightwater Development Area overlay.



Note: Refer to PC81 s32 Evaluation Report Appendix 1.1 for proposed PC81 maps or https://eplan.tasman.govt.nz

3.1.1. PLANNING BACKGROUND

The 1996 TRMP maps show that both sites were originally zoned Rural 1. In August 1999 a plan change to the TRMP rezoned site T-104a (the site above with the red indicative walkway running through it) to Rural 1 Deferred Residential, and by 2007 the site deferral had been uplifted. T-104a has been zoned Residential, but undeveloped, since. Site T-104b has remained a Rural 1 zone.

Council's adopted FDS strategically planned for residential and business growth demand over the next 30 years. Following a spatial growth and multicriteria analysis, the FDS identified this site (referenced in the FDS as site T-104) as suitable for increased density residential development. The site is now proposed to fall within the Brightwater Development Area which enables compact density residential development.

PC75, operative in 2023 provided additional land for residential housing and encourages both intensification and a variety of densities within the newly established Brightwater Development Area, to ensure sufficient use of land. This site is not currently within the Brightwater Development Area but is proposed to be included in the overlay.

The density achieved using the Brightwater Development Area requirements is approximately 15 dwellings per hectare as opposed to approximately 13 dwellings per hectare for standard residential development. The potential

3.1.1. PLANNING BACKGROUND

estimated yield for this site is approximately 52 dwellings, although may be less due to the topography of part of the site.

The site is bordered by the existing Katania Heights residential development area to the west and rural land used for a vineyard to the east. A buffer between the new site and the existing rural land will mitigate potential adverse reverse sensitivity effects.

Natural and Historic Places and Sites
There are no protected trees, heritage buildings or recorded NZAA sites within the site.

Fire Sensitive Area
Site T-104a is located within the existing Fire Sensitive Area. This is appropriate for the existing Residential Zoner and the proposed extension of the Development Area over this site. Site T-104b is located outside of the Fire Sensitive Area. Extending the fire sensitive area to T-104b is not within scope of this plan change. It is likely that the fire sensitive area will be extended over site T-104b as part of a future separate plan change.

3.1.2. NATURAL HAZARDS CONSIDERATIONS

Further detailed information is provided in Appendix 24 of Plan Change 81 s32 Report

Natural hazard risk level assessment summary:
The western part of T-104a contains steeply sloping land with limited development potential, while the eastern part of T-104a and all of T-104b are on flat, developable land. The flat part of the sites are not subject to flood hazards from the Wairoa River or Mt Heslington Stream. For site for T-104a the risk level for slope instability hazards is assessed as medium, and the residual risk as remaining low provided the steeper western slopes are avoided.

3.1.3. SERVICING CONSIDERATIONS

Further detailed information is found in Appendix 3 of Plan Change 81 s32 Report

Water Supply Servicing	Water supply servicing is available in principle through the Brightwater water supply network. However, the ability of the network to support the proposed medium density residential zoning has not yet been confirmed. The site is currently unserviced for drinking water and is not connected to the Brightwater Water Supply Network. No specific projects within Council's current programme directly address this proposal. However, the Waimea Water Strategy Project (86123), scheduled for years 4–9, will enhance the overall capacity and security of the Brightwater supply. It is anticipated that the developer will be responsible for installing a new supply main and connecting to the existing trunk main located at the base of Katania Heights.

3.1.3. SERVICING CONSIDERATIONS Further detailed information is found in Appendix 3 of Plan Change 81 s32 Report	
Wastewater Servicing	The Wakefield Richmond trunk main upgrade (parts A and B) is necessary to provide sufficient capacity. Wastewater servicing is a key unresolved infrastructure matter for T-104a and T-104b. The proposed medium density residential zoning would increase wastewater demand within the Brightwater network. The ability of the existing network to accommodate the proposed development scale has not yet been confirmed, and servicing may depend on future network upgrades, local reticulation works, or other infrastructure responses.
Stormwater Servicing	Due to the site's sloping terrain, potential lack of an adequate discharge point, and urban density proposed, stormwater management presents challenges. The developer will be required to determine and fund appropriate stormwater solutions.
Transportation/ Roading Servicing	The site has good cycling access to the Great Taste Trail. The development will extend an existing 1.2 km cul-de-sac by 300 m, and achieving compliant sight distances at the Katania Heights intersection will be challenging. Sight lines at the SH6/Robertson Road intersection already fall short of AustRoads and NTLDM standards for a 90 km/h speed environment, a safety concern that will be slightly worsened by this development and further exacerbated by other nearby growth. Recommended measures include upgrading the Katania Heights intersection to NTLDM standards, providing an indicative road link from Coppermine Crescent to Jeffries Road, and limiting new dwellings on Katania Heights until the link road is built. **Indicative Items:** An indicative road is proposed outside of this site, linking Katania Heights with Jeffries Road. This will provide a future access to and from the Katania Heights sites, and reduce the vehicle movements through the existing single Katania Heights cul-de-sac. For further information, a detailed transport assessment is included in Appendix 3.

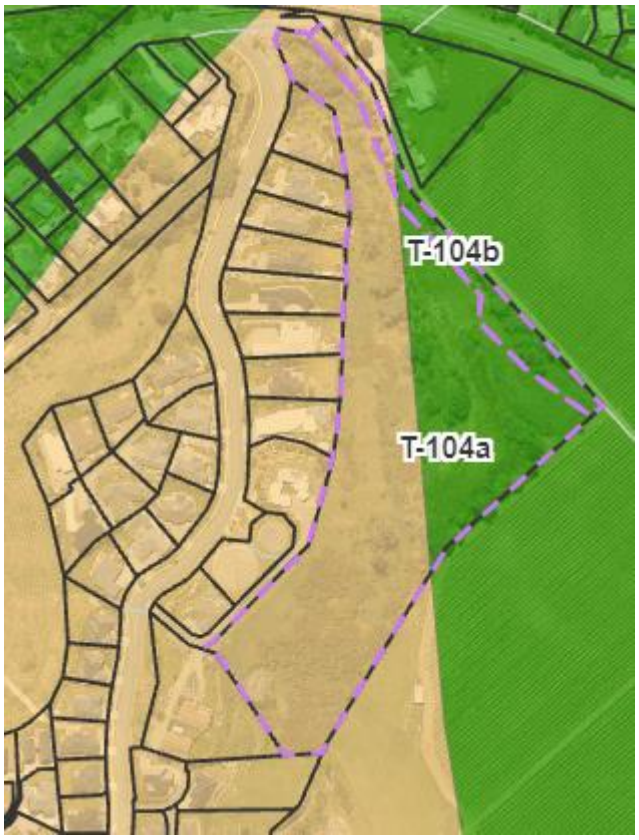
3.1.4. IWI INTERESTS Values, Cultural Heritage, and Te mana o te wai
Ngā iwi o Te Tauihu have not raised any issues in relation to this proposal, other than the expectation for accidental discovery protocol for this site.

3.1.5. COMMUNITY SERVICES AND FACILITIES	
Parks and Reserves	**TRMP Provisions;** Refer to Appendix 1 (TRMP Schedule of Amendments). **Indicative Items:** A new indicative walkway is proposed connecting T-104a with the Katania Heights development. The closest reserve is the Lord Rutherford Memorial Historic Reserve, located downhill and across the State Highway.

3.1.6. PRODUCTIVE LAND

T-104a has underlying LUC6 and LUC3 soils, however, is currently zoned Residential. In accordance with Clause 3.5(7) of the NPS HPL, due the existing urban zoning, the site does not meet the definition of Highly Productive Land.

T-104b also has underlying LUC6 and LUC3 soils (the green area shown in the image below), however, is currently zoned Rural 1. In accordance with Clause 3.5(7) of the NPS HPL, the area of the site consisting of LUC6 category soils does not meet the definition of Highly Productive Land. The area of the site (approximately 2,603m2) consisting of LUC3 category soil does meet the definition of Highly Productive Land. However, Clause 3.6(6) of the NPS HPL states that Tier 2 territorial authorities (Tasman) may allow urban rezoning of LUC3 Highly Productive Land.



3.1.7. ECOLOGY AND GROUNDWATER

Values, Streams and Rivers, SNAs, and Wetlands

These sites are covered in gorse and scrub, which are not of any biodiversity value. There are no identified wetlands within, or in close proximity of the site. However, there may be an unidentified wetland within the site close to the road. Any subdivision of these sites will require the developer to investigate if a wetland is present. If a wetland is present, existing rules in the TRMP will ensure that development is setback from the wetland, and the developer may be required to plant some natives around any wetland to increase biodiversity values.

An unconfined appreciable aquifer is located on the flats. There are no waterbodies flowing through these sites. There are, however, some ephemeral streams running close to the boundary of these sites.

3.1.8. OPTIONS ASSESSMENT FOR SITE LOCATION T-104a and T-104b

Summary of Options

- **Option 1:** Retain the status quo (T-104a as Residential, T-104b as Rural 1).
- **Option 2 (Preferred):** Rezone both sites to Residential Zone with the Brightwater Development Area overlay (enabling compact density residential development).
- **Option 3:** Downzone T-104a and/or T-104b to a lower density rural zoning (e.g., revert to Rural 1 for both sites).

Costs and Constraints Option 1 would maintain the current zoning, with T-104a as Residential and T-104b as Rural 1. This would not address Brightwater's identified housing shortfall or enable more efficient use of land close to the town centre. No infrastructure upgrades would be triggered, and the opportunity to provide new housing and support community growth would be lost. The west of T-104a is steeply sloping and has limited development potential, but the eastern portion of T-104a and all of T-104b are flat and developable. There may be a small area of LUC3 highly productive land on T-104b, but the latest updates to the NPS HPL allows LUC3 land to be rezoned for urban purposes. Any unidentified wetland will require setbacks and possible enhancement.

Option 3 would involve downzoning one or both sites to Rural 1, further restricting development potential and essentially reverting the land to lower-density rural use. This would avoid the servicing and hazard challenges associated with more intensive development, but would not address the identified need for additional housing in Brightwater and would represent a missed opportunity to provide for growth in a well-located area. It would also not make efficient use of land adjacent to existing residential development and infrastructure. The same slope and servicing constraints would remain, but with less pressure for development, the risks would be easier to manage. However, this option would not support the district's growth strategy or housing targets.

Option 2 proposes rezoning both sites to Residential Zone with the Brightwater Development Area overlay, enabling compact density residential development (approx. 15 dwellings/ha). This option requires developer-funded upgrades for water, wastewater, and stormwater servicing. The west of T-104a is steeply sloping and has limited development potential and the yield has been reduced to enable steep slopes to be avoided, but the eastern portion of T-104a and all of T-104b are flat and developable. There may be a small area of LUC3 highly productive land on T-104b, but the latest amendmenrs to the NPS HPL allow LUC3 land to be rezoned for urban purposes. Any unidentified wetland will require setbacks and possible enhancement. The site is not currently serviced or connected to the Brightwater water supply, and there are no projects in the 2024 LTP to provide services to this site. The developer will likely be required to fund and provide a new supply main and connection to the existing trunk main at the base of Katania Heights. Wastewater servicing requires a low-cost upgrade to the trunk main, likely to be developer-funded. Stormwater servicing will need to be designed to cope with the slopes and limited suitable discharge locations.

Benefits and Opportunities Option 1 preserves the current zoning but does not create new housing or support community growth. Option 3 would further restrict development, preserving the land for rural use and reducing servicing and hazard risks, but would not contribute to housing supply or support the district's growth strategy. Option

2 provides much-needed residential land to support Brightwater's projected growth, helping to address the district's housing shortfall. The overlay enables more efficient, higher-yield development, and supports walkability and access to amenities. A buffer between the new site and the existing rural land will mitigate potential adverse reverse sensitivity effects. A new indicative walkway is proposed connecting T-104a with the Katania Heights development, improving connectivity and amenity.

Effectiveness and Efficiency Option 1 is not effective in meeting the FDS or Council's obligations to provide for housing and managed growth. It is an inefficient use of land given the strategic need for residential land in Brightwater. Option 3 is effective in reducing risk and servicing challenges but is inefficient in terms of land use and does not support growth objectives. Option 2 is highly effective in delivering on the FDS and supporting local housing supply. It is an efficient use of land in a strategic location, with infrastructure and environmental constraints managed through planned upgrades and site-specific design. The overlay allows for tailored responses to site-specific conditions and maximises the utility of each part of the site.

Risk of Acting or not acting if there is uncertain or insufficient information Option 1 carries the risk of underutilising land identified for growth and delaying housing delivery. Option 3 reduces risk by limiting development but at the cost of not meeting housing needs or strategic objectives. Option 2 carries risks related to servicing, slope, and possible wetland constraints, but these can be managed through the resource consent process, staging, and appropriate conditions. The main risks of acting include rezoning to enable compact density residential development, relate to the timing and delivery of servicing, the management of slope and stormwater, and the protection of ecological values. These risks can be managed through the Brightwater Development Area overlay, resource consent conditions, and staging of development.

Economic benefits and employment Option 1 and Option 3 provide little economic benefit, as they do not enable new housing or support local services. Option 2 primarily supports housing delivery rather than employment land provision. It contributes to the viability of local services and amenities by increasing residential density in a low-impact manner. The inclusion of reserves and walkways will enhance the attractiveness of the area, supporting both community wellbeing and the local economy.

Overall appropriateness While Option 3 would reduce servicing and hazard risks by reverting to lower-density rural use, it would not address the district's housing needs or make efficient use of land in a strategic location. Option 2—rezoning T-104a and T-104b (Katania Heights, Brightwater) to Residential Zone with the Brightwater Development Area overlay, is the most appropriate planning response. This approach is grounded in robust evidence, aligns with the strategic direction of the FDS and Brightwater growth strategy, and reflects both technical advice and community aspirations. It addresses the identified need for additional housing, supports integrated infrastructure and amenity provision, and provides a clear, future-focused framework for sustainable growth in Brightwater. There is limited development potential in the western part of the site due to steepness. The risks associated with the remainder of the site regarding servicing, and environmental management are manageable and outweighed by the benefits of acting, particularly given the strong policy support for coordinated, resilient residential development.

3.1.9. ASSESSMENT AGAINST TRMP OBJECTIVES AND POLICIES

Assessment against TRMP Objectives and Policies:

The retention of the Residential Zone for this site, with the addition of a Compact Density Development overlay, is consistent with the objectives and policies of the Tasman Resource Management Plan (TRMP), particularly those in Chapter 6 (Urban Environment Effects), Section 6.4A (Land for Residential Activities) and Chapter 13 (Natural Hazards).

- Objective 6.4A.2.1 seeks to ensure sufficient residential capacity to meet demand in the urban environment and rural centres.
- Objective 6.4A.2.2 and Policies 6.4A.3.1–6.4A.3.4 promote intensification and a variety of housing types and sizes, especially in locations close to centres and services.

- Policy 6.4A.3.2(a) enables medium and compact density development within walking or cycling distance of town centres and urban facilities, while Policy 6.4A.3.3 requires a high standard of amenity through design and use of the Urban Design Guide.
- The Compact Density overlay enables comprehensive, higher-density residential development in appropriate locations, supporting efficient use of land and infrastructure (Objective 6.2.2.2, Policy 6.2.3.2A), and aligns with the Future Development Strategy.
- Objectives in 13.1.2 seek to manage areas subject to natural hazards by ensuring development is avoided or mitigated according to the level of risk, and that land development (including infrastructure) is resilient to natural hazards.
- With hazard mitigation measures and avoidance of steep slopes, the approach is consistent with the Policies in 13.1.3 that seek to avoid or mitigate the effects of natural hazards on land use activities.
- The site is not identified as highly productive land under the NPS-HPL, and there are no significant constraints relating to hazards or infrastructure.

The overlay ensures that development is well-designed, integrated, and supports a greater range of housing options, while maintaining compatibility with the surrounding urban environment. The proposal is considered the most appropriate way to achieve the relevant objectives and policies of the TRMP for residential intensification in this location.

3.2. Brightwater – T-171 and T-171a 46A and 30 Factory Road

Area Name:	Brightwater
Town/Location:	Brightwater
Current Zone:	T-171: Tourist Services Zone T-171a: Rural Industrial Zone
Estimated Yield:	6.5 hectares of Light Industrial
Area (ha):	6.5
Recommended Zoning Change:	
T-171: Tourist Services Zone to Light Industrial Zone T-171a: Rural Industrial to Light Industrial Zone	

Note: Refer to PC81 s32 Evaluation Report Appendix 1.1 for proposed PC81 maps or https://eplan.tasman.govt.nz

3.2.1. PLANNING BACKGROUND

Site T-171 has been zoned Tourist Services since the TRMP's inception. Site T-171a has been zoned Rural Industrial since the TRMP's inception.

Council's adopted FDS strategically planned for residential and business growth demand over the next 30 years. Following a spatial growth and multicriteria analysis, the FDS identified site T-171 as suitable for light industrial zoning. The site is already in light industrial use and is therefore effectively a retrospective zoning, consistent with the current use.

The landowners of T-171a have sought that this site also be rezoned to light industrial, extending FDS site T-171. Site T-171a was once used for milk powder manufacturing, but this operation ceased approximately two years ago. The site is therefore mostly unoccupied, with the exception of a small milk transfer station in the southern corner of the site. Rezoning T-171a to light industrial will provide consistent zoning to the adjoining T-171 site and provide the site with a wider range of permitted uses. This will allow the site to be utilised more efficiently and effectively.

Site T-171 is already utilised for light industrial purposes and has light industrial zoned land adjoining the south site boundary. T-171a is underutilised now, however, the adjoining land to the east of the site is zoned and used for light industrial purposes. It's considered that rezoning these sites to light industrial is in keeping with the surrounding land uses.

Natural and historic places and sites
There are no protected trees, heritage buildings or NZAA sites located within these sites. The closest protected tree (T534) is located to the south of T-171a.

Fire Sensitive Area
T-171 is located within the existing Fire Sensitive Area. This is appropriate for the proposed Light Industrial Zone. T-171a is outside of the Fire Sensitive Area. Extending the Fire Sensitive Area is out of scope for this plan change. It is likely that the Fire Sensitive Area will be extended over T-171a through a separate future plan change.

3.2.2. NATURAL HAZARDS CONSIDERATIONS

Further detailed information is provided in Appendix 24 of the PC81 Section 32 Report

Natural hazard risk level assessment summary:
These sites are located on the wider floodplain of the Wairoa River and are subject to inundation during flood events, although T-171 is less exposed due to previously raised ground levels. The risk level from flood hazards is assessed as low for both sites once mitigation measures are applied. The residual risk for T-171a is considered medium, and low for T-171, dependant on the mitigation measures adopted.

3.2.3. SERVICING CONSIDERATIONS

Further detailed information is found in Appendix 3 of the Plan Change 81 Section 32 Report

Water Supply Servicing	This site is currently connected to the Brightwater water supply and there is sufficient capacity in the network to continue servicing this site.
Wastewater Servicing	This site is already connected to the wastewater network. There are no issues with capacity.
Stormwater Servicing	There is no infrastructure in place to service this site for 10% or 1% AEP events. Developers will need to determine and fund stormwater servicing solutions, as needed.

3.2.3. SERVICING CONSIDERATIONS Further detailed information is found in Appendix 3 of the Plan Change 81 Section 32 Report	
Transportation/ Roading Servicing	The proposed change appears consistent with the current site use, and significant transport impacts are unlikely. **Indicative Items:** No new indicative items are proposed within this PC81 area.

3.2.4. IWI INTERESTS Values, Cultural Heritage, and Te mana o te wai
Ngā iwi highlighted that proximity to the river may suggest occupation and hence a request for iwi monitoring for any excavations.

3.2.5. COMMUNITY SERVICES AND FACILITIES	
Parks and Reserves	**TRMP Provisions;** Refer to comments above in Section 4.1.5 and Appendix 1 (TRMP Schedule of Amendments). **Indicative Items:** No new indicative items are proposed within this PC81 area. The sites are located in close proximity to the Lightband Road Esplanade Reserve.

3.2.6. PRODUCTIVE LAND
T-171 has underlying LUC1 soils, however, is currently zoned Tourist Services and used for urban purposes. In accordance with Clause 3.5(7) of the NPS HPL, due the existing urban zoning, the site does not meet the definition of Highly Productive Land. T-171a has underlying LUC1 soils, however, is currently zoned Rural Industrial (for an urban purpose). In accordance with Clause 3.5(7) of the NPS HPL, the site does not meet the definition of Highly Productive Land.

3.2.7. ECOLOGY AND GROUNDWATER Values, Streams and Rivers, SNAs, and Wetlands
There are no wetlands, waterbodies or areas of high biodiversity located within, or in close proximity to, these sites. These sites are located on top of an unconfined aquifer, within the Waimea Dam zone. Any development here will need carefully manage runoff and avoid leeching into the unconfined aquifer.

3.2.8. OPTIONS ASSESSMENT FOR SITE LOCATION T-171 and T-171a
Summary of Options

- **Option 1:** Retain the status quo (T-171 as Tourist Services Zone, T-171a as Rural Industrial Zone).
- **Option 2 (Preferred):** Rezone both sites to Light Industrial Zone.
- **Option 3:** Downzone to the underlying (pre-deferral) zoning.
- **Option 4:** Apply or amend spatial layers (other than zones).

Costs and Constraints

Retaining the current zoning (Option 1) would maintain a mismatch between the planning framework and the actual use of the land. T-171 is already used for light industrial purposes, and T-171a, while previously used for milk powder manufacturing, is now largely unoccupied except for a small milk transfer station. Both sites are located on the Wairoa River floodplain and are subject to inundation in 2% to 5% AEP flood event. Much of site T-171a will be impacted by north-westward overland flows and/or ponding. The centre of the site T-171 has been raised and flood modelling shows that it is not subject to the same flood hazard as T-171a. Any new development would need to ensure the passage of floodwaters past or through these sites.. In terms of servicing, both sites are already connected to the Brightwater water supply and wastewater network, with sufficient capacity for current and future use. However, there is no stormwater infrastructure in place for 10% or 1% AEP events, so developers will need to provide stormwater solutions as part of any new development. The sites are also located above an unconfined aquifer, so careful management of runoff and potential leaching will be required to protect groundwater quality.

T-171 and T-171a has LUC 1 soils but is already zoned and used for urban purposes, so it does not meet the definition of Highly Productive Land under the NPS-HPL.

Benefits and Opportunities

Rezoning both sites to Light Industrial (Option 2) offers several significant benefits. First, it aligns the zoning with the actual and intended use of the land, providing a clear and consistent planning framework for both landowners and the Council. T-171 is already in light industrial use, so the rezoning is essentially a retrospective alignment. T-171a is currently underutilised, and rezoning would allow a wider range of permitted uses, making the site more attractive for investment and enabling more efficient land use. This change would also bring the zoning into line with surrounding land uses, as both sites adjoin other light industrial land to the east and west.

From a strategic perspective, the rezoning is consistent with the Nelson Tasman FDS (FDS), which identifies T-171 as suitable for light industrial zoning. Providing additional employment land in Brightwater supports local economic development and helps to meet the district's long-term needs for business land. The sites are already serviced for water and wastewater, which reduces the cost and complexity of development.

Effectiveness and Efficiency

Option 2 is both effective and efficient in achieving the objectives of the TRMP and the FDS. It enables the provision of employment land in a location that is already partially developed and well-serviced, supporting compact urban form and reducing the need for greenfield expansion elsewhere. Servicing and flood risk management can be addressed as part of the consent process to ensure a coordinated approach. By aligning the zoning with actual land use and strategic planning documents, the Council can provide greater certainty to landowners and the community, supporting investment and economic growth.

Risk of Acting or Not Acting if There Is Uncertain or Insufficient Information

The main uncertainties for these sites relate to flood hazard mitigation and the timing of infrastructure upgrades, particularly for stormwater. The risk of acting (i.e., rezoning to Light Industrial) includes potential servicing delays or residual flood risk, but these can be managed through site-specific design, and developer requirements. The risk of not acting is more significant: it would result in the continued underutilisation of strategically located land, missed opportunities for employment land provision, and misalignment with regional growth strategies. Given the planning controls and infrastructure mechanisms available, the risks of acting are considered acceptable and preferable to the risks of inaction.

Economic Benefits and Employment

Rezoning these sites to Light Industrial will enable the development of business and industrial land that supports long-term employment and economic activity in Brightwater. The sites contribute to the district's business land supply, helping to address projected shortfalls and support regional economic resilience. The location is well-suited to accommodate light industrial uses, complementing residential growth in the wider Brightwater area. By providing additional employment land, the rezoning supports local job creation and economic diversification, which are key objectives of the FDS and the TRMP.

Overall Appropriateness

In summary, Option 2—rezoning both T-171 and T-171a to Light Industrial Zone—is the most appropriate planning response. It aligns with the strategic direction set out in the FDS and the TRMP, supports economic development and employment land provision, and makes efficient use of existing infrastructure. The risks associated with flood hazard is assessed as low for both sites once mitigation measures are applied and servicing are manageable, and the benefits of acting outweigh the risks of inaction. The proposed changes are supported by both the current use of the land and the needs of the community. This option provides a clear, consistent, and future-focused planning framework for these important sites in Brightwater.

3.2.9. ASSESSMENT AGAINST TRMP OBJECTIVES AND POLICIES

Assessment against TRMP Objectives and Policies:

The proposed rezoning of this site to a business or industrial zone is consistent with the objectives and policies of the TRMP, particularly those in Section 6.5 (Land for Industrial Activities), Section 6.16 (Brightwater) and Section 13.1 (Natural Hazards).

- Objective 6.5.2.1 and Policy 6.5.3.1A seek to provide a supply of suitable land for regional and district industrial needs for the medium to long term.
- Policy 6.5.3.3 and 6.5.3.4 promote the identification of areas for light industry with convenient access to the transport system, while avoiding the adverse effects of residential and retailing activities consuming industrial land.
- The proposal supports a form of settlement that enables industry to operate with required services and without adverse effects on other activities (Policy 6.5.3.1), and ensures that industrial activities are separated from sensitive environments and residential areas (Policies 6.5.3.5–6.5.3.8).
- The approach also aligns with Policy 6.3.3.1 (adequate services) and Policy 6.3.3.5 (well-connected transport networks).
- Policy 6.16.3.3 seeks to manage subdivision and development of industrial land in Brightwater to avoid significant flood hazard risks on the site or beyond the site. With on-site mitigation measures, the proposal is consistent with this policy.
- Objectives in 13.1.2 seek to manage areas subject to natural hazards by ensuring development is avoided or mitigated according to the level of risk, and that land development (including infrastructure) is resilient to natural hazards.
- With hazard mitigation measures, the approach is consistent with the Policies in 13.1.3 that seek to avoid or mitigate the effects of natural hazards on land use activities.

The proposal is considered consistent with the relevant objectives and policies of the TRMP for business and industrial land, and natural hazards.

3.3. Brightwater – T-106 34 and 1/36 Ellis Street

Area Name:	Brightwater
Town/Location:	Brightwater
Current Zone:	Light industrial Zone
Estimated Yield:	0.3 hectares of business land
Area (ha):	0.3

Recommended Zoning Change:

T-106: Light Industrial Zone to Commercial Zone

Note: Refer to PC81 s32 Evaluation Report Appendix 1.1 for proposed PC81 maps or https://eplan.tasman.govt.nz

3.3.1. PLANNING BACKGROUND

This site (T-106) has been zoned Light Industrial since the TRMP's inception.

Council's Town Centre Audit report (April 2020) identified that commercial uses are infiltrating into the light industrial zone in Brightwater, south-east of the main centre in Ellis Street. This could be an indication that demand exists for a larger commercial zone in Brightwater. Site T-106 was identified as potentially suitable for rezoning to commercial since it is adjacent to Brightwater's existing commercial zone.

Council's adopted FDS strategically planned for residential and business growth demand over the next 30 years. Following a spatial growth and multicriteria analysis, the FDS identified this site (referenced in the FDS as site T-106) as suitable for commercial zoning.

There are no historic buildings, protected tress or NZAA sites located within the site.

The site is located within the existing Fire Sensitive Area. This is appropriate for the proposed Commercial Zone.

3.3.2. NATURAL HAZARDS CONSIDERATIONS Further detailed information is provided in Appendix 24 of the PC81 Section 32 Report
This site is not considered to be subject to flood hazards from the Wairoa River. No hazard risk level assessment undertaken.

3.3.3. SERVICING CONSIDERATIONS Further detailed information is found in Appendix 3 of the PC81 Section 32 Report	
Water Supply Servicing	There is sufficient capacity in the current Brightwater water supply network to provide water to an additional two to three lots on this site.
Wastewater Servicing	This site is already connected to the wastewater network.
Stormwater Servicing	Stormwater servicing can be addressed through existing urban drainage arrangements and site-specific design at development stage.
Transportation/Roading Servicing	Transport access is available from the existing local road network. The proposed change aligns with current use.

3.3.4. IWI INTERESTS Values, Cultural Heritage, and Te mana o te wai
Ngā iwi o Te Tauihu have not raised any issues in relation to this proposal.

3.3.5. COMMUNITY SERVICES AND FACILITIES	
Parks and Reserves	**TRMP Provisions;** Refer to comments above in Section 4.1.5 and Appendix 1 (TRMP Schedule of Amendments). **Indicative Items:** No new indicative items are proposed within this PC81 area. The site is bordering the Brightwater Recreation Reserve.

3.3.6. PRODUCTIVE LAND
T-106 has underlying LUC1 soils, however, is currently zoned Light Industrial and used for urban purposes. In accordance with Clause 3.5(7) of the NPS HPL, due the existing urban zoning, the site does not meet the definition of Highly Productive Land.

3.3.7. ECOLOGY AND GROUNDWATER Values, Streams and Rivers, SNAs, and Wetlands
There are no wetlands or areas of high biodiversity located within, or in close proximity to, this site. No significant waterbodies are flowing through this site.

3.3.7. ECOLOGY AND GROUNDWATER

Values, Streams and Rivers, SNAs, and Wetlands

An unconfined aquifer is located under this site. A confined aquifer if also located deeper under this site. The serviced site should have no effect on the aquifers.

3.3.8. OPTIONS ASSESSMENT FOR SITE LOCATION T-106

Summary of Options

- **Option 1:** Retain the status quo and keep the existing Light Industrial zoning.
- **Option 2 (Preferred):** Rezone the site from Light Industrial Zone to Commercial Zone.

Costs and Constraints Option 1 would retain the Light Industrial zoning, which allows for a range of industrial activities. However, this is no longer appropriate given the changing nature of the surrounding area, which is transitioning toward a more mixed-use and commercial character. Retaining the Light Industrial Zone would not reflect this shift and would risk land use conflicts, particularly as the site adjoins the Brightwater Recreation Reserve and is adjacent to the existing commercial zone. The site is not subject to flood hazards from the Wairoa River, but incident rainfall/stormwater may impact the site in extreme rainfall events. The site is already connected to the Brightwater water supply and wastewater network, with sufficient capacity for current and future use. Stormwater servicing is currently provided for a 10% AEP event. The site is within the existing Fire Sensitive Area, which is appropriate for the proposed Commercial Zone.

Option 2 proposes rezoning to Commercial Zone, reflecting the site's location adjacent to the existing commercial centre and the Brightwater Recreation Reserve. This option requires no significant upgrades to water or wastewater servicing, as the site is already connected and has sufficient capacity. Stormwater servicing is already provided for a 10% AEP event. The site is not subject to significant natural hazards, and there are no protected trees, heritage buildings, or NZAA sites within the site. The site is not highly productive land under the NPS-HPL due to its existing urban zoning. The change would allow for a wider range of commercial activities, supporting the town centre and responding to the demand for more commercial land identified in the 2020 Town Centre Audit.

Benefits and Opportunities Option 1 would preserve the current zoning but would not enable new commercial development or support the vibrancy of the town centre. Option 2 enables the delivery of additional commercial land in a strategic location, supporting local businesses and services, and responding to community needs. The rezoning supports a more coherent urban form and aligns with the findings of the Town Centre Audit, which identified demand for a larger commercial zone in Brightwater.

Effectiveness and Efficiency Option 1 is not effective in meeting the FDS or Council's obligations to provide for economic growth and managed urban development. It is an inefficient use of land given the strategic need for commercial land in Brightwater. Option 2 is highly effective in delivering on the FDS and supporting local economic development. It is an efficient use of land in a strategic location, with infrastructure and environmental constraints already managed. The Commercial Zone allows for tailored responses to site-specific conditions and maximises the utility of the site.

Risk of Acting or not acting if there is uncertain or insufficient information Option 1 carries the risk of underutilising land identified for economic growth and delaying commercial development. Option 2 carries minimal risks, as the site is already serviced and not subject to significant hazards. The main risks of acting—rezoning to enable commercial development—relate to the management of stormwater and potential minor increases in traffic, but these can be managed through the resource consent process and existing infrastructure.

Economic benefits and employment Option 1 provides little economic benefit, as it does not enable new commercial development or support local services. Option 2 primarily supports economic growth and local employment by enabling new commercial activities in a strategic location. The change will support the viability of local services and amenities, contribute to the vibrancy of the town centre, and provide opportunities for local businesses.

Overall appropriateness Option 2—rezoning T-106 (34 and 1/36 Ellis Street, Brightwater) to Commercial Zone—is the most appropriate planning response. This approach is grounded in robust evidence, aligns with the strategic direction of the FDS and Brightwater growth strategy, and reflects both technical advice and community aspirations. It addresses the identified need for additional commercial land, supports integrated infrastructure and amenity provision, and provides a clear, future-focused framework for sustainable growth in Brightwater. The risks associated with servicing and environmental management are manageable and outweighed by the benefits of acting, particularly given the strong policy support for coordinated, resilient commercial development.

3.3.9. ASSESSMENT AGAINST TRMP OBJECTIVES AND POLICIES

Assessment against TRMP Objectives and Policies:
The proposed rezoning of this site to a commercial zone is consistent with the objectives and policies of the TRMP, especially those in Section 6.6 (Land for Commercial Activities).

- Objective 6.6.2.1 and Policy 6.6.3.1 provide for a supply of suitable land for commercial needs, supporting a strong, vibrant commercial focus in the main towns.
- Policy 6.6.3.2 and 6.6.3.3 retain a compact, identifiable grouping of commercial activities in defined areas, and establish a hierarchy of commercial centres to serve the community's needs.
- The proposal supports the role of Richmond as the Metropolitan Centre for Tasman District (Policy 6.6.3.5), and ensures that commercial activities are located and designed to maintain high amenity and minimise adverse effects on surrounding land uses (Policy 6.6.3.4).
- The approach also aligns with Policy 6.3.3.1 (adequate services) and Policy 6.3.3.5 (well-connected transport networks).
  The proposal is considered consistent with the relevant objectives and policies of the TRMP for commercial land.

3.4. Brightwater – T-198a 65 Higgins Road

Area Name:	Brightwater
Town/Location:	Brightwater
Current Zone:	Rural 1 Zone
Estimated Yield:	14 dwellings
Area (ha):	27

Recommended Zoning Change:

T-198a: Rural 1 Zone to Rural Residential Zone

Note: Refer to PC81 s32 Evaluation Report Appendix 1.1 for proposed PC81 maps or https://eplan.tasman.govt.nz

3.4.1. PLANNING BACKGROUND

Site T-198a has been zoned Rural 1 since the TRMP's inception.

Council's adopted FDS strategically planned for residential and business growth demand over the next 30 years. Following a spatial growth and multicriteria analysis, the FDS identified this site (referenced in the FDS as site T-198) as suitable for rural residential zoning. Following further evaluation of the site for PC81, the bottom of the site adjacent to Higgins Road has been removed for rezoning, due to low-lying land and flood risk, and a Significant Natural Habitat.

The surrounding land is zoned Rural 1. The adjoining properties to the east, west and south of the site appear to be used as rural lifestyle blocks. Another adjoining property to the south is used for pastoral grazing. Orchards are located across Higgins Road. The setback of the site from the road is considered to provide a buffer from any potential cross boundary effects from the orchards (such as from sprays).

There are no historic buildings, NZAA sites or protected trees within this site. The closest protected tree (T620) is located on the neighbouring property to the east of the site.

The site is not located within the Fire Ban Area or Fire Sensitive Area. This is appropriate given the distance from the urban centre and the proposed Rural Residential zoning.

3.4.2. NATURAL HAZARDS CONSIDERATIONS Further detailed information is provided in Appendix 24 of the PC81 Section 32 Report
Natural hazard risk level assessment summary: The site contains sloping land with a small stream. The risk level from both flooding and landslide hazards are assessed as low once mitigation measures are applied. The residual risk also remains low.

3.4.3. SERVICING CONSIDERATIONS Further detailed information is found in Appendix 3 of the PC81 Section 32 Report	
Water Supply Servicing	This site is not currently serviced by public water supply. Consequently, water supply infrastructure will need to be provided by the developer/ landowner.
Wastewater Servicing	This site is not currently serviced for wastewater. The developer will need to provide an onsite solution for wastewater.
Stormwater Servicing	This site is unserviced for 10% AEP event. The developer will need to design and fund stormwater discharge solutions.
Transportation/Roading Servicing	The existing access does not meet the required separation distance from Telinius Road for an 80 km/h speed environment and will need upgrading, including safe crossing provisions for the Great Taste Trail (GTT). The development is expected to increase traffic on Higgins Road by around 20%, heightening conflict risks between vehicles and cyclists due to the narrow, unsealed shoulder and steep drains. Further growth beyond the site may necessitate upgrading the one-lane bridge. Recommendations include widening the road reserve at subdivision stage to future-proof for additional development, upgrading the GTT between the site and Brightwater, and assessing the bridge's performance. **Indicative Items:** No new indicative items are proposed within this PC81 area.

3.4.4. ONSITE WASTEWATER CONSIDERATIONS Further detailed information is found in Appendix 6 of the PC81 Section 32 Report
Site T-198a is proposed for Rural Residential Zone (unserviced). To help determine an appropriate controlled minimum lot size for this site, a wastewater designer has reviewed this site and provided the following advice. A review of soil maps categorises soils as Māpua Sandy Loams (Category 5 light clays) and as Motupiko Loams (Category 3 silty loams). Test pits undertaken during the site and soil assessment undertaken confirm the limiting soil layer is Category 5 light clay soils and recommends secondary treatment of wastewater before discharging to land via dripline land application. To allow wastewater discharge, indicative controlled minimum lots sizes recommended vary from 1.8ha to 2.4ha across the site. Taking in the above advice, as well as advice around natural hazards and considering similar rural residential blocks across the District, a controlled minimum lot size of 2ha for site T-198a is proposed.

3.4.5. IWI INTERESTS

Values, Cultural Heritage, and Te mana o te wai

Ngā iwi o Te Tauihu have not raised any issues in relation to this proposal, provided Taiao (environment) values are upheld. Wetland restoration and planting enhancements have previously occurred on this site.

3.4.6. COMMUNITY SERVICES AND FACILITIES

Parks and Reserves	**TRMP Provisions;** Refer to Appendix 1 (TRMP Schedule of Amendments). **Indicative Items:** No new indicative items are proposed within this PC81 area. Spring Grove Hall Reserve and Brightwater Reserve are in close proximity to the site, to the north east. The Great Taste Trail also runs along Higgins Road.

3.4.7. PRODUCTIVE LAND

T-198a has underlying LUC6 category soils and is currently zoned Rural 1. In accordance with Clause 3.5(7) of the NPS HPL, due to the LUC category soils on site, the site does not meet the definition of Highly Productive Land.

3.4.8. ECOLOGY AND GROUNDWATER

Values, Streams and Rivers, SNAs, and Wetlands

There are no wetlands located within or in close proximity to the site.

A Significant Natural Habitat is located to the western boundary of the site. This habitat has been identified as a restoration priority for the District. It includes a large area of regenerating old growth totara and kanuka forest. It is considered that the location of the site retains the significant ecological features of that Significant Natural Habitat.

Pitfure stream and its tributaries flow through part of this site. Any development should be setback from these waterbodies and avoid diverting the stream.

There is no appreciable aquifer under this site, any development will need to rely on rainwater. Clay soils are present on site, any development will need to manage onsite wastewater carefully to prevent leeching.

3.4.9. OPTIONS ASSESSMENT FOR SITE LOCATION T-198a

Summary of Options

- **Option 1:** Retain the status quo and keep the existing Rural 1 zoning.
- **Option 2 (Preferred):** Rezone the site from Rural 1 Zone to Rural Residential Zone.

Costs and Constraints Option 1 would maintain the Rural 1 zoning, preserving the land for rural and productive use. However, this approach does not reflect the strategic direction of the Future Development Strategy (FDS), which

identifies the site as suitable for rural residential zoning. The site is 27 hectares, extending across hill slopes with a mix of steeper and more gently sloping land. The bulk of the site is not subject to flood hazards from the nearby Pitfure Stream, but a small stream and its tributaries are present, and low-lying land adjacent to these watercourses can be expected to flood from time to time. The bulk of the site extends across hill slopes, parts of which are relatively steep, but the site includes a significant area of more gentle slopes across the east of the site.. There are no historic buildings, NZAA sites, or protected trees within the site, and the closest protected tree is on a neighbouring property. The site is not within the Fire Ban Area or Fire Sensitive Area, which is appropriate for the proposed rural residential zoning. Servicing is a key constraint for both options. The site is not currently serviced by public water supply, wastewater, or stormwater infrastructure.

Option 2 proposes rezoning to Rural Residential Zone. Under this option, the expectation is that the developer will provide solutions for water (likely rainwater collection), onsite wastewater treatment, and stormwater discharge. The site is unserviced for a 10% AEP event, so the developer will need to design and fund appropriate stormwater management. The clay soils present on the site mean that careful management of onsite wastewater will be required to prevent leaching. There is no appreciable aquifer under the site. A review of soil maps and test pits confirms the limiting soil layer is Category 5 light clay soils, and secondary treatment of wastewater is recommended before discharging to land via dripline land application. Controlled minimum lot sizes recommended vary from 1.8ha to 2.4ha across the site, and a controlled minimum lot size of 2ha is proposed. The bottom of the site adjacent to Higgins Road has already been excluded from rezoning due to flood risk and the presence of a Significant Natural Habitat (SNH).

Benefits and Opportunities Option 1 preserves the current zoning but does not create new housing or support community growth. Option 2, rezoning to Rural Residential, aligns with the FDS and provides an opportunity to deliver approximately 14 dwellings at an average density of 0.5 dwellings per hectare. This supports managed rural residential growth in Brightwater and helps address the district's long-term housing needs. The site is well-located, with rural lifestyle blocks to the east, west, and south, and a buffer from orchards across Higgins Road. The rezoning would enable more efficient use of land that is not highly productive (LUC6 soils), and the bottom of the site adjacent to Higgins Road has already been excluded from rezoning due to flood risk and the presence of a SNH. The SNH on the western boundary is a restoration priority for the district, and the location of the site retains these significant ecological features. Any development should be setback from waterbodies and avoid diverting the stream, supporting both ecological and landscape values.

Effectiveness and Efficiency Option 1 is not effective in meeting the FDS or Council's obligations to provide for housing and managed rural residential growth. It is an inefficient use of land given the strategic need for rural residential land in Brightwater. Option 2 is effective in implementing the strategic direction of the FDS and the TRMP's objectives for managed rural residential growth. It enables the delivery of additional housing in a location that is not highly productive and is not constrained by significant hazards or infrastructure limitations that cannot be addressed through developer-led solutions. The approach is efficient because it allows for the use of land that is otherwise underutilised, while ensuring that development is appropriately managed to avoid adverse effects on the environment, particularly the SNH and watercourses.

Risk of Acting or not acting if there is uncertain or insufficient information Option 1 carries the risk of underutilising land identified for growth and delaying housing delivery. Option 2 carries risks related to the provision of servicing and the management of stormwater and wastewater on clay soils, but these can be managed through resource consent conditions and developer requirements. The risk of not acting is more significant: it would perpetuate underutilisation of land identified for rural residential growth, limit the district's ability to meet housing demand, and fail to implement the FDS. Given the planning controls and the ability to require site-specific solutions, the risks of acting are considered acceptable and preferable to the risks of inaction.

Economic benefits and employment Option 1 provides little economic benefit, as it does not enable new housing or support local services. Option 2 will support local construction activity and contribute to the viability of local services and amenities by increasing the rural residential population in Brightwater. The site is not intended for employment land provision, but the additional dwellings will help sustain the local community and support the district's overall growth strategy.

Overall appropriateness Option 2—rezoning T-198a, 65 Higgins Road to Rural Residential Zone—is the most appropriate planning response. It aligns with the FDS and TRMP objectives, supports managed rural residential growth, and makes efficient use of land that is not highly productive. The risks associated with servicing and environmental management are manageable, and the benefits of acting outweigh the risks of inaction. This option provides a clear, consistent, and future-focused planning framework for rural residential development in Brightwater.

3.4.10. ASSESSMENT AGAINST TRMP OBJECTIVES AND POLICIES

Assessment against TRMP Objectives and Policies:

The rezoning of this site to Rural Residential is consistent with the objectives and policies of the TRMP, particularly those in Section 7.2 (Provision for Activities other than Plant and Animal Production), and the rules of Section 17.8 and Section 13.1 (Natural Hazards).

- Objective 7.2.2 and Policy 7.2.3.2 enable rural residential activities in appropriate locations that do not adversely affect plant and animal production or rural character.
- Policy 7.2.3.4 and 7.2.3.5 encourage low impact design and enable further subdivision and residential development where land is not affected by natural hazards, can be adequately serviced, and does not adversely affect landscape or amenity values.
- The proposal also aligns with Policy 6.2.3.3 (minimising loss of productive land), Policy 6.3.3.1 (adequate services), and Policy 6.3.3.5 (well-connected transport networks).
- Objectives in 13.1.2 seek to manage areas subject to natural hazards by ensuring development is avoided or mitigated according to the level of risk, and that land development (including infrastructure) is resilient to natural hazards.
- With hazard mitigation measures, the approach is consistent with the Policies in 13.1.3 that seek to avoid or mitigate the effects of natural hazards on land use activities.

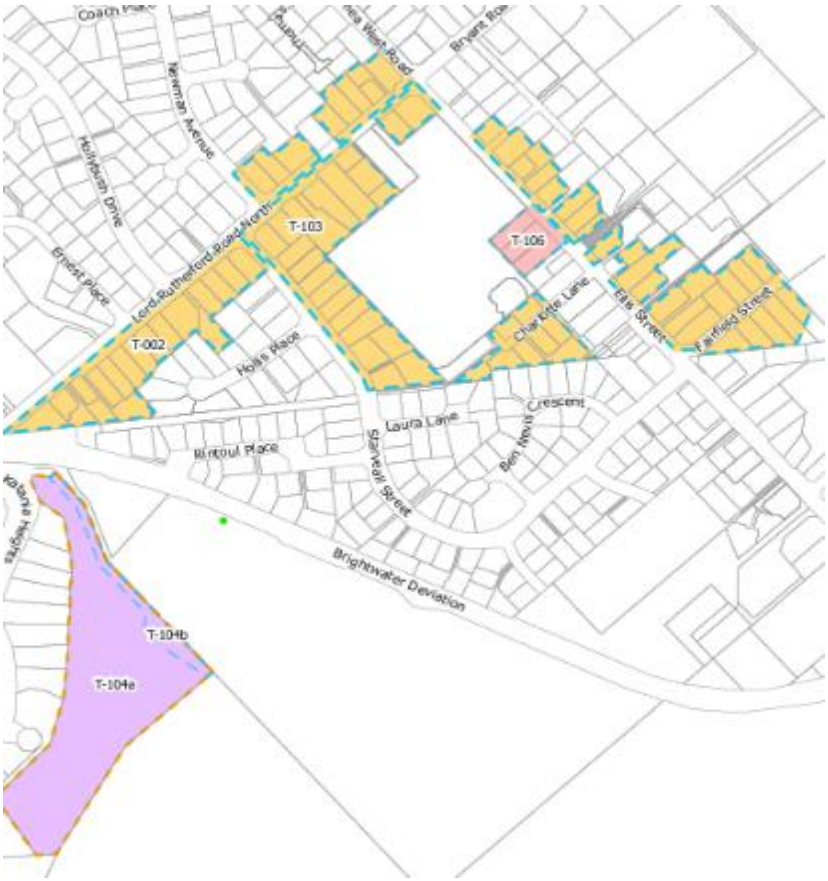
The proposal is therefore considered consistent with the relevant objectives and policies of the TRMP for rural residential development and natural hazards.

3.5. Brightwater – T-002 and T-103 Brightwater town centre intensification

Area Name:	Brightwater
Town/Location:	Brightwater
Current Zone:	Residential
Estimated Yield:	29 dwellings over 30 years
Area (ha):	9

Recommended Zoning Change:

T-002 and T-103: Residential Zone to Medium Density Residential Zone



Note: Refer to PC81 s32 Evaluation Report Appendix 1.1 for proposed PC81 maps or https://eplan.tasman.govt.nz

3.5.1. PLANNING BACKGROUND

Council's adopted FDS strategically planned for residential and business growth demand over the next 30 years. Following a spatial growth and multicriteria analysis, the FDS identified this site (referenced in the FDS as site T-002 and T-103) as suitable for housing intensification. T-002 existed in the adopted 2019 FDS and T-103 was adopted as well in the 2022 FDS.

The FDS identifies the growth of central Brightwater through intensification. The focus is on central areas that are close to transportation corridors, are close to amenities in the town centre, contain larger lots and older housing stock.

Urban Design and Managing Cross Boundary / Reverse Sensitivity Effects - where possible, street boundaries for intensification are used to minimise adverse effects on neighbouring areas that will remain as residential zone.

There are no NZAA or protected trees located within these sites. There is one heritage building located in site T-002 at 50 Lord Rutherford Road (Brightwater Hill House), and another one within site T-103 at 49 Ellis Street.

These sites are located within the existing Fire Sensitive Area. This is appropriate for the proposed Medium Density Residential Zone.

3.5.2. NATURAL HAZARDS CONSIDERATIONS Further detailed information is provided in Appendix 24 of the PC81 Section 32 Report
Natural hazard risk level assessment summary: Overall, these sites are not subject to flood hazards from the Wairoa River or Mt Heslington Stream, although shallow ponding and overland flows from incident rainfall may impact parts of the sites, particularly if the stormwater network becomes overwhelmed. The risk level for flood hazards is assessed as low with mitigation measures. The residual risk is assessed as medium due to some uncertainty with parts of the flood model.

3.5.3. SERVICING CONSIDERATIONS - Further detailed information is found in Appendix 3 of the PC81 Section 32 Report	
Water Supply Servicing	Water supply capacity will need to be confirmed through detailed design and any relevant network checks, particularly in terms of firefighting requirements for higher density development, before development proceeds. If local upgrades are required to meet pressure, flow, firefighting, or connection requirements, these would need to be provided through Council's programmed works or by developers through standard subdivision or landuse consent processes.
Wastewater Servicing	Wastewater servicing is available in principle through the existing Brightwater wastewater network. However, infill development will contribute cumulative wastewater flows and may increase pressure on local and downstream network capacity. Infrastructure upgrades are not expected until year 11. The overall Wakefield Richmond trunk main project includes the required trunk main upgrade to improve capacity. Local pipe upgrades are likely to be necessary in some areas, though none are currently planned.
Stormwater Servicing	Some areas within these sites are already serviced to 10% AEP events. Some areas are also serviced for a 1% AEP event. Funding allocated in the LTP will support necessary pipe upgrades to accommodate intensification in a suitable timeline in most cases.
Transportation/Roading Servicing	Transport servicing for T-002 and T-103 is expected to be manageable through existing local road networks, subject to site-specific access design and any local improvements required at development stage. **Indicative Items:** No new indicative items are proposed within this PC81 area.

3.5.4. IWI INTERESTS Values, Cultural Heritage, and Te mana o te wai
Ngā iwi o Te Tauihu have not raised any issues in relation to this proposal.

3.5.5. COMMUNITY SERVICES AND FACILITIES	
Parks and Reserves	**TRMP Provisions;** Refer to comments above in Section 4.1.5 and Appendix 1 (TRMP Schedule of Amendments). **Indicative Items:** No new indicative items are proposed within this PC81 area. These sites are located either in close proximity or adjoining to the Brightwater Recreation Reserve and the Brightwater Village Green.

3.5.6. PRODUCTIVE LAND

T-002 and T-103 have underlying LUC1 and LUC3 soils, however, are currently zoned Residential and used for urban purposes. In accordance with Clause 3.5(7) of the NPS HPL, due to the existing urban zoning, the sites do not meet the definition of Highly Productive Land.

3.5.7. ECOLOGY AND GROUNDWATER

Values, Streams and Rivers, SNAs, and Wetlands

There are no wetlands, waterbodies, or areas of high biodiversity located within, or in close proximity to, these sites.

An unconfined aquifer is located under these sites. A confined aquifer if also located deeper under these sites. The serviced sites should have no effect on the aquifers.

3.5.8. OPTIONS ASSESSMENT FOR SITE LOCATION T-002 and T-103

Summary of Options

- **Option 1:** Retain the status quo and keep the existing Residential zoning.
- **Option 2 (Preferred):** Rezone both sites from Residential Zone to Medium Density Residential Zone (MDRZ).

Costs and Constraints

If Option 1 is chosen and the current Residential zoning is retained, the sites would continue to be used for standard density housing. While this maintains the existing character and avoids any immediate change, it does not address the identified shortfall in housing land capacity in Brightwater, nor does it enable more efficient use of land close to the town centre. The current zoning would not trigger infrastructure upgrades, and the opportunity to provide new housing and support community growth would be lost. These sites are largely free from flood hazards during a large flood (1% AEP, present) in the Wairoa River and Mt Heslington Stream. More localised runoff from incident rainfall, including from the hillslopes to the south and southeast, can result in overland flows and/or ponding on parts these sites in the vicinity of Starveall Street and Lord Rutherford Road. Under a future climate flood modelling shows additional areas near Fairfield Street in the east and near Lord Rutherford Road as also being affected. The localised runoff from incident rainfall, including from the hillslopes to the south and southeast, are not well represented in this part of the flood model (where the model over estimates the stormwater flows) and there remains uncertainty in the actual extent of the resulting ponding and overland flows. Ponding and/or overland flows from incident rainfall/stormwater may impact these sites should the stormwater network become overwhelmed. The impact of

this will be dependent on the performance of the urban stormwater reticulation and the management of secondary flow paths.

Under Option 2, rezoning to MDRZ would enable medium density residential development, supporting intensification in a location close to transportation corridors, amenities, and the town centre. Some areas within these sites are already serviced to 10% AEP events, and some are also serviced for a 1% AEP event. Funding is available in the LTP to support further pipe upgrades within these sites to service intensification. The existing Brightwater water supply network has capacity to support development, with upgrades planned for reticulation and the Waimea Water Strategy. The existing wastewater infrastructure can service approximately 40 additional bedrooms, with further upgrades planned for the Waimea trunk main project and local pipes. The sites have underlying LUC1 and 3 soils, but are currently zoned Residential and used for urban purposes, so they do not meet the definition of Highly Productive Land under the NPS-HPL.

Benefits and Opportunities

Option 2 provides much-needed residential land to support Brightwater's projected growth, helping to address the district's housing shortfall. The MDRZ enables more efficient, higher-yield development, and supports walkability and access to amenities. The focus on central areas close to transportation corridors and amenities in the town centre, with larger lots and older housing stock, means that intensification can occur where it is most beneficial. Urban design and managing cross-boundary/reverse sensitivity effects are addressed by using street boundaries to minimise adverse effects on neighbouring areas that will remain as residential zone. The sites are located either in close proximity or adjoining to the Brightwater Recreation Reserve and the Brightwater Village Green, enhancing amenity and supporting community wellbeing.

Effectiveness and Efficiency

Rezoning to MDRZ is highly effective in delivering on the FDS and supporting local housing supply. It is an efficient use of land in a strategic location, with infrastructure and environmental constraints managed through planned upgrades and site-specific design. The approach is efficient because it allows for the use of land that is otherwise underutilised, while ensuring that development is appropriately managed to avoid adverse effects on the environment. The MDRZ enables a greater diversity of housing typologies and supports the district's long-term growth strategy.

Risk of Acting or Not Acting if There Is Uncertain or Insufficient Information

The main uncertainties relate to the timing and delivery of infrastructure upgrades, particularly for wastewater and stormwater. The risk of acting (rezoning) includes the potential for servicing challenges, but these can be managed through resource consent conditions, developer contributions, and coordination with Council's infrastructure planning. The risk of not acting is more significant: it would perpetuate underutilisation of land identified for intensification, limit the district's ability to meet housing demand, and fail to implement the FDS. Given the planning controls and the ability to require site-specific solutions, the risks of acting are considered acceptable and preferable to the risks of inaction.

Economic Benefits and Employment

While the economic benefits of this rezoning are modest, the change will support local construction activity and contribute to the viability of local services and amenities by increasing the residential population in Brightwater. The sites are not intended for employment land provision, but the additional dwellings will help sustain the local community and support the district's overall growth strategy.

Overall Appropriateness

Option 2—rezoning T-002 and T-103 to Medium Density Residential Zone—is the most appropriate planning response. It aligns with the FDS and TRMP objectives, supports managed intensification, and makes efficient use of land that is already urban in character. The risks associated with servicing and environmental management are manageable, and the benefits of acting outweigh the risks of inaction. This option provides a clear, consistent, and future-focused planning framework for residential intensification in Brightwater.

3.5.9. ASSESSMENT AGAINST TRMP OBJECTIVES AND POLICIES

Assessment against TRMP Objectives and Policies:

The proposed rezoning of this site to the Medium Density Residential Zone has been assessed against the operative provisions of the TRMP, and the proposed objectives and policies introduced through Plan Change 81. The proposal is consistent with the relevant objectives and policies in Chapter 6 (Urban Environment Effects), including Section 6.4A (Land for Residential Activities) and the Brightwater provisions in Section 6.16, as well as Chapter 13 (Natural Hazards).

- Objective 6.4A.2.1 seeks to ensure sufficient residential capacity to meet demand in the urban environment and rural centres. The rezoning contributes to this objective by enabling additional housing capacity within the Brightwater urban area.
- Objective 6.4A.2.2 supports a well-functioning urban environment through intensification that delivers a range of housing types and sizes, supported by appropriate urban design and amenity outcomes. The proposal is consistent with this objective by enabling medium density development in close proximity to the Brightwater town centre.
- The proposal is supported by the Medium Density Residential Zone policy framework, in particular:
    - Policy 6.4A.3.5, which enables a range of residential activities with greater intensity of built form;
    - Policy 6.4A.3.6, which provides for baseline development while maintaining the ability for more comprehensive development over time; and
    - Policy 6.4A.3.7, which enables medium density development where it contributes to a well-functioning urban environment and achieves appropriate urban design and amenity outcomes.
- As a brownfield intensification site, development is anticipated to occur under the design-based framework provided by Policy 6.4A.3.8(b), which recognises that in existing urban areas acceptable urban design and amenity outcomes cannot be achieved through prescriptive standards alone.
- In this context, Policies 6.4A.3.12 to 6.4A.3.14 provide for comprehensive, land use-led development supported by the Medium Density Residential Design Matrix, which enables flexibility in built form while ensuring that development achieves appropriate urban design and amenity outcomes.
- The proposal is consistent with the Brightwater-specific objectives, including 6.16.1.2A and 6.16.1.2B, which provide for a greater range of housing choice and increased residential density within the urban area.
- The proposal supports efficient use of land and infrastructure (Objective 6.2.2.2 and Policy 6.2.3.2A), and directs growth to an existing urban centre in accordance with the Future Development Strategy.
- The approach is also consistent with Policy 6.1.3.1 (urban design), Policy 6.1.3.2 (integrated stormwater management), and Policy 6.2.3.6 (stormwater effects).
- Objectives in 13.1.2 seek to manage areas subject to natural hazards by ensuring development is avoided or mitigated according to the level of risk, and that land development (including infrastructure) is resilient to natural hazards.
- With hazard mitigation measures, the approach is consistent with the Policies in 13.1.3 that seek to avoid or mitigate the effects of natural hazards on land use activities.

Overall, the proposal represents an appropriate and effective means of achieving the relevant operative and proposed objectives and policies of the TRMP by enabling medium density residential development in a location where intensification supports a well-functioning urban environment.

4. Wakefield

The context for Richmond's residential and business land demand above provides the explanation on why the town of Wakefield forms part of the Nelson Tasman urban environment and Council's legal obligations to provide for growth.

Similar to Brightwater, during the next 10 years there is demand for nearly 300 dwellings in Wakefield (87 of which are attached dwellings) and a further 660 dwellings between 2035-2054 (191 of which are attached dwellings).

Over the next 10 years to 2034, there is a shortfall of housing land capacity in Wakefield, amounting to 70 dwellings. This is due to insufficient infrastructure being provided in time. Some of this shortfall can be provided in Richmond during this period, but not all. With the Waimea Plains Water and Wastewater infrastructure project, sufficient housing land can be provided in Wakefield in the long term (2035-2054).

Over the next 10 and 30 years, Wakefield is also unable to provide for most of the demand for attached dwellings. This is despite the proposals contained within PC81 and so future plan changes will also need to address this.

The growth strategy for Wakefield in PC81 is new sites in and around the centre, through managed greenfield expansion, including some medium densities on the eastern urban edge of Wakefield and some intensification close to the centre. This is to enable more efficient use of land and infrastructure while diversifying housing options to cater to a range of community needs.

PC81 also proposes an area of light industrial activity in Wakefield. In the next ten years Wakefield will have insufficient light industrial land to meet demand without this site being rezoned.

These sites all form part of the adopted FDS. The proposed rezoning balances the need for housing intensification, managed expansion and further light industrial provision, with the efficient use of existing infrastructure and alignment with regional growth objectives.

4.1. Wakefield – T-29a, T-29c and T-30 Wakefield town centre intensification

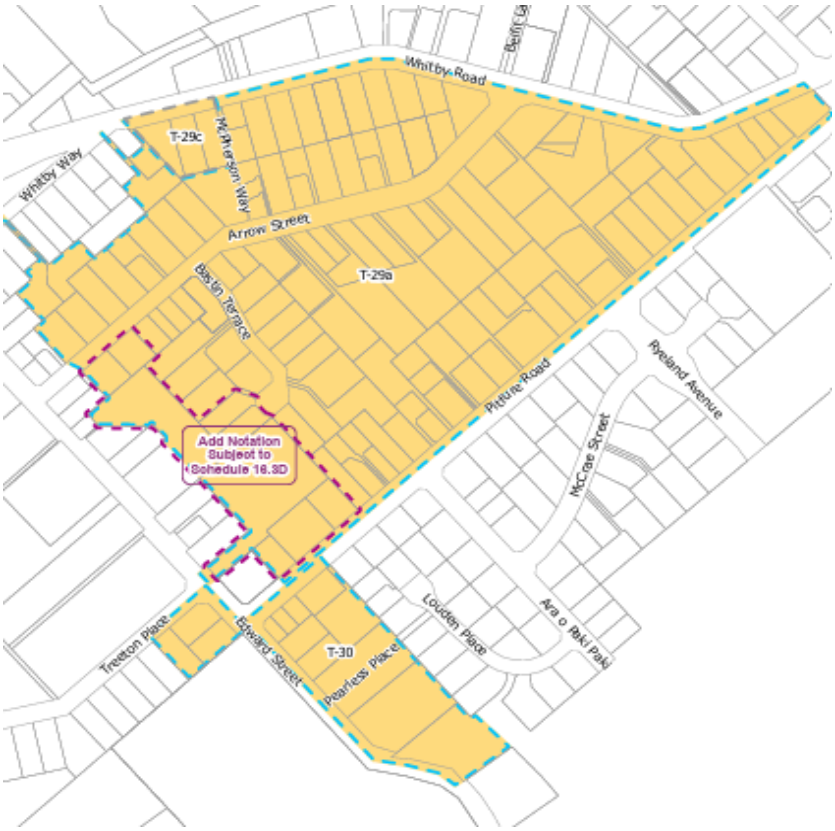
Area Name:	Wakefield
Town/Location:	Wakefield
Current Zone:	T-29a and T-30: Residential Zone T-29c: Light industrial Zone
Estimated Yield:	48 dwellings over 30 years
Area (ha):	17.5

Recommended Zoning Change:

T-29a and T-30: Residential to Medium Density Residential Zone

T-29c: Light industrial to Medium Density Residential Zone

Add Outline Spatial Plan overlay to part of area.



Note: Refer to PC81 s32 Evaluation Report Appendix 1.1 for proposed PC81 maps or https://eplan.tasman.govt.nz

4.1.1. PLANNING BACKGROUND

These sites have been zoned Residential, Commercial and Light industrial since the TRMP's inception.

The FDS identifies the growth of central Wakefield through intensification. The focus is on central areas that are close to transportation corridors, are close to amenities in the town centre, have larger lots and older housing stock. The FDS identifies managed expansion of Wakefield for both residential and light industrial purposes adjacent to the existing built-up area and the State Highway. Sites T-29 and T-30 formed part of the adopted FDS.

Plan Change 76 Wakefield Growth is operative from 4th August 2025. This plan change provides additional land for residential housing of a variety of densities within the proposed 'Wakefield Development Area' in Edward Street. This area was also partly in the adopted FDS (T-107).

The site boundaries have been determined taking into account a number of factors. This includes, where possible, street boundaries are used for intensification to minimise adverse effects on neighbouring areas that will remain as residential zone.

There are no historic buildings or NZAA sites located within these sites. A protected tree (T595) is located at 66 Whitby Road, within site T-29c. A protected tree (T567) is also located at 39 Pitfure Road, within site T-29a.
These sites are located within the existing Fire Sensitive Area. This is appropriate for the proposed Medium Density Residential Zoning.

4.1.1. PLANNING BACKGROUND

Outline Spatial Plan

Some larger lots require structural subdivision and important linkages. As such an OSP has been developed to guide development and provide an anticipated future structure that is enabled by the proposed rules in Section 16.3.3A.

4.1.2. NATURAL HAZARDS CONSIDERATIONS

Further detailed information is provided in Appendix 24 of the PC81 Section 32 Report

Natural hazard risk level assessment summary:

The northwestern half of T-29a and all of T-29c extend across a lower terrace and are exposed to shallow ponding and overland flows should the stormwater network become overwhelmed. The elevated terrace at the southeastern half of T-29a and all of T-30 is considered to be free from flood hazards. The risk level from flood hazards on sites T-29a and T-29c is assessed as low with appropriate mitigation measures. The residual risk remains low and is dependent on mitigation measures. Site T-30 is assessed as not exposed to natural hazards and was not assessed for risk level.

4.1.3. SERVICING CONSIDERATIONS

Further detailed information is found in Appendix 3 of the PC81 Section 32 Report

Water Supply Servicing	Water supply is the primary servicing consideration for Wakefield Central intensification. Existing water supply infrastructure is available within the Wakefield network. Additional capacity is required to support future growth and intensification. Relevant upgrades are identified in Council's capital works programme, including the Brightwater–Wakefield trunk water main and associated treatment capacity project (Project 86123), which is identified within Years 1–10 of the current Long-Term Plan. Renewal and replacement of ageing asbestos-cement pipelines may also be required to support growth-related demand.
Wastewater Servicing	Wastewater servicing is available in principle through the existing Wakefield wastewater network. There are no wastewater upgrades identified specifically for Wakefield Central infill intensification. Servicing will rely on the wider programmed Wakefield–Richmond wastewater upgrades and on confirmation of local network performance at the time of development.
Stormwater Servicing	These sites are not currently serviced to 10% AEP events. Upgrades included in the 2024 LTP to improve stormwater services for these sites include: - Pipe upgrades to support infill housing, programmed for years four to five. Some areas within these sites have 1% AEP event flow or ponding that will need to be mitigated and could potentially limit development.

4.1.3. SERVICING CONSIDERATIONS Further detailed information is found in Appendix 3 of the PC81 Section 32 Report	
Transportation/ Roading Servicing	Intensification of an existing urban area which includes both business and residential areas results in more people living closer to facilities and activities, meaning that trips are shorter, and easier to walk or cycle. Intensification is therefore likely to result in less transport impacts than greenfield developments further away from destinations. This site is close to the Wakefield village centre **Indicative Items:** No new indicative items are proposed within this PC81 area.

4.1.4. IWI INTERESTS Values, Cultural Heritage, and Te mana o te wai
Ngā iwi o Te Tauihu have not raised any issues in relation to this proposal.

4.1.5. COMMUNITY SERVICES AND FACILITIES	
Parks and Reserves	**TRMP Provisions;** Refer to Appendix 1 (TRMP Schedule of Amendments). **Indicative Items:** No new indicative items are proposed within this PC81 area. These sites are adjoining or in close proximity to the Wakefield Hall Reserve, the Library and Memorial Gardens and the Whitby Green. Faulkner Bush is also located in close proximity.

4.1.6. PRODUCTIVE LAND
Sites T-29a, T-29c and T-30 have underlying LUC3 soils, however, are currently zoned Residential, Commercial and Light Industrial, and used for urban purposes. In accordance with Clause 3.5(7) of the NPS HPL, due the existing urban zoning, the sites do not meet the definition of Highly Productive Land.

4.1.7. ECOLOGY AND GROUNDWATER Values, Streams and Rivers, SNAs, and Wetlands
There are no wetlands, waterbodies or areas of high biodiversity located within, or in close proximity to, these sites. There is no appreciable groundwater under these sites. As this is a recharge area, discharges will need to be managed appropriately (utilising the council reticulated system).

4.1.8. HERITAGE CONSIDERATIONS

Edward Street and Whitby Way have some recognised heritage value and historic character. Properties that front these streets have been removed from the proposed MDRZ so as to not allow additional development opportunities. The intention is to reintroduce these areas for rezoning, but accompanied by a character overlay that will ensure that new buildings meet and appropriate historical character outcome.

4.1.9. OPTIONS ASSESSMENT FOR SITE LOCATION T-29a, T-29c and T-30

Summary of Options

- **Option 1**: Retain the status quo and keep the existing Residential and Light Industrial zoning.
- **Option 2** (Preferred): Rezone T-29a, T-29c, and T-30 to Medium Density Residential Zone, with an Outline Spatial Plan overlay.
- **Option 4:** Apply or amend spatial layers (other than zones), specifically the Outline Spatial Plan to guide development, infrastructure, and connectivity.

Option 2 is the preferred approach, as it aligns with the Future Development Strategy (FDS), the servicing realities, and the physical and community context of Wakefield.

Costs and Constraints

Retaining the current zoning would maintain the existing mix of residential and light industrial land use, but would not address the identified need for housing intensification and managed expansion in Wakefield. The current zoning would not trigger infrastructure upgrades, and the opportunity to provide new housing and support community growth would be lost. Approximately half of site T-29a is located on a terrace elevated some 3 to 4 metres above the remainder of the site to the northwest. Site T-30 is located on the elevated terrace and site T-29c is located on the lower terrace to the northwest. The higher terraced area is sufficiently elevated so that it is not subject to flood hazards from the Wai-iti River. Council's flood/stormwater modelling shows the lower lying northwestern half of site T-29a and T-29c as subject to shallow ponding and overland flood flows in places. The modelling shows these flood flows as being derived from incident rainfall from shallow overland flows from the west and southwest, with some originating from Eighty-eight Valley Stream in a large flood event (1%AEP). Such overland flows will be strongly influenced by the presence of existing drains/swales, buildings, fences, vegetation and other landscaping both on the site or in the surrounding area. The hazard presented by these flows will be dependent on the performance of the urban stormwater reticulation and the management of secondary flow paths. The southeastern half of sites T-29a and site T-30 are not considered to be subject to flood hazards but may be subject to minor stormwater ponding should the stormwater network become overwhelmed.

Current water infrastructure capacity is limited for further development within these sites. Upgrades included in the 2024 LTP to improve water services include an upgrade of the trunk water main from Brightwater to Wakefield, and upgrading source and treatment infrastructure, programmed for year four to eight. Wastewater servicing is expected to be sufficient for infill, but more intensive multistorey dwellings would need servicing reassessments. There are currently no projects in the 2024 LTP to upgrade infrastructure to support intensification within these sites. Stormwater upgrades are planned for years four to five, but some areas have 1% AEP event flow or ponding that will need to be mitigated and could potentially limit development. The sites are located within the existing Fire Sensitive Area, which is appropriate for the proposed Medium Density Residential Zoning.

Benefits and Opportunities

Rezoning these sites as proposed will enable the delivery of approximately 160 new dwellings over 30 years in a location identified for intensification in both the FDS and the Wakefield growth strategy. The Outline Spatial Plan overlay will ensure that development is coordinated, with integrated provision for roads, reserves, and walkways, as well as urban design requirements for the site and wider area. The sites' proximity to existing and planned

infrastructure, as well as their location near the Wakefield town centre, makes them highly suitable for medium density residential development. The plan provides for a mix of housing types and densities, which will help address the district's shortfall in attached dwellings and support a more diverse and resilient community. The integration of parks, reserves, and walkways will enhance amenity, support ecological values, and improve connectivity for walking and cycling. The rezoning also responds to community feedback supporting a mixture of housing options and improved recreational access in Wakefield, while protecting the site's landscape and heritage values (noting the presence of protected trees at 66 Whitby Road and 39 Pitfure Road).

Effectiveness and Efficiency

The proposed rezoning is highly effective in implementing the strategic direction of the FDS, the Wakefield growth strategy, and the relevant objectives and policies of the TRPS and TRMP. By enabling medium density residential development in a well-located area, the plan supports compact urban form, efficient use of infrastructure, and coordinated growth. The Outline Spatial Plan overlay ensures that development is staged in line with infrastructure upgrades and hazard mitigation, reducing the risk of ad hoc or poorly serviced development. The approach is efficient, as it leverages planned infrastructure investments and aligns zoning with actual land use potential and community needs. By providing for a range of housing types and integrating open space and recreational linkages, the plan supports both social and environmental objectives.

Risk of Acting or Not Acting if There is Uncertain or Insufficient Information

There is a high degree of certainty regarding the sites' suitability for medium density residential development, subject to the planned infrastructure upgrades and hazard mitigation measures. The main risks of acting—rezoning to enable residential development—relate to the timing and delivery of servicing, the management of stormwater and flood risk, and the protection of heritage and landscape values. These risks can be managed through the Outline Spatial Plan, resource consent conditions, and staging of development. The risk of not acting is more significant: retaining the current zoning would perpetuate underutilisation of land identified for intensification, limit the district's ability to meet housing demand, and undermine the objectives of the FDS and Wakefield growth strategy. Not acting would also miss the opportunity to deliver integrated recreational and ecological enhancements in the area.

Economic Benefits and Employment

Rezoning these sites to enable medium density residential development will stimulate local construction activity, support the viability of local services and amenities, and contribute to the economic resilience of Wakefield. By increasing the supply and diversity of housing, the plan will help attract and retain residents, support local businesses, and provide employment opportunities during the development phase. The integration of parks, reserves, and walkways will enhance the attractiveness of the area, supporting both community wellbeing and the local economy.

Overall Appropriateness

Rezoning T-29a, T-29c, and T-30 (Wakefield town centre intensification) as proposed—Medium Density Residential Zone, with an Outline Spatial Plan overlay—is the most appropriate planning response. This approach is grounded in robust evidence, aligns with the strategic direction of the FDS and Wakefield growth strategy, and reflects both technical advice and community aspirations. It addresses the identified need for additional housing, supports integrated infrastructure and amenity provision, and provides a clear, future-focused framework for sustainable growth in Wakefield. The risks associated with servicing, environmental management, and heritage protection are manageable and outweighed by the benefits of acting, particularly given the strong policy support for coordinated, resilient urban development.

4.1.10. ASSESSMENT AGAINST TRMP OBJECTIVES AND POLICIES

Assessment against TRMP Objectives and Policies:

The proposed rezoning of this site to the Medium Density Residential Zone has been assessed against the operative

provisions of the TRMP, and the proposed objectives and policies introduced through Plan Change 81. The proposal is consistent with the relevant objectives and policies in Chapter 6 (Urban Environment Effects), including Section 6.4A (Land for Residential Activities) and the Wakefield provisions in Section 6.17, as well as Chapter 13 (Natural Hazards).

- Objective 6.4A.2.1 seeks to ensure sufficient residential capacity to meet demand in the urban environment and rural centres. The rezoning contributes to this objective by enabling additional housing capacity within the Wakefield urban area.
- Objective 6.4A.2.2 supports the development of a well-functioning urban environment through intensification that provides a range of housing types and sizes, supported by appropriate urban design and amenity outcomes. The proposal is consistent with this objective by enabling medium density development in close proximity to the Wakefield town centre.
- The proposal is supported by the Medium Density Residential Zone policy framework, in particular:
    - Policy 6.4A.3.5, which enables a range of residential activities with greater intensity of built form;
    - Policy 6.4A.3.6, which provides for baseline development while maintaining the ability for more comprehensive development over time; and
    - Policy 6.4A.3.7, which enables medium density development where it contributes to a well-functioning urban environment and achieves appropriate urban design and amenity outcomes.
- In parts of the site where a coordinated approach is required, development will be guided by an Outline Spatial Plan in accordance with Policies 6.4A.3.8(a), 6.4A.3.10 and 6.4A.3.11. This ensures a structured approach to subdivision and development, including the integration of transport networks, infrastructure, open space, and staging.
- In other parts of the site, development will occur within an existing urban context and is consistent with the design-based framework provided by Policy 6.4A.3.8(b), recognising that acceptable urban design and amenity outcomes cannot be achieved through prescriptive standards alone.
- In these areas, Policies 6.4A.3.12 to 6.4A.3.14 provide for comprehensive, land use-led development supported by the Medium Density Residential Design Matrix, enabling flexibility in built form while ensuring appropriate urban design and amenity outcomes.
- The proposal is consistent with the Wakefield-specific policies, including Policies 6.17.1.6A and 6.17.1.6B, which provide for a greater range of housing choice and increased residential density within the urban area.
- With on-site mitigation measures, the proposal is also consistent with Policy 6.17.3.2, which seeks to avoid or manage flood hazard risk when enabling urban development.
- The proposal supports efficient use of land and infrastructure (Objective 6.2.2.2 and Policy 6.2.3.2A), and directs growth to an established urban area consistent with the Future Development Strategy.
- The approach is also consistent with Policy 6.1.3.1 (urban design), Policy 6.1.3.2 (integrated stormwater management), and Policy 6.2.3.6 (stormwater effects).
- Objectives in 13.1.2 seek to manage areas subject to natural hazards by ensuring development is avoided or mitigated according to the level of risk, and that land development (including infrastructure) is resilient to natural hazards.
- With hazard mitigation measures, the approach is consistent with the Policies in 13.1.3 that seek to avoid or mitigate the effects of natural hazards on land use activities.

Overall, the proposal represents an appropriate and effective means of achieving the relevant operative and proposed objectives and policies of the TRMP by enabling medium density residential development through a combination of structured and design-led approaches appropriate to the characteristics of the site.

Assessment of Overlay – Outline Spatial Plan (OSP):
The application of an Outline Spatial Plan overlay to part of the site is consistent with the operative and proposed

objectives and policies of the TRMP, particularly Policies 6.4A.3.8 to 6.4A.3.11, which provide for the use of Outline Spatial Plans where a structured and coordinated approach is required.

- Policy 6.4A.3.8(a) provides for the use of Outline Spatial Plans to coordinate the spatial layout of development, including the location, layout, density and form of development, and to ensure the integrated and efficient development of land and infrastructure.
- Policies 6.4A.3.10 and 6.4A.3.11 require Outline Spatial Plans for sites or groups of sites with undeveloped areas of 5,000m² or greater, or where a planned approach is necessary to achieve appropriate development outcomes.
- Outline Spatial Plans provide a coordinated framework for development, including the layout of roads, blocks, open space, and infrastructure, and support integration with the surrounding urban environment.
- The approach supports the achievement of high-quality urban design and amenity outcomes through coherent and comprehensively planned development, consistent with Policy 6.4A.3.7.
- The use of an Outline Spatial Plan also supports the efficient functioning of transport networks and infrastructure, including through well-connected street layouts and integration with existing networks.

The OSP overlay ensures that development of the relevant parts of the site occurs in a planned, integrated and coordinated manner, while other parts of the site can proceed under the design-based Medium Density Residential framework where an Outline Spatial Plan is not required.

4.2. Wakefield – T-108 412 Main Road/Bird Lane, Spring Grove

Area Name:	Wakefield
Town/Location:	Wakefield
Current Zone:	Rural 1
Estimated Yield:	13 hectares of Light Industrial Land
Area (ha):	13

Recommended Zoning Change:

T-108: Rural 1 Zone to Deferred Light Industrial Zone

Add Outline Spatial Plan overlay

Note: Refer to PC81 s32 Evaluation Report Appendix 1.1 for proposed PC81 maps or https://eplan.tasman.govt.nz

4.2.1. PLANNING BACKGROUND

Site T-108 has been zoned Rural 1 since the TRMP's inception.

Site T-108 forms part of the adopted FDS. While the site comprises highly productive land, this was highlighted in public consultation on the FDS. Wakefield has a shortage of industrial land over the next 10 years. The proposed rezoning balances the need for further business provision, to complement the housing growth proposed, so that jobs are provided in the town for some future residents.

This site is bordered by a mix of rural lifestyle, residential, light industrial and rural uses. The river is also located along the northern boundary of the site. The residential uses are located across the road, along part of Bird Lane, in a Rural 1 deferred residential area.

There are no NZAA sites or heritage buildings located within this site. Two protected trees (T622 and T547) are located within the site, along the Main Road Spring Grove boundary.

This site is outside of the Fire Sensitive Area. Discharge rules applying to areas outside of Fire Sensitive and Fire Ban areas are considered to be sufficient for this deferred site. It is likely that there will be a future separate plan change to extend the Fire Sensitive Area over this site.

Outline Spatial Plan
As a greenfield site, an OSP has been developed to guide development and provide an anticipated future structure that is enabled by the proposed rules in Section 16.3.3A.

4.2.2. NATURAL HAZARDS CONSIDERATIONS Further detailed information is provided in Appendix 24 of the PC81 Section 32 Report
Natural hazard risk level assessment summary: The north-western end of the site extends onto a lower terrace that is exposed to flooding from the Wai-iti River during flood events, while the remainder of the site is not considered subject to flood hazards. The risk level from flood hazards is assessed as low with mitigation measures. The residual risk remains medium dependent on the mitigation measures adopted.

4.2.3. SERVICING CONSIDERATIONS Further detailed information is found in Appendix 3 of the PC81 Section 32 Report	
Water Supply Servicing	Current water services for additional development within this site is limited. Upgrades included in the 2024 LTP to improve water services for these sites include: - Upgrade of the trunk water main from Brightwater to Wakefield, and upgrading source and treatment infrastructure, programmed for year four to eight.
Wastewater Servicing	Capacity improvements depend on the Waimea trunk main upgrade which are included in the 2024 LTP.
Stormwater Servicing	There is no infrastructure in place for this site to manage a 10% or 1% AEP event. Developers would need to determine and fund a stormwater servicing solution.
Transportation/Roading Servicing	An upgrade to Bird Lane and the Bird Lane / Bird Road / SH6 intersection is planned and included in LTP (2032/33). A more extensive upgrade, possibly including a roundabout is likely to be necessary to accommodate the additional traffic using the intersection from the T194 residential zones. Walking and cycling connections are required, probably along SH6, subject to confirmation with NZTA. **Indicative Items:** The following indicative road is proposed; - A new indicative road is proposed extending from Bird Lane through the site to connect with the existing paper road (and formed road) adjoining 25 Bird Lane.

4.2.4. IWI INTERESTS Values, Cultural Heritage, and Te mana o te wai
Ngā iwi highlighted that proximity to the river may suggest occupation and hence a request for iwi monitoring for any excavations. Ngā iwi are also interested in potential stormwater runoff from the industrial area and the developer led solution.

4.2.5. COMMUNITY SERVICES AND FACILITIES	
Parks and Reserves	**TRMP Provisions;** Refer to Appendix 1 (TRMP Schedule of Amendments). **Indicative Items:** An indicative walkway is proposed to provide this site with access down to the River.

4.2.6. PRODUCTIVE LAND

Site T-108 is currently zoned Rural 1 and has underlying LUC3 category soils. Therefore, in accordance with Clause 3.5(7) of the NPS HPL, this site meets the definition of Highly Productive Land. However, Clause 3.6(6) of the NPS HPL states that Tier 2 territorial authorities (Tasman) may allow urban rezoning of LUC3 Highly Productive Land.

It is also noted that rezoning this land contributes to providing sufficient development capacity to meet demand as required by the NPS-UD, and there are no other reasonably practicable options to meet demand while achieving a well-functioning urban environment. Therfore, the benefits of re-zoning the land outweigh the costs of the loss of the LUC3 soil.

4.2.7. ECOLOGY AND GROUNDWATER

Values, Streams and Rivers, SNAs, and Wetlands

There are no wetlands or areas of high biodiversity located within, or in close proximity to, this site. A river runs along the back of the site, and an ephemeral channel runs through the site. Setbacks to the river need to ensure potential for adverse effects from increased earthworks and sedimentation are mitigated. When this site is developed, it is likely that restoration around the river will be required.

There is a productive unconfined aquifer under this site, therefore, discharges will need to be managed carefully. If developers use groundwater they will need to obtain a resource consent to the wai-iti dam to access this groundwater.

4.2.8. OPTIONS ASSESSMENT FOR SITE LOCATION T-108

Summary of Options

- **Option 1:** Retain the status quo and keep the existing Rural 1 zoning.
- **Option 2** (Preferred): Rezone to Deferred Light Industrial Zone, with an Outline Spatial Plan overlay.
- **Option 4:** Apply or amend spatial layers (other than zones), specifically the Outline Spatial Plan to guide development, infrastructure, and connectivity.

Option 2 is the preferred approach, as it aligns with the Future Development Strategy (FDS), the servicing realities, and the strategic need for employment land in Wakefield.

Costs and Constraints

Retaining the current Rural 1 zoning would maintain the land for rural and productive use, but this approach does not reflect the strategic direction of the FDS, which identifies the site as suitable for light industrial zoning. The northwestern end of this site extends onto a lower terrace and is subject to flood hazard from the Wai-iti River. The remainder of the site is not considered to be subject to flood hazards, though isolated ponding of incident rainfall

could occur in places. There are no NZAA sites or heritage buildings within the site, but two protected trees (T622 and T547) are located along the Main Road Spring Grove boundary. The site is outside of the Fire Sensitive Area, but it is likely that a future plan change will extend the Fire Sensitive Area over this site.

Servicing is a key consideration. Current water services for additional development within this site are limited, but upgrades are included in the 2024 LTP to improve water services, including an upgrade of the trunk water main from Brightwater to Wakefield and upgrading source and treatment infrastructure, programmed for year four to eight. Wastewater servicing will also require upgrades, with the Waimea trunk mains project programmed for future years. There is no infrastructure in place for this site to manage a 10% or 1% AEP stormwater event, so developers would need to determine and fund a stormwater servicing solution. Transport access will require a new indicative road extending from Bird Lane through the site to connect with the existing paper road adjoining 25 Bird Lane.

Benefits and Opportunities

Rezoning T-108 as proposed will enable the delivery of approximately 50 light industrial lots (at 2,000 sq m each) in a location identified for business growth in both the FDS and the Wakefield growth strategy. The Outline Spatial Plan overlay will ensure that development is coordinated, with integrated provision for roads, reserves, and stormwater management. The site's proximity to existing and planned infrastructure, as well as its location near the Wakefield town centre and residential areas, makes it highly suitable for light industrial development. The plan provides for a modest expansion of employment land, which will help address the district's shortfall in industrial capacity and support a more diverse and resilient local economy. The inclusion of an indicative walkway to provide access down to the river will enhance amenity and support ecological values. The rezoning also responds to community feedback supporting more business opportunities and improved access to services in Wakefield.

Effectiveness and Efficiency

The proposed rezoning is highly effective in implementing the strategic direction of the FDS, the Wakefield growth strategy, and the relevant objectives and policies of the TRPS and TRMP. By enabling light industrial development in a well-located area, the plan supports compact urban form, efficient use of infrastructure, and coordinated growth. The Outline Spatial Plan overlay ensures that development is staged in line with infrastructure upgrades and hazard mitigation, reducing the risk of ad hoc or poorly serviced development. The approach is efficient, as it leverages planned infrastructure investments and aligns zoning with actual land use potential and community needs. By providing for light industrial land and integrating stormwater management and recreational linkages, the plan supports both economic and environmental objectives.

Risk of Acting or Not Acting if There is Uncertain or Insufficient Information

There is a high degree of certainty regarding the site's suitability for light industrial development, subject to the planned infrastructure upgrades and hazard mitigation measures. The main risks of acting—rezoning to enable light industrial development—relate to the timing and delivery of servicing, the management of flood risk, and the need to ensure appropriate ground levels for future climate scenarios. These risks can be managed through the Outline Spatial Plan, resource consent conditions, and staging of development. The risk of not acting is more significant: retaining the current zoning would perpetuate underutilisation of land identified for business growth, limit the district's ability to meet industrial demand, and undermine the objectives of the FDS and Wakefield growth strategy. Not acting would also miss the opportunity to deliver integrated stormwater and recreational enhancements in the area.

Economic Benefits and Employment

Rezoning T-108 to enable light industrial development will stimulate local construction activity, support the viability of local services and amenities, and contribute to the economic resilience of Wakefield. By increasing the supply of employment land, the plan will help attract and retain businesses, support local employment, and provide services for both residents and visitors. The integration of stormwater management and recreational linkages will enhance the attractiveness of the area, supporting both community wellbeing and the local economy.

Overall Appropriateness

Rezoning T-108 (412 Main Road/Bird Lane, Spring Grove) as proposed—Deferred Light Industrial Zone, with an Outline Spatial Plan overlay—is the most appropriate planning response. This approach is grounded in robust evidence, aligns with the strategic direction of the FDS and Wakefield growth strategy, and reflects both technical advice and community aspirations. It addresses the identified need for additional employment land, supports integrated infrastructure and amenity provision, and provides a clear, future-focused framework for sustainable economic growth in Wakefield. The risks associated with servicing and environmental management are manageable and outweighed by the benefits of acting, particularly given the strong policy support for coordinated, resilient urban and business development.

4.2.9. ASSESSMENT AGAINST TRMP OBJECTIVES AND POLICIES

Assessment against TRMP Objectives and Policies:

The proposed rezoning of this site to an industrial zone has been assessed against the operative provisions of the TRMP, and the proposed objectives and policies introduced through Plan Change 81. The proposal is consistent with the relevant objectives and policies of the TRMP, particularly those in Section 6.5 (Land for Industrial Activities) and Chapter 13 (Natural Hazards).

- Objective 6.5.2.1 and Policy 6.5.3.1A seek to provide a supply of suitable land for regional and district industrial needs over the medium to long term. The rezoning contributes to this objective by providing additional industrial land within the district.
- Policies 6.5.3.3 and 6.5.3.4 promote the identification of areas for industrial activities with good access to the transport network, while avoiding the encroachment of non-industrial activities that would undermine the function of industrial land.
- The proposal supports a settlement pattern that enables industrial activities to operate efficiently with appropriate services and infrastructure, while avoiding adverse effects on sensitive adjoining activities, consistent with Policies 6.5.3.1 and 6.5.3.5–6.5.3.8.
- The approach also aligns with Policy 6.3.3.1 (adequate services) and Policy 6.3.3.5 (well-connected transport networks), ensuring that industrial development is supported by appropriate infrastructure.
- Objectives in 13.1.2 seek to manage areas subject to natural hazards by ensuring development is avoided or mitigated according to the level of risk, and that land development (including infrastructure) is resilient to natural hazards.
- With hazard mitigation measures, the approach is consistent with the Policies in 13.1.3 that seek to avoid or mitigate the effects of natural hazards on land use activities.

The proposal is therefore considered consistent with the relevant operative and proposed objectives and policies of the TRMP for industrial land and natural hazards.

Assessment of Overlay – Outline Spatial Plan (OSP):

The application of an Outline Spatial Plan overlay to this site is consistent with the operative and proposed objectives and policies of the TRMP, as it provides for a coordinated and integrated approach to the development of the site.

- The Outline Spatial Plan coordinates the spatial layout of development, including the arrangement of roads, access, lot configuration, infrastructure, and servicing requirements, ensuring that the site can develop efficiently as an industrial area.
- The overlay supports the integration of the site with the surrounding transport network and ensures appropriate access for industrial activities, including freight movement and servicing requirements.
- The Outline Spatial Plan also assists in managing potential effects on surrounding land uses by providing a structured framework for staging, layout, and interface design.

- The approach supports the efficient use of land and infrastructure and ensures that industrial development occurs in a planned and cohesive manner, consistent with the functional requirements of industrial land.

The OSP overlay ensures that development of the site occurs in a coordinated, integrated and efficient manner, consistent with the intended outcomes for industrial zoning.

4.3. Wakefield – T-194a, T-194b, and T-194c 144 and 200 Whitby Road

Area Name:	Wakefield
Town/Location:	Wakefield
Current Zone:	T-194a: Rural 1 Zone T-194b and T-194c: Rural 2 Zone
Estimated Yield:	240 dwellings (T-194a and T-194c) 59 dwellings (T-194b)
Area (ha):	18.8

Recommended Zoning Change:

T-194a: Rural 1 to Rural 1 deferred Medium Density Residential Zone

T-194c: Rural 2 to Rural 2 deferred Medium Density Residential Zone

T-194b: Rural 2 to Rural 2 deferred Residential with the Wakefield Development Area overlay

Add Outline Spatial Plan overlay

Note: Refer to PC81 s32 Evaluation Report Appendix 1.1 for proposed PC81 maps or https://eplan.tasman.govt.nz

4.3.1. PLANNING BACKGROUND

Site T-194 has been zoned Rural 1 and Rural 2 since the TRMP's inception.

The FDS identifies the growth of Wakefield through central intensification and managed expansion through medium density. Site T-194 formed part of the FDS as a greenfield residential site to be developed at medium density.

Under PC81, sites T-194a and T-194c are proposed for medium density, closer to the existing built up area. This area has been identified as part of a broad Outline Spatial Plan which guides the future development of the MDRZ area and Light Industrial Zone at T-108, and integration with existing zoned residential areas.

Site T-194b is proposed for residential under the Wakefield Development Area overlay, similar to the adjoining site to the west that forms part of plan change 76.

Growth Plan Change 76 for Wakefield is operative from 4 September 2025. This plan change provides additional land for residential housing of a variety of densities within the proposed 'Wakefield Development Area' in Edward Street. Part of this site is also in the adopted FDS (site T-107).

There are no NZAA sites, protected trees or heritage buildings within these sites.

These sites are not located within the Fire Sensitive Area. Discharge rules applying to areas outside of Fire Sensitive and Fire Ban areas are sufficient for these sites. It is likely that there will be a future separate plan change to extend the Fire Sensitive Area over these sites.

Outline Spatial Plan
As a greenfield site utilising the MDRZ, an OSP has been developed to guide development and provide an anticipated future structure that is enabled by the proposed rules in Section 16.3.3A.

4.3.2. NATURAL HAZARDS CONSIDERATIONS

Further detailed information is provided in Appendix 24 of the PC81 Section 32 Report.

Natural hazard risk level assessment summary:
Sites T-194a and T-194c contain some areas subject to shallow flooding from incident rainfall and overland flow from the Pitfure Stream. Sites T-194a and T-194c are assessed as having a low risk level from flood hazards and low residual risk with mitigation measures. Site T-194b is elevated above the Pitfure Stream flood plain but is exposed to flood hazards from a dam located in a watercourse to the south should the dam fail. For site T-194b, the risk level from such flood hazards is assessed as high unless the dam-break hazard is mitigated (either through decommissioning and draining, or structural improvements to the dam). The residual risk is assessed as low if the dam is decommissioned and dewatered, but the residual risk will be higher if water remains impounded behind the dam.

4.3.3. SERVICING CONSIDERATIONS Further detailed information is found in Appendix 3of the PC81 Section 32 Report	
Water Supply Servicing	Water supply servicing is available in principle through the Wakefield water supply network. Council's programme includes upgrading the trunk water main from Brightwater to Wakefield and supplying water from the new Brightwater Treatment Plant (Project 86123), scheduled for Years 4–8. This upgrade is expected to improve supply capacity and resilience for Wakefield, but local pressure, flow, fire-fighting capacity, and connection requirements still need to be confirmed for the proposed development.
Wastewater Servicing	Wastewater servicing is dependent on completion of the Wakefield Richmond trunk main upgrades, including a new pump station at Wakefield and increased capacity from Wakefield to Burkes Bank (Years 2–6).
Stormwater Servicing	Stormwater servicing for T-194a, T-194b, and T-194c will need to be addressed through sitespecific design. There is no existing infrastructure designed to manage the 10% AEP storm event. Developers will be responsible for determining and funding appropriate stormwater management solutions.
Transportation/ Roading Servicing	Transport servicing is a key consideration for the Whitby Road sites. Referencing previous comments regarding cul-de-sac lengths, it is suggested that a Crescent layout be considered for T-194a, or alternatively, a through road connecting Bird Road and SH6. This will require further discussion with NZTA.

4.3.4. IWI INTERESTS Values, Cultural Heritage, and Te mana o te wai
Ngā iwi o Te Tauihu have not raised any issues in relation to this proposal.

4.3.5. COMMUNITY SERVICES AND FACILITIES	
Parks and Reserves	**TRMP Provisions;** Refer to Appendix 1 (TRMP Schedule of Amendments). **Indicative Items**: A neighbourhood park (approx. 2500^2) is proposed within T194a to provide recreational opportunities for the residents.

4.3.6. PRODUCTIVE LAND

T-194a and T-194c have underlying LUC3 soils, and are currently zoned Rural 1 and Rural 2. Therefore, in accordance with Clause 3.5(7) of the NPS HPL, these sites meet the definition of Highly Productive Land. The productivity of these sites is limited by the State Highway.

T-194b is currently zoned Rural 2. The site consists of both LUC6 soils and LUC3 soil (the green area shown in the image below). In accordance with Clause 3.5(7) of the NPS HPL, the area of the site consisting of LUC6 category soils does not meet the definition of Highly Productive Land. However, the area of the site (approximately 22,785m2) consisting of LUC3 category soil does meet the definition of Highly Productive Land.

However, Clause 3.6(6) of the NPS HPL states that Tier 2 territorial authorities (Tasman) may allow urban rezoning of LUC3 Highly Productive Land.

4.3.7. ECOLOGY AND GROUNDWATER

Values, Streams and Rivers, SNAs, and Wetlands

There are no wetlands, waterbodies or areas of high biodiversity located within, or near, this site.

There is no groundwater available to be allocated under these sites. A deep Moutere aquifer is located under T-194b (too deep to be affected by any discharges).

An aquifer is located under sites T-194a and T-194c, however it is not very productive. Discharges from these sites will be managed and consider the potential effect of runoff flowing into the unconfined aquifer to the north of the sites. The Council wastewater system should be utilised here to reduce the risk of contaminated shallow groundwater (higher risk due to clay soils).

4.3.8. OPTIONS ASSESSMENT FOR SITE LOCATION T-194a, T-194b, and T-194c

Summary of Options

- **Option 1:** Retain the status quo and keep the existing Rural 1 and Rural 2 zoning.
- **Option 2 (Preferred):** Rezone T-194a and T-194c from Rural 1 and Rural 2 to deferred Medium Density Residential Zone, and T-194b from Rural 2 to Residential Zone.
- **Option 4:** Apply or amend spatial layers (other than zones), with two permutations:
    - **4a:** Implement an Outline Spatial Plan (OSP) for the area.
    - **4b (Preferred):** Include the area in the Wakefield Development Area overlay (rather than an OSP), as the site is standard residential and contiguous with an adjoining area already in the Wakefield Development Area.

Costs and Constraints Option 1 would maintain the land as Rural 1 and Rural 2, preserving it for rural and productive use. However, this would not address the identified shortfall in housing land capacity in Wakefield. No infrastructure upgrades would be triggered, and the opportunity to provide new housing and support community growth would be lost. Parts of T-194a and T-194c are subject to shallow flooding during extreme rainfall events, but this can be managed through appropriate design and stormwater reticulation. Water supply is currently limited, but upgrades are planned in the 2024 LTP. Wastewater and stormwater servicing will require upgrades and developer-led solutions. The sites are classified as Highly Productive Land (LUC3 for T-194a and T-194c, and part of T-194b), but the latest amendments to the NPS HPL allows the urban rezoning of LUC 3 land, and the need for housing in Wakefield outweighs the loss of productive land.

Option 2 would allow for the development of approximately 300 residential lots. Site T-194b is located on a terrace elevated above the active flood plain of the Pitfure Stream. Immediately to the southeast of the site there is a small catchment which drains north-westwards. Two dams and associated ponds have been constructed in this catchment. Three dam break assessments[2] have been undertaken and concluded that, depending on the specific location and nature of the dam failure, much of T-194b would be inundated presenting a high hazard to both property and life safety.

Deferred zoning ensures development only proceeds when infrastructure is available and flood and dam beak mitigation is addressed. The inclusion of a neighbourhood park and indicative roads will enhance amenity and connectivity for new residents. The sites are well-located near existing urban areas and transport corridors, supporting efficient development. The productivity of these sites is limited by the State Highway, and parts of the sites have already been developed or are adjacent to existing urban areas.

Option 4a (OSP) would provide a detailed spatial framework for the area, guiding the layout of roads, reserves, and infrastructure. However, as the site is not proposed for MDRZ and is contiguous with an area already in the Wakefield Development Area, a full OSP may not be necessary or efficient. Option 4b (Wakefield Development Area overlay) is preferred, as it provides a consistent planning approach for standard residential zoning, ensures integration with the adjoining area, and allows for coordinated infrastructure and amenity provision without the complexity of a separate OSP.

Benefits and Opportunities Option 1 preserves productive rural land but does not create new housing or support community growth. Option 2 provides much-needed residential land to support Wakefield's projected growth, helping to address the district's housing shortfall. Deferred zoning ensures development only proceeds when infrastructure is available and flood mitigation is addressed. The inclusion of a neighbourhood park and indicative roads will enhance amenity and connectivity for new residents. Option 4b (Wakefield Development Area overlay)

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2 *"Plan Change 65 Dambreak Assessment"; Tonkin and Taylor Ltd; 3 July 2017*
"335 Higgins Rd Irrigation Dam"; Tonkin and Taylor Ltd; July 2019
"PC81 dam break assessment – 335 Higgins Road Irrigation Dam, Wakefield"; Tonkin and Taylor Ltd; 5 September 2025

enables coordinated planning and infrastructure delivery across contiguous residential areas, supporting a more efficient and integrated urban form.

Effectiveness and Efficiency Option 1 is not effective in meeting the FDS or Council's obligations to provide for housing and managed urban growth. It is an inefficient use of land given the strategic need for residential land in Wakefield. Option 2 is highly effective in delivering on the FDS and supporting local housing supply. It is an efficient use of land in a strategic location, with infrastructure and environmental constraints managed through deferred zoning and site-specific design. Option 4b (Wakefield Development Area overlay) is the most efficient spatial layer, as it leverages existing planning frameworks, avoids duplication, and ensures integration with the wider Wakefield residential area.

Risk of Acting or not acting if there is uncertain or insufficient information Option 1 carries low risk but perpetuates the shortage of residential land and limits community growth. Option 2 carries some uncertainty regarding flood mitigation and infrastructure timing, but these can be managed through staging, developer contributions, and site-specific design. Not acting would perpetuate the shortage of residential land, limit community growth, and undermine the FDS and Council's obligations. Option 4b (Wakefield Development Area overlay) reduces risk by providing a clear and consistent planning framework, supporting coordinated infrastructure and amenity provision.

Economic benefits and employment Option 1 does not provide new economic or employment benefits. Option 2 supports local construction, increases the population to sustain local services and amenities, and helps Wakefield remain a vibrant, self-sustaining community. Option 4b (Wakefield Development Area overlay) further supports economic resilience by enabling efficient infrastructure delivery and supporting a cohesive residential community.

Overall appropriateness Option 2—rezoning T-194a and T-194c from Rural 1 and Rural 2 to deferred Medium Density Residential Zone, and T-194b from Rural 2 to Residential Zone—is the most appropriate planning response, with the Wakefield Development Area overlay (Option 4b) as the preferred spatial layer. This approach is grounded in robust evidence, aligns with the strategic direction of the FDS and Wakefield growth strategy, and reflects both technical advice and community aspirations. It addresses the identified need for additional housing, supports integrated infrastructure and amenity provision, and provides a clear, future-focused framework for sustainable growth in Wakefield. The risks associated with servicing, environmental management and dam safety management are manageable due to the deferral of the land and outweighed by the benefits of acting, particularly given the strong policy support for coordinated, resilient urban development.

4.3.9. ASSESSMENT AGAINST TRMP OBJECTIVES AND POLICIES

Assessment against TRMP Objectives and Policies:

The proposed rezoning of this site to the Medium Density Residential Zone has been assessed against the operative provisions of the TRMP, and the proposed objectives and policies introduced through Plan Change 81. The proposal is consistent with the relevant objectives and policies for urban growth and residential development, particularly those in Chapter 6 (Urban Environment Effects), including Section 6.4A (Land for Residential Activities), the Wakefield provisions in Section 6.17, and Chapter 13 (Natural Hazards).

- Objective 6.4A.2.1 seeks to ensure sufficient residential capacity to meet demand in the urban environment and rural centres. The rezoning contributes to this objective by enabling a significant area of new housing capacity in a planned urban growth area.
- Objective 6.4A.2.2 supports a well-functioning urban environment through intensification that provides a range of housing types and sizes and achieves appropriate urban design and amenity outcomes. The proposal is consistent with this objective by enabling medium density development in a location identified for growth.
- The proposal is supported by the Medium Density Residential Zone policy framework, in particular:
- Policy 6.4A.3.5, which enables a range of residential activities with greater intensity of built form;

- Policy 6.4A.3.6, which provides for baseline development while ensuring that the potential for comprehensive development is not compromised; and
- Policy 6.4A.3.7, which enables medium density development where it contributes to a well-functioning urban environment and achieves appropriate urban design and amenity outcomes.
- As a greenfield site, development will be guided by an Outline Spatial Plan in accordance with Policies 6.4A.3.8(a), 6.4A.3.10 and 6.4A.3.11, which provide for a structured, spatial planning approach to coordinate the layout, density and form of development and ensure integrated and efficient development of land and infrastructure.
- The proposal aligns with Objective 6.2.2.2 and Policy 6.2.3.2A by promoting efficient use of land and infrastructure, and directs growth to a planned urban expansion area consistent with the Future Development Strategy.
- The proposal is also consistent with Policy 6.1.3.1 (urban design), Policy 6.3.3.1 (adequate services), and Policy 6.3.3.5A (well-connected transport networks).
- With on-site mitigation measures, and subject to confirmation that risks associated with the dam and downstream effects on residential areas are appropriately managed, the proposal is consistent with Policy 6.17.3.2, which seeks to avoid or manage flood hazard risk when enabling urban development.
- The proposal is consistent with Policies 6.17.1.6A and 6.17.1.6B, which support a greater range of housing choice and increased residential density within Wakefield.
- Objectives in 13.1.2 seek to manage areas subject to natural hazards by ensuring development is avoided or mitigated according to the level of risk, and that land development (including infrastructure) is resilient to natural hazards.

With hazard mitigation measures, the approach is consistent with the Policies in 13.1.3 that seek to avoid or mitigate the effects of natural hazards on land use activities.

The proposal is therefore considered to give effect to the relevant operative and proposed objectives and policies of the TRMP for greenfield medium density residential development and natural hazards.

Assessment of Overlay – Outline Spatial Plan (OSP):

The application of an Outline Spatial Plan overlay to this site is consistent with the operative and proposed objectives and policies of the TRMP, particularly Policies 6.4A.3.8 to 6.4A.3.11, which provide for the use of Outline Spatial Plans where a structured and coordinated approach is required for larger or undeveloped sites.

- Policy 6.4A.3.8(a) provides for the use of Outline Spatial Plans to coordinate the spatial layout of development, including the location, layout, density and form of development, and to ensure the integrated and efficient development of land and infrastructure.
- Policies 6.4A.3.10 and 6.4A.3.11 require Outline Spatial Plans for sites or groups of sites with undeveloped areas of 5,000m^2 or greater, or where a planned approach is necessary to achieve appropriate development outcomes.
- Outline Spatial Plans provide a coordinated framework for development, including the layout of roads, blocks, open space, and infrastructure, and support integration with the surrounding urban environment.
- The approach supports the achievement of high-quality urban design and amenity outcomes through coherent and comprehensively planned development, consistent with Policy 6.4A.3.7.

- The use of an Outline Spatial Plan also supports the efficient functioning of transport networks and infrastructure, including through well-connected street layouts and integration with existing networks.

The OSP overlay ensures that development of the site occurs in a planned, integrated and coordinated manner, consistent with the intended outcomes of the Medium Density Residential Zone.

5. Motueka and Motueka Valley

The context for Richmond's residential and business land demand above provides the explanation on why the town of Motueka forms part of the Nelson Tasman urban environment and Council's legal obligations to provide for growth.

Motueka is Tasman's second largest town and has high demand for housing and business land now and in the future. Demand for housing in Motueka is heightened by the horticultural industry's need for accommodation for seasonal workers. This seasonal worker accommodation is in addition to the Recognised Seasonal Employer Scheme, where employers need to provide their own on-site purpose built accommodation. This demand is demonstrated by the purchase of motels and backpackers in Motueka for worker accommodation.

However, Motueka has significant constraints that limit opportunities for greenfield development close to the urban area, as well as further intensification. Motueka's growth strategy provides for intensification/medium density in and near the centre, both on undeveloped sites and already developed sites and rural residential development to the west of the town, further away from the constraints the town faces.

Demand exists for 770 dwellings in Motueka over the next 10 years (224 of which are for attached dwellings) and a further 1,250 dwellings in the longer term 2035-2054 (365 of which are for attached dwellings). There is greater demand for housing in Motueka than can be provided for with available land, but this will need to be at least partly met in other locations.

Over the next 10 years, to 2034, Motueka has a significant shortfall of housing, amounting to 450 dwellings overall. Richmond can provide for some but not all of Motueka's shortfall of dwellings. In the longer term (2035-2054), Motueka's shortfall of housing can be provided for by surpluses of dwellings in Māpua and Richmond.

Motueka is unable to provide for a significant amount of the demand for attached dwellings over the 30-year period. This is despite the proposals contained within PC81.

This medium-term deficit in Motueka is due to its constraints including low-lying land, natural hazards (coastal inundation and flooding risks to the east) and highly productive land to the west, as well as the significant cost of new infrastructure. This means significant additional residential zoning in Motueka is currently not possible.

Low income and housing affordability are issues across most of the District, but Motueka and Golden Bay (Mohua) have the highest proportion of households on relatively low incomes and a greater need for affordable housing options. Council's Housing Preferences Survey 2021 (income constrained) found that the largest mismatch is observed in Motueka where 26% of respondents would prefer to live, but given financial constraints only 11% could afford to.

The sites proposed in PC81 in Motueka all formed part of the adopted FDS.

5.1. Motueka – T-190a, T-190b, T-190c, T-190d Motueka West greenfield intensification (Whakarewa St)

Area Name:	Motueka Central
Town/Location:	Motueka
Current Zone:	T-190a: Tourist Services deferred Residential Zone T-190b: Rural 1 deferred Residential Zone T-190c and T-190d: Residential Zone
Estimated Yield:	174 dwellings
Area (ha):	9

Recommended Zoning Change:

T-190a: Tourist Services deferred Residential Zone to Tourist Services deferred Medium Density Residential Zone.

T-190b: Rural 1 deferred Residential Zone to Rural 1 deferred Medium Density Residential Zone.

T-190c: Residential Zone to Medium Density Residential Zone.

T-190d: Residential Zone to Residential deferred Medium Density Residential Zone.

Add Outline Spatial Plan overlay

Note: Refer to PC81 s32 Evaluation Report Appendix 1.1 for proposed PC81 maps or https://eplan.tasman.govt.nz

5.1.1. PLANNING BACKGROUND

When the TRMP was first operative site T-190a was zoned Tourist services, T-190b was Rural 1, and T-190c and T-190d were Residential. Plan Change 43 to the TRMP (operative in 2014) rezoned T-190a from Tourist Services to Tourist Services deferred Residential and T-190b from Rural 1 to Rural 1 deferred Residential.

The wider site T-190 formed part of the adopted FDS. Part of T-190 (excluded from this plan change) has already been proposed for rezoning under plan change 80 Motueka West and a hearing was held in November 2024, with a decision approved by Council in February 2025. The appeal period has yet to commence. The purpose of this plan change was to rezone land from Rural 1 deferred Residential to Residential (compact density – 200 dwellings), in

5.1.1. PLANNING BACKGROUND

order to enable medium density housing. Funding from Central Government's infrastructure acceleration fund was secured for this area of Motueka West.

Site T-190 as a whole represents the best option for Motueka to provide for medium density near the centre, on greenfield land. This site was identified in Council's first FDS (as well as the FDS) and was prioritised in Council's adopted intensification action plan 2020.

As noted above part of the site has progressed for rezoning more quickly, due to securing some funding from Central Government for infrastructure.

The remainder of the site proposed for rezoning as part of PC81 comprises T-190a and T-190b proposed for medium density and T-190c and T-190d (properties currently owned largely by Kāinga Ora), for redevelopment at medium density. As a greenfield MDRZ site, an Outline Spatial Plan has been developed which addresses access requirements to High Street and redevelopment requirements for the existing dwellings fronting High Street. Many of the dwellings fronting High Street are owned by Wakarewa Trust which owns the existing land on the western side. Therefore, there are strong opportunities for comprehensive redevelopment of much of this land.

There are no NZAA sites, protected trees or heritage buildings located within sites T-190a, T-190b and T-190c. There is no heritage buildings located within T-190c, but there is a NZAA site (N27/104) and protected tree (T321) located at 328 High Street. The NZAA site is an artefact find, recorded as Māori and Indigenous pre-1769. The protected tree is a Totara.

Site T-190a, T-190c and T-190d are within the existing Fire Ban Area. Site T-190b is partly within the Fire Ban area and partly within the deferred Fire Ban Area. The Fire Ban deferred Area within T-190b is suitable given the proposed deferred zoning. The Fire Ban Area is appropriate for the proposed Medium Density Residential Zone.

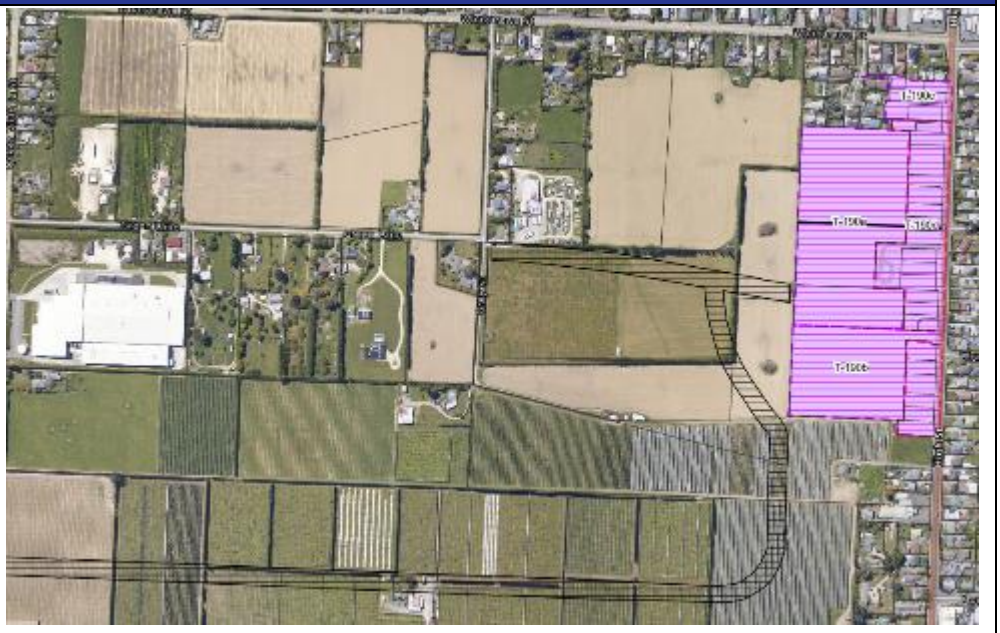
5.1.2. NATURAL HAZARDS CONSIDERATIONS

Further detailed information is provided in Appendix 24 of the PC81 Section 32 Report.

Natural hazard risk level assessment summary:

These sites are exposed to shallow flooding from incident rainfall and local overland flows during rainfall events. These sites are also exposed to overland flood flows from the Motueka River should the stopbanks fail. The Lower Motueka River stopbanks are designed to contain a flood flow with a 2% AEP. These sites are located in an area where liquefaction damage is possible, within the yellow tsunami evacuation zone, and where long-term sea-level rise is expected to begin affecting the area towards the end of the 100-year planning horizon. With appropriate mitigation measures the hazard risk levels have been assessed as low for flooding and liquefaction. Coastal inundation hazards are assessed as having a medium risk level under a 2m sea level rise. With mitigation measures the residual risk also remains low for these hazards. Tsunami risk level has been assessed as medium, and the residual risk remains medium.

5.1.3. SERVICING CONSIDERATIONS Further detailed information is found in Appendix 3 of the PC81 Section 32 Report	
Water Supply Servicing	Adequate trunk water mains are available in Whakarewa Street and Grey Street, and the Motueka water supply system has sufficient overall capacity to support additional dwellings in principle. However, there is currently no public water main along the High Street frontage between Whakarewa Street and King Edward Street. Council's LTP includes a Project (862.66 - Years 6–7) to extend the Grey Street trunk main to King Edward Street. Until that extension is delivered, any water servicing to development fronting High Street would require developer-funded extensions either within the site or along the frontage.
Wastewater Servicing	Wastewater reticulation and connections are available within parts of the assessment area, particularly at locations c and d, and these areas can support only limited intensification under current network conditions. The existing High Street wastewater reticulation requires upgrade and replacement to support additional development.
Stormwater Servicing	Stormwater servicing across the Motueka High Street frontage for sites (T-190a, T-190b, T-190c and T-190d) is constrained and varies across the sites. A major stormwater pipe and swale upgrade has recently been completed in the wider area, improving capacity for parts of the network. However, stormwater modelling continues to show extensive flooding across this locality during the 1% AEP event, with multiple OLFPs and areas of localised ponding. Some incoming flow paths are expected to be better mitigated in the short term as development to the west is completed. Nonetheless, overall discharge capacity is anticipated to remain insufficient for an extended period. As a result, stormwater effects cannot be fully resolved through site-by-site mitigation alone and will require comprehensive interim design responses, with further planning and investment by developers and/or Council.
Transportation/Roading Servicing	These sites are well positioned from a transport perspective, given their close proximity to the town centre and local schools. Future redevelopment of properties fronting High Street presents an opportunity to enable corridor widening to support walking and cycling infrastructure. Increased residential density and the associated rise in vehicle access points along High Street are likely to elevate the potential for conflicts between turning vehicles, through traffic, pedestrians, and cyclists. The proposed indicative road linking to High Street may help relieve traffic pressure at the Whakarewa Street/High Street intersection. Indicative Roads are identified in the Outline Spatial Plan. Surrounding indicative roads are to be deleted as they are out of date.

5.1.3. SERVICING CONSIDERATIONS Further detailed information is found in Appendix 3 of the PC81 Section 32 Report	
	

5.1.4. IWI INTERESTS Values, Cultural Heritage, and Te mana o te wai
Ngā iwi o Te Tauihu requested iwi monitoring for excavations in this area. There is known cultural heritage significance in the area.

5.1.5. COMMUNITY SERVICES AND FACILITIES	
Parks and Reserves	**TRMP Provisions;** Refer to Appendix 1 (TRMP Schedule of Amendments). **Indicative Items:** No new indicative reserves or walkways are proposed within this PC81 area. Note: there are existing indicative reserves walkways and a stormwater reserve identified in the TRMP for the Motueka Central Area, no changes are proposed to these items. Thorp Bush is also located near the sites, to the northeast.

5.1.6. PRODUCTIVE LAND
Sites T-190a, T-190b, T-190c and T-190b have underlying LUC1 soils, however, are currently zoned Tourist Services, Rural 1 deferred Residential and Residential. In accordance with Clause 3.5(7) of the NPS HPL, due the existing urban zoning, the sites do not meet the definition of Highly Productive Land.

5.1.7. ECOLOGY AND GROUNDWATER

Values, Streams and Rivers, SNAs, and Wetlands

There are no wetlands, waterbodies or areas of high biodiversity located within this site.

Thorpe bush is located to the northeast of site T-109c.Howoever the site itself and surrounding land is generally residential or currently orchard land. It is considered that there is potential for enhancing biodiversity on this site (planting natives).

A significant unconfined aquifer is located under these sites.

5.1.8. OPTIONS ASSESSMENT FOR SITE LOCATION T-190a, T-190b, T-190c, T-190d (Motueka West greenfield intensification (Whakarewa St))

Summary of Options

- **Option 1:** Retain the status quo and keep the existing Tourist Services deferred Residential, Rural 1 deferred Residential, and Residential zoning.
- **Option 2 (Preferred):** Rezone all four sites to Medium Density Residential Zone (MDRZ).
- **Option 4: (also recommended)** Apply an Outline Spatial Plan (OSP) overlay to the MDRZ to guide development, access, staging, and urban design outcomes.

Costs and Constraints Option 1 would retain the current zoning for these greenfield sites, which are located on the western edge of Motueka township. While this preserves the current zoning, it does not address the identified need for additional medium density housing in Motueka, nor does it enable more efficient use of land close to the town centre. These sites are located on the wider Motueka plains and are exposed a degree of flood hazard from both localised rainfall runoff and from overland flood flows form the Motueka River. The sites are afforded a level of protection from flood waters from the Motueka River by the Lower Motueka River stopbanks located approximately 2,000 metres to the northwest. A stopbank breach in the vicinity of the western end of Whakarewa Street can result in overland flood flows adjacent to and on parts of these sites. The stopbanks are designed and constructed to contain a 2% AEP flood with 0.6 metres freeboard. The recent refurbishment works undertaken by Council increased the stopbanks resilience and restored their capacity to 2% AEP but did not increase the level of protection that they provide. However, it is noted that the stopbanks held up, albeit with reduced freeboard, during the larger June/July 2025 flood event which was close to a 1% AEP event in the lower reaches of the Motueka River. There are existing flow paths (historic drainage channels) and areas of lower lying ground on parts of the sites, and as with much of Motueka, incident rainfall can result in overland flows and surface ponding in these areas. Development on these sites will need to plan to manage ground levels to control stormwater. Storm-tides and sea-level rise are expected to progressively impact these sites over the 100-year planning horizon. Sea level rise presents a compounding hazard with stormwater flooding at these sites over the 100-year planning horizon. These sites are located within the yellow tsunami evacuation zone and within a location where seismic liquefaction damage is considered possible in places. Servicing is a key constraint for both options. There is sufficient capacity in the Motueka Water Supply to service these sites, and there are adequate trunk mains in Whakarewa (Grey to High Streets) and Grey streets. However, the developer would need to fund extending the network to these sites to provide water. The wastewater treatment plant is currently at capacity for further development at sites T-190a and T-190b, and a new treatment plant and pressure reticulation reconfiguration will be needed to service the entire site. Stormwater infrastructure is limited; for T-190a, a major pipe upgrade has recently been completed, but there are residual minor to medium level impacts from 1% AEP at this site. Development will need to manage site levels to control stormwater. T-190b drains to the south and will require a major new floodway, which is not currently funded. T-190c generally has a low level of stormwater infrastructure and will likely require a soakage solution unless a mains pipe upgrade is developer funded.

Option 2 (Preferred) would rezone all four sites to Medium Density Residential Zone (MDRZ), supporting managed residential growth and helping address the district's long-term housing needs, especially for attached dwellings, which are in short supply. The sites are well-located, with good access to the town centre, public transport, and services. The change would enable approximately 102 dwellings in a location close to Motueka's centre. The sites are not intended for employment land provision, but the additional dwellings will help sustain the local community and support the district's overall growth strategy.

Option 4 (OSP overlay) is particularly important for Motueka West. The OSP will guide the integrated layout of roads, reserves, stormwater, and infrastructure; ensure staged development that aligns with infrastructure upgrades and environmental constraints; provide for a mix of housing typologies, urban design quality, and connectivity; address flood risk, stormwater management, and integration with the existing urban fabric; and enable coordinated delivery of open space, walkways, and community facilities. The OSP overlay provides a framework for managing these risks by requiring infrastructure and environmental solutions to be in place before development proceeds.

Benefits and Opportunities Option 1 would preserve the current zoning but would not enable new housing or make efficient use of land close to existing urban areas. It would delay growth and fail to respond to the district's housing needs. Option 2 (MDRZ) and Option 4 (OSP overlay) together provide the greatest benefits. Rezoning to MDRZ aligns with the adopted FDS and provides an opportunity to deliver much-needed housing in a location close to Motueka's centre. The OSP overlay is critical for Motueka West, ensuring that development is not only enabled but is also well-planned, staged, and integrated with infrastructure and environmental management. This approach is efficient because it allows for the use of land that is otherwise underutilised, while ensuring that development is appropriately managed to avoid adverse effects on the environment, particularly in relation to stormwater management and the protection of the Motueka gravel aquifer.

Effectiveness and Efficiency Option 1 is not effective in meeting the FDS or Council's obligations to provide for housing and managed growth. It is an inefficient use of land given the strategic need for residential land in Motueka. Option 2 and Option 4 are highly effective in implementing the strategic direction of the FDS and the TRMP's objectives for managed residential growth. The OSP ensures that development is not only enabled but is also well-planned, staged, and integrated with infrastructure and environmental management. Efficiency is achieved by using existing infrastructure and land, reducing reliance on greenfield expansion, and supporting sustainable development.

Risk of Acting or not acting if there is uncertain or insufficient information Option 1 carries the risk of underutilising land identified for growth and delaying housing delivery. Option 2 and Option 4 carry risks related to the provision of water supply, wastewater, and stormwater management for future residential development. The risk of acting (rezoning and applying an OSP) includes the potential for long term effects of sea level rise, servicing challenges and flood risk, but these can be managed through the OSP, resource consent conditions, and developer requirements. Sea-level rise and the impacts it will have on stormwater management will also need to be managed. The risk of not acting is more significant: it would perpetuate underutilisation of land identified for residential growth, limit the district's ability to meet housing demand, and fail to implement the FDS.

Economic benefits and employment Option 1 provides little economic benefit, as it does not enable new housing or support local services. Option 2 and Option 4 will support local construction activity and contribute to the viability of local services and amenities by increasing the residential population in Motueka. The site is not intended for employment land provision, but the additional dwellings will help sustain the local community and support the district's overall growth strategy.

Overall appropriateness Option 2—rezoning T-190a, T-190b, T-190c, and T-190d to Medium Density Residential Zone, with an Outline Spatial Plan overlay (Option 4)—is the most appropriate planning response. This approach is grounded in robust evidence, aligns with the strategic direction of the FDS and Motueka growth strategy, and reflects both technical advice and community aspirations. It addresses the identified need for additional housing, supports integrated infrastructure and amenity provision, and provides a clear, future-focused framework for sustainable growth in Motueka. Hazards on this site remain a medium risk however these risks have been adequately considered and can be managed through mitigation. The risks associated with servicing and

environmental management are manageable and outweighed by the benefits of acting, particularly given the strong policy support for coordinated, resilient urban development.

5.1.9. ASSESSMENT AGAINST TRMP OBJECTIVES AND POLICIES

Assessment against TRMP Objectives and Policies:

The proposed rezoning of this site to the Medium Density Residential Zone has been assessed against the operative provisions of the TRMP, and the proposed objectives and policies introduced through Plan Change 81. The proposal is consistent with the relevant objectives and policies for urban growth and residential development, particularly those in Chapter 6 (Urban Environment Effects), including Section 6.4A (Land for Residential Activities), the Motueka provisions in Section 6.9, and Chapter 13 (Natural Hazards).

- Objective 6.4A.2.1 seeks to ensure sufficient residential capacity to meet demand in the urban environment and rural centres. The rezoning contributes directly to this objective by providing a significant area of new housing capacity in Motueka.
- Objective 6.4A.2.2 supports a well-functioning urban environment through intensification that provides a range of housing types and sizes and achieves appropriate urban design and amenity outcomes. The proposal is consistent with this objective by enabling medium density development in a planned urban growth area.
- The proposal is supported by the Medium Density Residential Zone policy framework, in particular:
    - Policy 6.4A.3.5, which enables a range of residential activities with greater intensity of built form;
    - Policy 6.4A.3.6, which provides for baseline development while ensuring that the potential for comprehensive development is not compromised; and
    - Policy 6.4A.3.7, which enables medium density development where it contributes to a well-functioning urban environment and achieves appropriate urban design and amenity outcomes.
- As a greenfield site, development will be guided by an Outline Spatial Plan, which provides a structured, spatial planning approach to coordinate the layout, density and form of development and ensure integrated and efficient development of land and infrastructure.
- The proposal supports efficient use of land and infrastructure (Objective 6.2.2.2 and Policy 6.2.3.2A), while directing growth to a planned urban expansion area consistent with the Future Development Strategy.
- The approach is also consistent with Policy 6.1.3.1 (urban design), Policy 6.1.3.2 (integrated stormwater management), and Policy 6.2.3.6 (stormwater effects).
- The proposal is generally consistent with Policy 6.9.3.12, which seeks to manage land use in areas subject to flood risk, with development intended to proceed subject to appropriate stormwater management and mitigation measures. This outcome relies on the proposed zoning framework, including the Outline Spatial Plan and associated development controls, ensuring that flood risk is appropriately managed.
- Objectives in 13.1.2 seek to manage areas subject to natural hazards by ensuring development is avoided or mitigated according to the level of risk, and that land development (including infrastructure) is resilient to natural hazards.
- The approach is generally consistent with the Policies in 13.1.3 that seek to avoid or mitigate the effects of natural hazards on land use activities. Development is intended to proceed subject to mitigation and stormwater management measures, supported by the overall zoning framework.

Overall, the proposal is considered an appropriate and effective means of achieving the relevant operative and proposed objectives and policies of the TRMP for greenfield medium density residential development and natural hazards.

Assessment of Overlay – Outline Spatial Plan (OSP):

The application of an Outline Spatial Plan overlay to this site is consistent with the operative and proposed objectives and policies of the TRMP, as it provides for a structured and coordinated approach to the development of this greenfield area.

- The Outline Spatial Plan coordinates the spatial layout of development, including the arrangement of roads, blocks, open space, and infrastructure, ensuring the efficient and integrated development of the site.
- The overlay provides a framework for staging development and integrating the site with the surrounding urban area, including transport connections and servicing.
- The Outline Spatial Plan supports the achievement of high-quality urban design and amenity outcomes through coherent and comprehensively planned development.
- The approach also supports the efficient functioning of infrastructure and transport networks, including through well-connected street layouts and integration with existing networks.

The OSP overlay ensures that development of the site occurs in a planned, integrated and coordinated manner, consistent with the intended outcomes of the Medium Density Residential Zone.

5.2. Motueka – T-189a 82 and 84 Pah St

Area Name:	Motueka Central
Town/Location:	Motueka
Current Zone:	Residential Zone
Estimated Yield:	10 dwellings
Area (ha):	0.5

Recommended Zoning Change:

T-189a: Residential Zone to Papakāinga Zone

Note: Refer to PC81 s32 Evaluation Report Appendix 1.1 for proposed PC81 maps or https://eplan.tasman.govt.nz

5.2.1. PLANNING BACKGROUND

Site T-189a has been zoned Residential since the TRMP's inception.

An area similar to T-189 formed part of the FDS 2019 and Council's adopted intensification action plan 2020. However, the intensification action plan prioritised the greenfield area in Motueka West for medium density housing development (T-190 above), acknowledging that this would be easier due to the above constraints

Site T-189a forms part of the larger adopted FDS site T-189. Site T-189 was adopted in the FDS as a brownfield intensification opportunity for Motueka. The larger site has not yet been rezoned for intensification due to further evaluation highlighting difficulties in resolving some of the constraints the area faces e.g. low-lying land and natural hazards, as well as infrastructure costs.

The property owner (Ngati Rarua Atiawa Iwi Trust Board) requested that this site be rezoned to papakāinga.

The 2023 census found that residents identifying as Māori form 10% of Tasman's population, which has grown by 66% since 2013. The Motueka ward has the highest proportion of residents identifying as Māori, at 12%. However, the Ministry of Social Development's housing waiting list for Tasman comprises a higher proportion of Māori, as a percentage of all eligible applicants, at 31% in 2023. This illustrates the difficulties some Māori face in securing a dwelling in Tasman. Council's housing for older people (101 units in total in the District) are very popular and there is a substantial waiting list for Motueka.

Tasman's 2024 Housing and Business Assessment, prepared under the NPS-UD, concluded that Motueka needs housing options that meet the needs of Māori residents, enabling Māori to express their cultural traditions and norms. Historical discussions with ngā iwi o Te Tauihu have also concluded that existing TRMP provisions for papakāinga is too limited. This is something that PC81 seeks to address.

5.2.1. PLANNING BACKGROUND

The surrounding land uses are residential. The landowner of the site has advised that the urupā at 84 Pah Street will remain and the remainder of the site will most likely be used for kaumātua flats. There are unlikely to be any reverse sensitivity effects from this site.

There are no listed NZAA sites, protected trees or heritage buildings located within this site. There is however an urupā located at 84 Pah Street. The closest heritage building is located outside of the site at 60 Atkins Street.

The site is located within the Fire Ban Area. This is appropriate for the proposed papakāinga zoning and the surrounding urban area.

5.2.2. NATURAL HAZARDS CONSIDERATIONS

Further detailed information is provided in Appendix 24 of the PC81 Section 32 Report

Natural hazard risk level assessment summary:
The site is not subject to flood hazards from the Motueka River, although localised rainfall may result in shallow overland flows and surface ponding in places. Liquefaction damage may be possible in places. With mitigation, the hazard risk levels are assessed as low for both flooding and liquefaction and the residual risk remains low.

5.2.3. SERVICING CONSIDERATIONS

Further detailed information in Appendix 3 of the PC81 Section 32 Report

Water Supply Servicing	This site is currently serviced residential with a metered point of connection off the 50mm diameter rider main in Atkins Street. There is sufficient future capacity in the Motueka Water Supply for future development on this site.
Wastewater Servicing	This site can be serviced for wastewater with existing infrastructure.
Stormwater Servicing	The site is potentially subject to flooding of up to approximately 600mm during a 1% AEP event due to its proximity to an historic river channel. Existing stormwater infrastructure located at the edge of the site is likely to be capable of accommodating some additional discharge, provided appropriate onsite detention is incorporated in accordance with Nelson Tasman Land Development Manual requirements.
Transportation/Roading Servicing	Redevelopment of the site is expected to generate a modest increase in traffic. It is recommended that any required road reserve widening along Pā Street be undertaken to provide a continuous footpath, consistent with the pedestrian facilities already present on Atkins Street and Wesley Street. This work would be developer-funded.

5.2.4. IWI INTERESTS

Values, Cultural Heritage, and Te mana o te wai

Whakarewa Trust (Ngāti Rārua and Te Ātiawa) own this site. There is known cultural heritage significance in this area.

5.2.5. COMMUNITY SERVICES AND FACILITIES	
Parks and Reserves	**TRMP Provisions**; Refer to Appendix 1 (TRMP Schedule of Amendments). **Indicative Items:** No new indicative items are proposed within this PC81 area. The closest reserve is Wharepapa Grove Reserve to the northeast of the site.

5.2.6. PRODUCTIVE LAND
Site T-189a has underlying LUC1 soils, however, the site is currently zoned Residential and surrounded by urban uses. In accordance with Clause 3.5(7) of the NPS HPL, due the existing urban zoning, the site does not meet the definition of Highly Productive Land.

5.2.7. ECOLOGY AND GROUNDWATER Values, Streams and Rivers, SNAs, and Wetlands
There are no wetlands, waterbodies or areas of high biodiversity located within, or in close proximity to, this site. A good unconfined aquifer (the Motueka gravel aquifer) is located under this site. Discharge needs to be managed from this site to protect the high-quality groundwater.

5.2.8. OPTIONS ASSESSMENT FOR SITE LOCATION T-189a (82 and 84 Pah St)

Summary of Options

- **Option 1:** Retain the status quo and keep the existing Residential zoning.
- **Option 2 (Preferred):** Rezone the site from Residential Zone to Papakāinga Zone.

Costs and Constraints

Option 1 would retain the Residential zoning for this 0.5 ha site, which is already surrounded by residential uses and contains an urupā at 84 Pah Street. While this maintains the current use, it does not provide the flexibility needed for papakāinga development or reflect the aspirations of Ngāti Rārua and Te Ātiawa (Whakarewa Trust), who own the site. The site is not subject to flood hazards from the Motueka River, but incident rainfall may result in overland flows and surface ponding in low-lying parts of the site. Desktop mapping shows this site as an area where seismic liquefaction damage is possible, but the underlying soils are typically gravelly. There are no listed NZAA sites, protected trees, or heritage buildings within the site, but there is an urupā at 84 Pah Street.

The site is currently serviced residentially, with a metered point of connection off the 50mm diameter rider main in Atkins Street. There is sufficient future capacity in the Motueka Water Supply for future development on this site. The site can be serviced for wastewater with existing infrastructure. Stormwater management will need to address a 1% AEP event from the old river channel, and some existing pipe infrastructure at the edge of the site may have capacity for development discharge after detention. There is a good unconfined aquifer (Motueka gravel aquifer) under the site, so discharge management is important to protect groundwater quality.

Benefits and Opportunities

Option 2, rezoning to Papakāinga Zone, directly responds to the needs of the Whakarewa Trust (Ngāti Rārua and Te Ātiawa) and the wider Māori community in Motueka. The rezoning supports the district's growing Māori population and addresses the significant housing need for Māori, as evidenced by the high proportion of Māori on the housing waiting list (31% in 2023, compared to 12% of the local population). The Papakāinga Zone enables a wider range of housing and community activities that reflect Māori cultural traditions and norms, supporting intergenerational living and the expression of tikanga Māori. The site's location, surrounded by residential uses and already containing an urupā, means there are unlikely to be any reverse sensitivity issues. The landowner has advised that the urupā at 84 Pah Street will remain and the remainder of the site will most likely be used for kaumātua flats.

Effectiveness and Efficiency

Rezoning to Papakāinga Zone is effective in implementing the objectives of the TRMP and the district's housing strategy, particularly in providing for Māori housing needs and enabling papakāinga development. It is efficient because it utilises land that is already urban in character and is already serviced for water and wastewater. The approach allows for development to proceed as needed, without reliance on Council-funded servicing upgrades.

Risk of Acting or Not Acting if There Is Uncertain or Insufficient Information

The main uncertainties relate to the management of stormwater and wastewater discharges, given the potential for surface ponding and the presence of a good unconfined aquifer under the site. These risks can be managed through resource consent conditions and developer requirements to protect groundwater quality. The risk of not acting is more significant: it would perpetuate the lack of suitable land for papakāinga development, limit the ability of Ngāti Rārua and Te Ātiawa to provide for their people, and fail to implement the district's housing strategy for Māori. Given the planning controls and the ability to require site-specific solutions, the risks of acting are considered acceptable and preferable to the risks of inaction.

Economic Benefits and Employment

While the economic benefits of this rezoning are modest, the change will support local construction activity and contribute to the viability of local services and amenities by increasing the residential population in Motueka. The Papakāinga Zone enables a range of activities that can support economic development within the Māori community, including small-scale enterprises and community facilities. The site is not intended for large-scale employment land provision, but the additional dwellings and activities will help sustain the local community and support the district's overall growth strategy.

Overall Appropriateness

Option 2—rezoning T-189a, 82 and 84 Pah Street to Papakāinga Zone—is the most appropriate planning response. It aligns with the district's housing strategy, supports Māori housing and cultural needs, and makes efficient use of land that is already urban in character and serviced. The risks associated with servicing and environmental management are manageable, and the benefits of acting outweigh the risks of inaction. This option provides a clear, consistent, and future-focused planning framework for papakāinga development in Motueka.

5.2.9. ASSESSMENT AGAINST TRMP OBJECTIVES AND POLICIES

Assessment against TRMP Objectives and Policies:

The proposed rezoning of this site to the Papakāinga Zone has been assessed against the operative provisions of the TRMP, and the proposed objectives and policies introduced through Plan Change 81. The proposal is consistent with the relevant objectives and policies of the TRMP, particularly those in Chapter 10A (Papakāinga Development), the Motueka provisions in Section 6.9, Section 17.13 (Papakāinga Zone rules), and Chapter 13 (Natural Hazards).

- Objective 10A.2.1 recognises papakāinga development as a taonga and enables development that supports tāngata whenua to live on their ancestral land, sustain cultural connections, and achieve social, economic and cultural wellbeing.

- Objective 10A.2.2 supports tāngata whenua to exercise rangatiratanga over the use and development of their ancestral land, enabling papakāinga that reflect their aspirations, tikanga and values.
- Policies 10A.3.1–10A.3.7 provide a comprehensive framework that enables papakāinga development led by tāngata whenua and guided by tikanga Māori, while recognising site constraints and the need to manage environmental effects.
- In particular, the policy framework enables a range of residential, cultural and community activities within papakāinga, while ensuring that development responds appropriately to infrastructure capacity, environmental effects, and the surrounding context.
- The proposal is also consistent with Policy 7.2.3.9(k), which recognises the cultural relationship of Māori with their land, and supports the provision of a wider range of housing types within the district.
- The proposal aligns with Policy 6.9.3.12, which seeks to manage land use in areas subject to flood risk, with development to proceed subject to appropriate design, stormwater management and mitigation measures.
- Objectives in 13.1.2 seek to manage areas subject to natural hazards by ensuring development is avoided or mitigated according to the level of risk, and that land development (including infrastructure) is resilient to natural hazards.
- With hazard mitigation measures, the approach is consistent with the Policies in 13.1.3 that seek to avoid or mitigate the effects of natural hazards on land use activities.

The proposal is therefore considered an appropriate and effective means of achieving the relevant operative and proposed objectives and policies of the TRMP for papakāinga development and natural hazards.

5.3. Motueka Valley – T-17a, T-17b, T-17c T-17d, T-213, and T-205

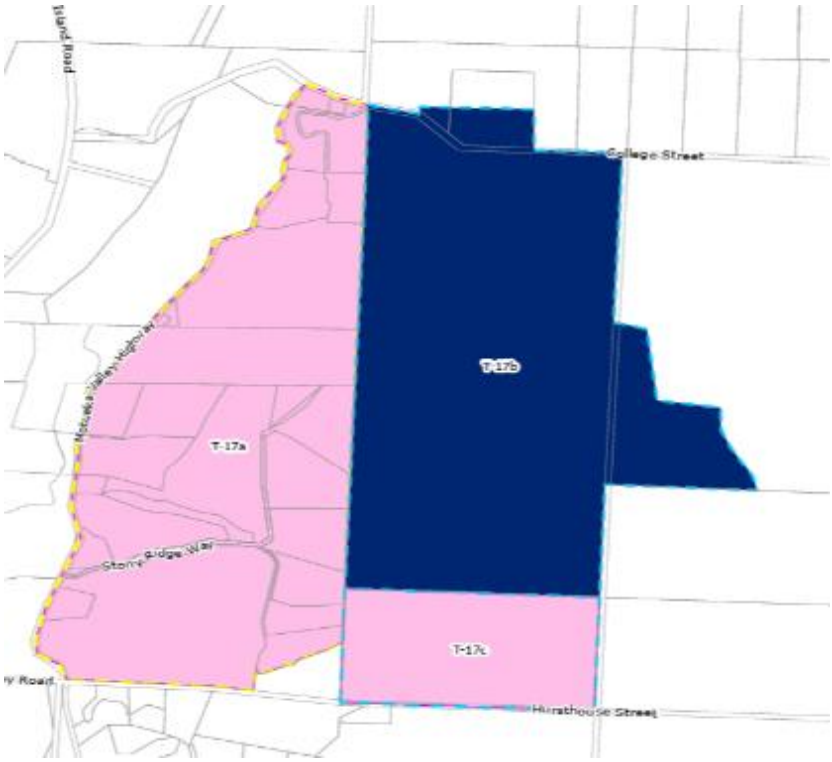
Area Name:	Motueka Valley
Town/Location:	Motueka
Current Zone:	T-17a, T17d, T213 and T-205: Rural 2 Zone T-17b and T-17c: Rural 1 Zone
Estimated Yield:	45 dwellings (T-17a) Unknown dwellings – Papakāinga (T-17b) 21 dwellings (T-17c) 10 dwellings (T-17d) 7 dwellings (T-213) 7 dwellings (T-205)
Area (ha):	Approx 310 in total T-17a: 89 T-17b: 104 T-17c: 21 T-17d: 40 T-213: 26 T-205: 28

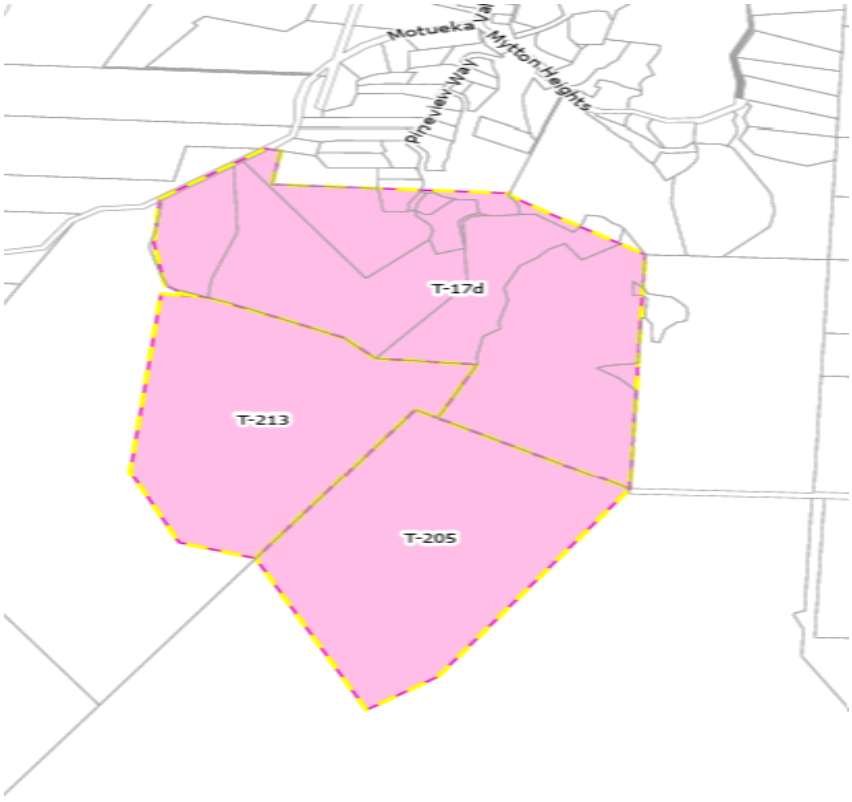
Recommended Zoning Change:

T-17a, T17d, T213 and T-205: Rezone from Rural 2 Zone to Rural Residential Zone

T-17b: Rural 1 Zone to Papakāinga Zone

T-17c: Rural 1 Zone to Rural Residential Zone





Note: Refer to PC81 s32 Evaluation Report Appendix 1.1 for proposed PC81 maps or https://eplan.tasman.govt.nz

5.3.1. PLANNING BACKGROUND

Sites T-17a, T-17d, T-213 and T-205: when the TRMP was first proposed in 1996 these parcels were proposed as Rural residential and also Rural 2 Zone. When the maps were updated in 2002 (still a proposed plan), the zoning was amended to be completely Rural 2 Zone as it is today. The proposed zoning change amendment that occurred between 1996 and 2002, would have resulted from the submission/hearing process to the then proposed Plan. This amendment aligned the proposed TRMP with the County of Waimea District Plan's zoning for the site (1989), which was Rural A Zone. Sites T-17b and T-17c have been zoned Rural 1 since the TRMP first became operative.

Given the constraints outlined above that Motueka faces for greenfield development close to the urban area, these rural residential sites and papakāinga site are proposed to the west of the town, further away from the constraints.

All these sites formed part of the adopted FDS (T-17, T-213, T-205). The difference is that site T-17b is now proposed for papakāinga rather than rural residential, following further discussions with the landowner. The landowner's intentions have become clearer in the years since the FDS was adopted.

The 2023 census found that residents identifying as Māori form 10% of Tasman's population, which has grown by 66% since 2013. The Motueka ward has the highest proportion of residents identifying as Māori, at 12%. However the Ministry of Social Development's housing waiting list for Tasman comprises a higher proportion of Māori, as a percentage of all eligible applicants, at 31% in 2023. This illustrates the difficulties some Māori face in securing a dwelling in Tasman.

Tasman's 2024 Housing and Business Assessment, prepared under the NPS-UD, concluded that Motueka needs housing options that meet the needs of Māori residents, enabling Māori to express their cultural traditions and norms. Historical discussions with ngā iwi o Te Tauihu have also concluded that existing TRMP provisions for papakāinga are too limited. This is something that PC81 seeks to address.

The land between T-17a and T-17d is currently zoned Rural Residential (Mytton Heights). Motueka Valley Highway runs along the western boundary of sites T-17a and T-17d. Other surrounding landuses are mainly orchards and rural lifestyle blocks. The land uses to the south and southwest of sites T-213 and T-205 is forestry. General existing setback requirements in the TRMP will mitigate any potential reverse sensitivity issues from surrounding rural uses.

There are no historic buildings or listed NZAA sites located within or in close proximity to any of these sites. There is a protected tree (T295) located within site T-17a at 267 College Street. An urupā is located within site T17b (accessed off Chamberlain Street).

These sites are not located within the Fire Ban Area or Fire Sensitive Area. Sites T-17b and T-17c are adjacent to the existing Fire Sensitive Area. It is likely that a future separate plan change will extend the Fire Sensitive Area over these two sites.

5.3.2. NATURAL HAZARDS CONSIDERATIONS Further detailed information is provided in Appendix 24.
Natural hazard risk level assessment summary: Sites T-17a, T-17d, T213 and T-205 and the western margins of sites T-17b and T-17c are underlain by Separation Point granite which can be susceptible to slope instability hazards. The remainder of sites T-17b and T-17c to the east are underlain by more stable Moutere Gravel formation. The southeastern corner of site T-17c is exposed to shallow flooding from Powley Creek. The hazard risk levels from slope instability hazards for the sites underlain by Separation Point granite are assessed as medium, and the residual risk as medium, when mitigation options are adopted. The risk level from flood hazards for site T-17c is assessed as low, and with a low residual risk, when appropriate mitigation measures are adopted.

5.3.3. SERVICING CONSIDERATIONS Further detailed information is found in Appendix 3	
Water Supply Servicing	These sites are not serviced by public water supply. Council has no planned projects to extend Motueka's water supply scheme to service developments for these sites. Water supply solutions would need to be provided by the developers.
Wastewater Servicing	These sites are to be unserviced, so will not be connected to the Motueka wastewater network. Developers will need to provide onsite solutions for wastewater.
Stormwater Servicing	These sites are unserviced for a 10% AEP event. These sites generally have a minor impact from a 1% AEP event.
Transportation/ Roading Servicing	The site is approximately 3.3 km from the high school and 3.8 km from High Street. These are distances that are suitable for walking or cycling, particularly for e-bike users. However, College Street presents significant transport safety constraints which are identified in detail in the Section 32 Evaluation Report - Infrastructure Report (Appendix 3) **Indicative Items:** The following indicative roads are proposed; • T-17d, T-213 – a new indicative road extending through the site from Motueka Valley Highway to the paper road that extends to McBrydie Road.

5.3.4. ONSITE WASTEWATER SYSTEM CONSIDERATIONS Further detailed information is found in Appendix 6
Sites T-17a, T-17c, T-17d, T-205 and T-213 are proposed for Rural Residential Zone (unserviced). To help determine an appropriate controlled minimum lot size for these sites, a wastewater designer has reviewed these sites and provided the following advice. T17a: Allowing 2000m2 for building, carparking, driveway access, cut/fill earthworks, gardens and auxiliary buildings together with 1400m2 for wastewater discharge it would be possible to have sections of a minimum lot size of

3500m2. However, allowing for the constraints of wastewater exclusion zones, steepness of terrain/topography, geotechnical constraints and difficulty of access lots sizes larger than this may be required.

T17c:
Allowing 2000m2 for building, carparking, driveway access, cut/fill earthworks, gardens and auxiliary buildings together with 1000m2 for wastewater discharge it would be possible to have sections of a minimum lot size of 3000m2. However, allowing for the constraints of wastewater exclusion zones, steepness of terrain/topography, geotechnical constraints and difficulty of access lots sizes larger than this may be required.

T17d, T205 and T213:
Allowing 2000m2 for building, carparking, driveway access, cut/fill earthworks, gardens and auxiliary buildings together with 1600m2 for wastewater discharge it would be possible to have sections of a minimum lot size of 4000m2. However, allowing for the constraints of wastewater exclusion zones, steepness of terrain/topography, geotechnical constraints and difficulty of access lots sizes a lot larger than this may be required.

Taking in the above advice, as well as advice around natural hazards and considering similar rural residential blocks across the District, the following controlled minimum lot sizes are proposed:

1ha for T17a and T17c
4ha for T17d, T205 and T213

5.3.5. IWI INTERESTS

Values, Cultural Heritage, and Te mana o te wai

Development of part of this site involves the Whakarewa Trust (Ngāti Rārua and Te Ātiawa), since papakāinga proposals exist for site T-17b.

Known cultural heritage significance exists in this area.

5.3.6. COMMUNITY SERVICES AND FACILITIES	
Parks and Reserves	**TRMP Provisions;** Refer to Appendix 1 (TRMP Schedule of Amendments). **Indicative Items:** A network of new indicative walkways extending through T-17d, T-205 and T-213 to improve connections between land parcels and from road networks. A new indicative walkway is proposed to run through site T-17a and part of T-17b to provide a connection to College Street. Another new indicative walkway is proposed to run from Hursthouse Street (along the southern boundary of T-17c) towards Hurley Road (along the southern boundary of T-17a). This will provide further connections between sites. An indicative reserve is proposed to be located off one of the indicative walkways in site T-213. Given it's central location and access from the indicative walkway, this reserve can be utilised by future residents in sites T-213, T-17d and T-205. For further information, refer to Appendix 10 for a detailed open space assessment.

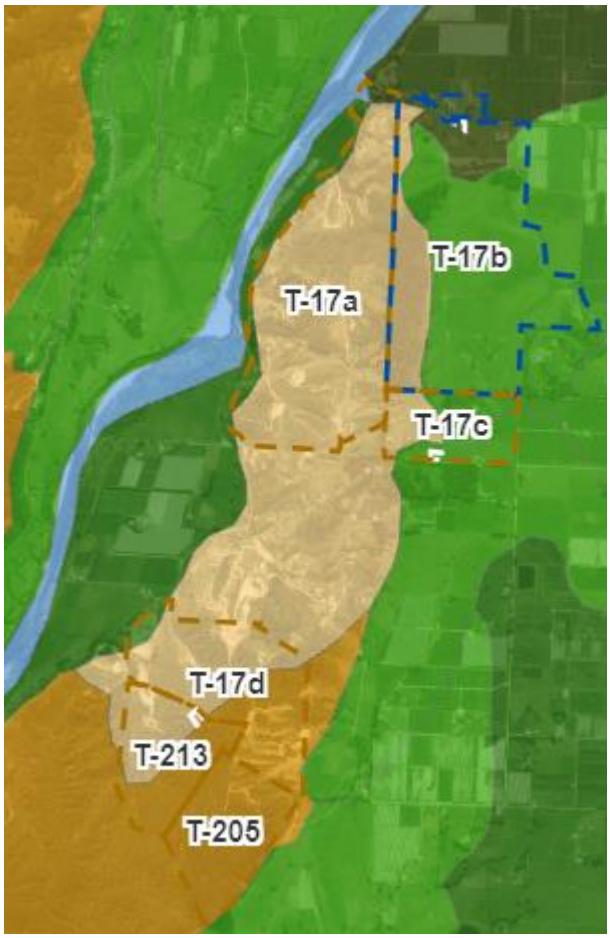
5.3.7. PRODUCTIVE LAND
T-17a is currently zoned Rural 2. Most of the site consists of LUC6 soils, however, a small area on the boundary of the site has underlying LUC2 soils (the green area shown in the image below). In accordance with Clause 3.5(7) of the NPS HPL, the area of the site consisting of LUC6 category soils does not meet the definition of Highly Productive Land. However, the area of the site (approximately 46,170m2) consisting of LUC2 category soil does meet the definition of Highly Productive Land. T-17b is currently zoned Rural 1. Most of the site consists of LUC3 soils, however there are also LUC1 soils (approximately 13.5ha) on the northern end of the site, and LUC6 soils along the western boundary of the site. In accordance with Clause 3.5(7) of the NPS HPL, the LUC1 soil and LUC3 soil meet the definition of Highly Productive Land. T-17c is currently zoned Rural 1. Most of the site consists of LUC3 soils, with LUC6 soils along the western boundary. In accordance with Clause 3.5(7) of the NPS HPL, due to the LUC3 and LUC2 soils on site, most of the site meets the definition of Highly Productive Land. T-17d is currently zoned Rural 2. Most of the site consists of LUC category 7 and LUC6 soils. However, a small area on the western boundary of the site has underlying LUC2 soils. In accordance with Clause 3.5(7) of the NPS HPL, the area of the site consisting of LUC6 and LUC 7 category soils does not meet the definition of Highly Productive Land. However, the area of the site (approximately 18,582m) consisting of LUC2 category soil does meet the definition of Highly Productive Land.

5.3.7. PRODUCTIVE LAND

T-213 and T-205 are zoned Rural 2 and have underlying LUC7 and LUC6 soils. In accordance with Clause 3.5(7) of the NPS HPL, these sites do not meet the definition of Highly Productive Land.

Clause 3.6(6) of the NPS HPL states that Tier 2 territorial authorities (Tasman) may allow urban rezoning of LUC3 Highly Productive Land.

The LUC2 land within site T-17a, and T-17d are considered to be a negligible areas compared to the wider sites. The LUC 2 area within T-17a is a skinny strip bordered by a river on one side and steep LUC 6 land on the other side. The LUC2 land within T-17d is already bordered by a residential zoned area. T-17b consists of 13.5ha of LUC1 land, however this land is redress land owned by Ngati Rārua Ātiawa Iwi Trust Board, proposed as a long term papakāinga development site. There is a shortage of housing in Motueka and constraints (such as flooding, sea level rise etc) make it difficult to find suitable residential land in Motueka town itself.

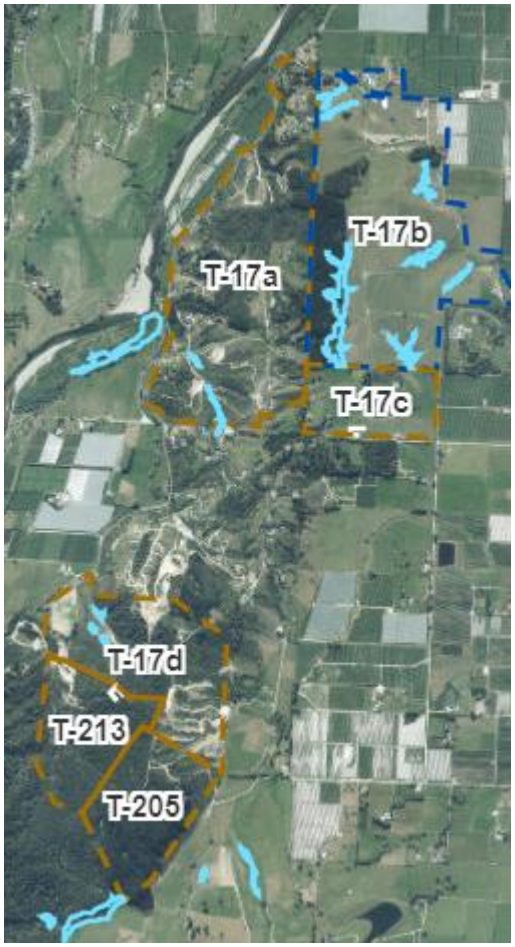


Note: Any green within the sites shows where Highly Productive Land is.

5.3.8. ECOLOGY AND GROUNDWATER

Values, Streams and Rivers, SNAs, and Wetlands

There are number of gullies and wetlands scattered within and around these sites, as shown in the image below (the light blue areas). It is recommended that any development within these sites will need to be setback from these wetlands to ensure sufficient protection. There are also large areas of regenerating bush throughout these sites that have been identified as restoration priorities for the district. Significant restoration planting has been undertaken on site T-17b and the wetlands across that site.



Due to the number of wetlands and regenerating bush within these sites, before any development occurs, there will be a requirement for the developer to undertake an assessment of landscape and further ecological restoration opportunities.

An ephemeral waterbody flows through site T-17c through to the bottom of site T-17b. A permanently flowing waterbody runs along part of the southern T-17c boundary. All of these sites are in the hau plains, within the recharge area.

There is no appreciable groundwater under these sites, but there is ample groundwater in the river flats in the adjacent Motueka River Valley (to the west of the sites). It would be more efficient to have a community groundwater supply here (rather than numerous private bores). There is no aquifer under these sites, however, permeability is low here, so wastewater systems need to be designed and managed appropriately.

5.3.9. OPTIONS ASSESSMENT FOR SITE LOCATION T-17a, T-17b, T-17c T-17d, T-213, and T-205 (Motueka valley)

Summary of Options

- **Option 1:** Retain the status quo and keep the existing Rural 1 and Rural 2 zoning.
- **Option 2 (Preferred):** Rezone T-17a, T-17d, T-213, and T-205 from Rural 2 Zone to Rural Residential Zone; T-17b from Rural 1 Zone to Papakāinga Zone; and T-17c from Rural 1 Zone to Rural Residential Zone.

Costs and Constraints Option 1 would retain the Rural 1 and Rural 2 zoning for these sites, which are located west of Motueka township. While this preserves the current rural character and productive land, it does not address the identified need for additional rural residential and papakāinga land in Motueka Valley, nor does it enable more efficient use of land that is already fragmented and partly developed. The area comprises relatively steeply sloping land underlain by Separation Point Granite geology, which is susceptible to severe erosion when exposed. Slope failures on steeper slopes may occur if significant and prolonged rainfall results in deep soil saturation. The terrain and underlying geology will constrain lot sizes, and most earthworks and building will require geotechnical input. The underlying geology also presents constraints to wastewater disposal. There are a number of small tributary streams and wetlands scattered within and around these sites. The south and south-east of site T-17c extends across the floodplain of Powley Creek. Low lying land adjacent to these watercourses and at the south and south-east of site T-17c are subject to flood hazards. Any development will need to be setback from these wetlands to ensure sufficient protection. There are also large areas of regenerating bush throughout these sites that have been identified as restoration priorities for the district. Significant restoration planting has been undertaken on site T-17b and the wetlands across that site. The area is not serviced by public water supply or wastewater network; developers will need to provide onsite solutions.

Option 2 proposes rezoning to Rural Residential and Papakāinga, aligning with the adopted FDS and providing an opportunity to deliver a range of rural residential and papakāinga housing in Motueka Valley. This supports managed rural residential growth and helps address the district's long-term housing needs as identified in the HBA and including for Māori. The sites are strategically located west of Motueka and while away from the constraints of the existing urban area, are within the same locality and market of Motueka and the wider Tasman Region. The sites are already fragmented and partly developed comprising any productive potential from high class soil. However, there would be some loss of high class soils, albeit the loss is considered to be insignificant at a regional level. The rezoning supports a more coherent rural residential and papakāinga pattern, responds to community and iwi aspirations, and enables restoration and protection of significant natural areas and wetlands. The rezoning also enables the development of papakāinga on T-17b, directly responding to the needs of the Whakarewa Trust (Ngāti Rārua and Te Ātiawa) and the wider Māori community in Motueka. The Papakāinga Zone enables a wider range of housing and community activities that reflect Māori cultural traditions and norms, supporting intergenerational living and the expression of tikanga Māori.

Benefits and Opportunities Option 1 would preserve the current zoning but would not enable new housing or make efficient use of land close to existing rural residential areas. It would delay growth and fail to respond to the district's housing needs. Option 2, rezoning to Rural Residential and Papakāinga, provides much-needed housing supply, supports managed rural residential growth, and enables papakāinga development for Māori. The sites are already fragmented and partly developed, and the rezoning supports a more coherent rural residential and papakāinga pattern, responds to community and iwi aspirations, and enables restoration and protection of significant natural areas and wetlands. The inclusion of papakāinga zoning directly supports Māori housing needs and cultural aspirations.

Effectiveness and Efficiency Option 1 is not effective in meeting the FDS or Council's obligations to provide for housing and managed rural residential growth. It is an inefficient use of land given the strategic need for rural residential and papakāinga land in Motueka Valley. Option 2 is highly effective in implementing the strategic direction of the FDS and the TRMP's objectives for managed rural residential and Māori housing growth. It enables the delivery of additional housing in a location that is not constrained by significant hazards or infrastructure limitations that cannot be addressed through developer-led solutions. The approach is efficient because it allows for the use of land that is otherwise underutilised, while ensuring that development is appropriately managed to avoid

adverse effects on the environment, particularly in relation to slope stability, stormwater management, and the protection of wetlands and regenerating bush.

Risk of Acting or not acting if there is uncertain or insufficient information Option 1 carries the risk of underutilising land identified for growth and delaying housing delivery. Option 2 carries risks related to the provision of onsite servicing, management of natural hazards (especially slope stability and stormwater), and the protection of wetlands and significant natural areas. The risk of acting (rezoning) includes the potential for servicing challenges and environmental impacts, but these can be managed through resource consent conditions, geotechnical input, and developer requirements. The risk of not acting is more significant: it would perpetuate underutilisation of fragmented land, limit the district's ability to meet rural residential and Māori housing demand, and fail to implement the FDS. Given the planning controls and the ability to require site-specific solutions, the risks of acting are considered acceptable and preferable to the risks of inaction.

Economic benefits and employment Option 1 provides little economic benefit, as it does not enable new housing or support local services. Option 2 will support local construction activity and contribute to the viability of local services and amenities by increasing the rural residential and papakāinga population in Motueka Valley. The sites are not intended for employment land provision, but the additional dwellings will help sustain the local community and support the district's overall growth strategy.

Overall appropriateness Option 2—rezoning T-17a, T-17d, T-213, and T-205 to Rural Residential Zone; T-17b to Papakāinga Zone; and T-17c to Rural Residential Zone—is the most appropriate planning response. This approach is grounded in robust evidence, aligns with the strategic direction of the FDS and TRMP, and reflects both technical advice and community aspirations. It addresses the identified need for additional rural residential and Māori housing, supports integrated infrastructure and amenity provision, and provides a clear, future-focused framework for sustainable growth in Motueka Valley. The risks associated with servicing and environmental management are manageable and outweighed by the benefits of acting, particularly given the strong policy support for coordinated, resilient rural residential and papakāinga development.

5.3.10. ASSESSMENT AGAINST TRMP OBJECTIVES AND POLICIES

Assessment against TRMP Objectives and Policies:

The proposed rezoning of part of this site to the Papakāinga Zone has been assessed against the operative provisions of the TRMP, and the proposed objectives and policies introduced through Plan Change 81. The proposal is consistent with the relevant objectives and policies of the TRMP, particularly those in Chapter 10A (Papakāinga Development), Section 17.13 (Papakāinga Zone rules), and Chapter 13 (Natural Hazards).

- Objective 10A.2.1 recognises papakāinga development as a taonga and enables development that supports tāngata whenua to live on their ancestral land, sustain cultural connections, and achieve social, economic and cultural wellbeing.
- Objective 10A.2.2 supports tāngata whenua to exercise rangatiratanga over the use and development of their ancestral land, enabling papakāinga that reflect their aspirations, tikanga and values.
- Policies 10A.3.1–10A.3.7 provide a comprehensive framework that enables papakāinga development led by tāngata whenua and guided by tikanga Māori, while recognising site constraints and the need to manage environmental effects.
- The policy framework enables a range of residential, cultural and community activities within papakāinga, while ensuring that development responds appropriately to infrastructure capacity, environmental effects, and the surrounding context.
- The proposal is also consistent with Policy 7.2.3.9(k), which recognises the cultural relationship of Māori with their land, and supports the provision of a wider range of housing types within the district.

- Objectives in 13.1.2 seek to manage areas subject to natural hazards by ensuring development is avoided or mitigated according to the level of risk, and that land development is resilient to natural hazards.
- With hazard mitigation measures, the approach is consistent with the Policies in 13.1.3 that seek to avoid or mitigate the effects of natural hazards on land use activities.

The proposal is therefore considered an appropriate and effective means of achieving the relevant operative and proposed objectives and policies of the TRMP for papakāinga development and natural hazards.

Assessment against TRMP Objectives and Policies:
Assessment against TRMP Objectives and Policies:

The proposed rezoning of part of this site to Rural Residential has been assessed against the operative provisions of the TRMP, and the proposed objectives and policies introduced through Plan Change 81. The proposal is consistent with the relevant objectives and policies of the TRMP, particularly those in Section 7.2 (Provision for Activities other than Plant and Animal Production), Section 17.8 (Rural Residential Zone rules), and Chapter 13 (Natural Hazards).

- Objective 7.2.2 and Policy 7.2.3.2 enable rural residential development in appropriate locations where it does not adversely affect rural productivity or rural character.
- Policies 7.2.3.4 and 7.2.3.5 provide for subdivision and residential development where land is suitable, can be adequately serviced, and does not adversely affect landscape, amenity, or environmental values.
- The proposal supports a pattern of rural residential development that is appropriately located and designed, while avoiding fragmentation of productive land, consistent with Policy 6.2.3.3.
- The approach is also consistent with Policy 6.3.3.1 (adequate services) and Policy 6.3.3.5 (well-connected transport networks), ensuring that development can be supported by infrastructure.
- Objectives in 13.1.2 seek to manage areas subject to natural hazards by ensuring development is avoided or mitigated according to the level of risk, and that land development is resilient to natural hazards.
- With hazard mitigation measures, the approach is consistent with the Policies in 13.1.3 that seek to avoid or mitigate the effects of natural hazards on land use activities.

The proposal is therefore considered an appropriate and effective means of achieving the relevant operative and proposed objectives and policies of the TRMP for rural residential development and natural hazards.

The proposal is therefore considered consistent with the relevant objectives and policies of the TRMP for rural residential development and natural hazards.

6. Tākaka

Tākaka does not form part of the Nelson Tasman urban environment, however Tasman's rural environment is planned for as part of PC81, as well as the urban environment. This is consistent with the approach taken in the FDS.

Tākaka falls within the Golden Bay (Mohua) ward where demand exists for 360 dwellings over the next 10 years and a further 300 between 2035-2054.

While sufficient housing land capacity exists in the Mohua ward overall for the next 30 years, without this plan change there would be shortfalls in Tākaka itself in the short and medium term. There are capacity constraints in Tākaka, until infrastructure upgrades are completed. This plan change relies on remaining capacity in the wastewater treatment plant until a new one is completed (10-13 years away). Once existing capacity is reached, further development on existing and newly zoned land will have to cease unless or until a new wastewater treatment plant is completed that provides more capacity.

Low income and housing affordability are issues across most of the District, but Motueka and Golden Bay (Mohua) have the highest proportion of households on relatively low incomes and a greater need for affordable housing options. There is a substantial waiting list in Tākaka for Council's houses for older people.

Demand for future business land in Tākaka was estimated based on current employment numbers by industry, however there is a high degree of uncertainty in these forecasts at the rural ward level. Tasman's Housing and Business Assessment 2024 concludes that with the adopted FDS business sites, there is sufficient business land in Mohua ward as a whole. However, a recent workshop with the Golden Bay business community emphasised the lack of light industrial business land in Tākaka and it is important for Council to keep up to date with such anecdotal evidence.

Further evaluation for PC81 found that one of the adopted FDS light industrial sites in East Tākaka is now unviable in the medium term, due to the current landowner's preferences and operational constraints. In its place, PC81 therefore proposes an alternative light industrial area.

6.1. Tākaka – T-182a and T-140a 315 Tākaka-Collingwood highway

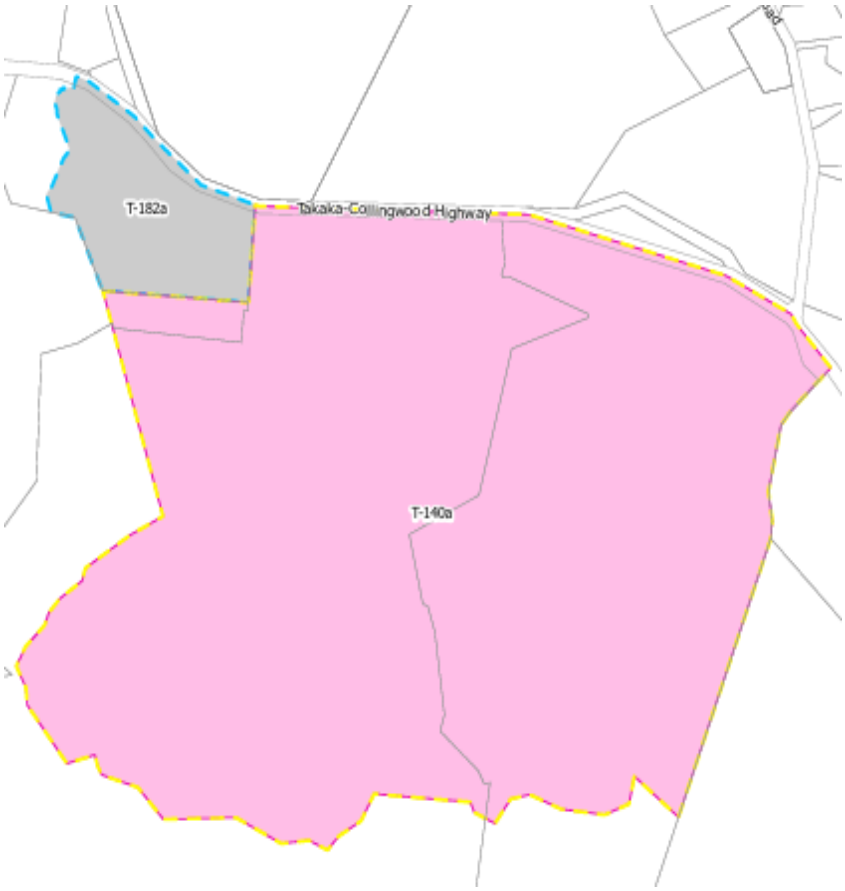
Area Name:	Tākaka - Collingwood
Town/Location:	Tākaka
Current Zone:	Rural 2 Zone
Estimated Yield:	6 hectares of light industrial land (T-182a) 42 dwellings (T-140a)
Area (ha):	T-182a 6 ha T-140a 84 ha

Recommended Zoning Change:

T-182a: Rezone from Rural 2 Zone to Light Industrial Zone. Add Wastewater Management Area

T-140a: Rezone from Rural 2 Zone to "Little Ōnahau" Rural Residential Zone.

Add Wastewater Management Area

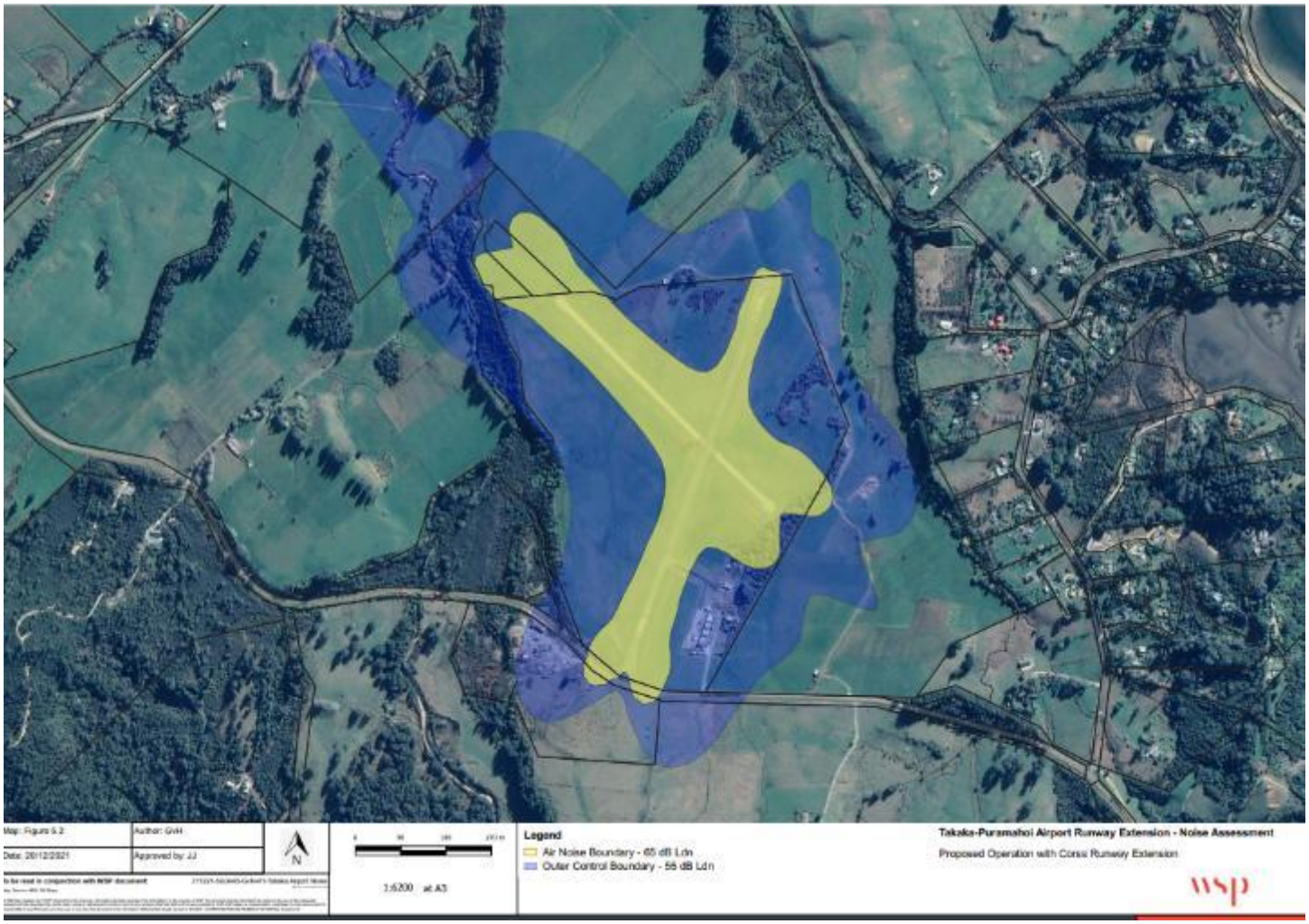


Note: Refer to PC81 s32 Evaluation Report Appendix 1.1 for proposed PC81 maps or https://eplan.tasman.govt.nz

6.1.1. PLANNING BACKGROUND

Sites T-182a and T-140a have been zoned Rural 2 Zone since the inception of the TRMP. Both sites form part of the adopted FDS, as providing future rural residential and light industrial locations. The boundaries of both sites have changed slightly from the FDS, most notably reducing along the western boundary. This was following feedback from ngā iwi and subject matter experts, suggesting that the development should stay on the terrace above the river.
In December 2021 WSP (a planning and engineering company) undertook a noise impact assessment of the Tākaka-Puramahoi aerodrome runway extension, proposed to be extended to the northwest. This extension was implemented in 2023. The number of aircraft movements was not proposed to change as part of the proposal. Rather the change would be in the percentage use of each runway – with more aircraft using the cross runway, rather than the north-south runway. An outer control noise boundary and an air noise boundary were modelled for the proposal. The outer control noise boundary overlaps with a small part of site T-182a proposed for light industrial use. The air noise boundary overlap with the same site is negligible. The site proposed for rural residential use contains a very small area of the outer control noise boundary.

6.1.1. PLANNING BACKGROUND



The report recommends that residential, school, hospitals and hotels should be prohibited within the air noise boundary. No such uses are proposed as part of PC81 in the air noise boundary.

The report also recommends the District Plan requires sound insulation against aircraft noise for land between the air noise boundary and outer control boundary. Part of site T-182a falls within this area (proposed for light industrial use) and a negligible part of site T-140a falls within this area, but would be unlikely to comprise dwellings in this part of the site adjoining the State Highway.

There are no listed NZAA sites, protected trees or heritage buildings located within, or near, these sites. These sites are not located within the existing Fire Ban Area or Fire Sensitive Area. This is appropriate given the distance from Tākaka township.

The surrounding land uses include dairying and lifestyle residential uses. The sites are bordered by the Tākaka Collingwood Highway and the Tākaka Aerodrome is located across the Highway.

6.1.2. NATURAL HAZARDS CONSIDERATIONS

Further detailed information is provided in Appendix 24 of the PC81 Section 32 Report

Natural hazard risk level assessment summary:
Site T-182a is not considered to be subject to natural hazards. Site T-140a contains a number of small tributary streams. For site T-140a the hazard risk level from flood hazards is assessed as low, with residual risk remaining low, with mitigation measures adopted.

6.1.3. SERVICING CONSIDERATIONS

Further detailed information is found in Appendix 3 of the PC81 Section 32 Report

Water Supply Servicing	These sites are not currently serviced by public water supply. Council has no plans to service these sites. The water supply solution for these sites will need to be provided by the developer.
Wastewater Servicing	These sites are not serviced for wastewater by Council. Council has no plans to service these sites. The developer will need to provide onsite solutions for wastewater.
Stormwater Servicing	These sites are currently unserviced for a 10% and 1% AEP event. Stormwater solutions will need to be designed and funded by developers.
Transportation/Roading Servicing	NZTA has raised significant concerns regarding heavy vehicle access from the proposed Light Industrial land onto State Highway 60, due to limited sight distances and the high-speed nature of the highway corridor. Intersection spacing, sight distance requirements, and topographical constraints substantially limit access options. Options to address these constraints are outlined in detail in Appendix 3 to the PC81 Section 32 Evaluation Report. **Indicative Items:** A new indicative road network extending from the State Highway through T-140a into T-182a to enable adequate internal connections.

6.1.4. ONSITE WASTEWATER SYSTEM CONSIDERATIONS

Further detailed information is found in Appendix 6

Site T-140a is proposed for Rural Residential Zone (unserviced). To help determine an appropriate controlled minimum lot size for this site, a wastewater designer has reviewed the site and provided the following advice.

For the farm paddock land between the Takaka Collingwood Highway and the raceway leading to the Milking Shed (where a hardpan in the soil is present):
Allowing 1000m2 for building, carparking, driveway access, cut/fill earthworks, gardens and auxiliary buildings and taking into consideration the impact of hardpan soils restricting effluent drainage and treatment, a minimum lot size of 4000m2 is recommended.

Elsewhere on the site:
Allowing 1500m2 for building, carparking, driveway access, cut/fill earthworks, gardens and auxiliary buildings together with 1600m2 for wastewater discharge, a minimum lot size of 3500m2 is recommended. Allowing for the constraints of wastewater exclusion zones, steepness of terrain/topography, geotechnical constraints and difficulty of access, lots sizes larger than this may be required.

Taking in the above advice, as well as advice around natural hazards and considering similar rural residential blocks across the District, a controlled minimum lot size of 2ha for site T-140a is proposed. Due to the hardpan soils under this site, it is also proposed that this site will be within the Wastewater Management Area.

Site T-182a is proposed for Light Industrial Zone. Given the likelihood of hardpan soils underlying this site (as per the neighbouring site T-140a), it is proposed that this site will also be within the Wastewater Management Area.

6.1.5. IWI INTERESTS Values, Cultural Heritage, and Te mana o te wai
During FDS engagement, ngā iwi noted that a large part of this site was once a flourishing wetland, a mahinga kai and place where tūpana gathered watercress and plants for weaving. Ngā iwi noted the potential for restoration and for the ability of whanau to revive their customs. During engagement on PC81, ngā iwi raised concern over potential stormwater runoff from the industrial site T-182a into the nearby waterbody. As a result, the boundary of the site was amended, retreating from the bank and it was agreed that the bank should be planted with vegetation in the event of development.

6.1.6. COMMUNITY SERVICES AND FACILITIES	
Parks and Reserves	**TRMP Provisions;** Refer to Appendix 1 (TRMP Schedule of Amendments). **Indicative Items:** No new indicative items are proposed within this PC81 area.

6.1.7. PRODUCTIVE LAND
Sites T-140a and T-182a are both zoned Rural 2 with underlying LUC4, LUC6 and LUC 7 soils. In accordance with Clause 3.5(7) of the NPS HPL, these sites do not meet the definition of Highly Productive Land.

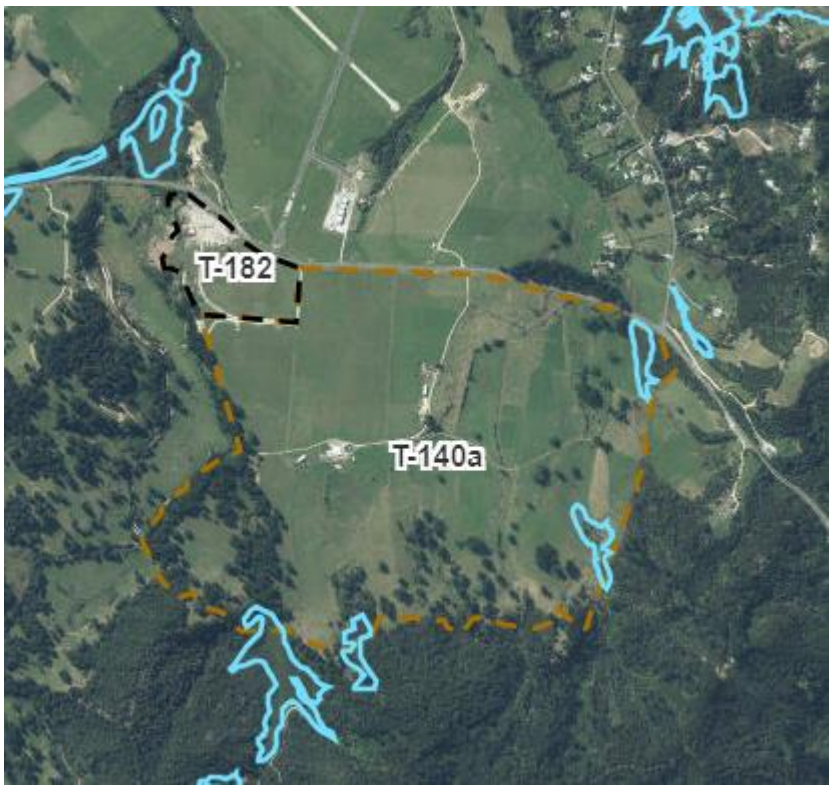
6.1.8. ECOLOGY AND GROUNDWATER

Values, Streams and Rivers, SNAs, and Wetlands

There are no wetlands within site T-182a. There is however a wetland located across the Highway to the northwest of the site. There are potential restoration opportunities at this site.

There are two wetlands that sit within site T-140a on the eastern end, and two wetlands that are located partly within the site on the southern boundary.

Wetlands for both sites are shown in the image below (light blue areas).



Some regenerating scrub is located within T-140a, and a creek runs on the outskirts of the site. Prior to any development on site, the developer would need to undertake an environmental assessment for values (lizards, birds and restoration potential).

There are no known Significant Natural Areas located within, or in close proximity, to both sites.

A river runs along the western boundary of site T-182. A number of tributaries run through T-140a which have moderate to high river diversity. Prior to any development on this site any resource consent should include an assessment of any of these nearby rivers and streams.

There is no appreciable aquifer under these sites.

6.1.9. OPTIONS ASSESSMENT FOR SITE LOCATION T-182a and T-140a (315 Tākaka-Collingwood highway)

Summary of Options

- **Option 1:** Retain the status quo and keep the existing Rural 2 zoning.
- **Option 2 (Recommended):** Rezone T-182a from Rural 2 Zone to Light Industrial Zone, and T-140a from Rural 2 Zone to Rural Residential Zone.
- **Option 4 (Recommended):** Apply or amend spatial layers, specifically the Wastewater Management Area overlay to T-140a.

Costs and Constraints Option 1 would retain the Rural 2 zoning for both sites, which are identified in the FDS as suitable for future rural residential and light industrial locations. While this preserves the current rural character and productive land, it does not address the identified need for additional business and residential land in Tākaka, nor does it enable more efficient use of land close to the town. . Site T-182a is not considered to be subject to natural hazards. Site T-140a includes a number of relatively small tributary streams draining the hill slopes to the south that flow across this site. Low lying land adjacent to these watercourses can be expected to flood from time to time. There is no existing public drinking water supply network in or near Tākaka. The developer would need to provide their own treated and reticulated water supply.

Option 2 (Preferred) would rezone T-182a to Light Industrial and T-140a to Rural Residential, aligning with the adopted FDS and providing an opportunity to deliver light industrial capacity and 34 rural residential lots (T-140a, minimum 5,000 m²). This supports managed business and residential growth and helps address the district's long-term needs. The sites are strategically located near the Tākaka–Collingwood Highway and the Tākaka Aerodrome, making them suitable for efficient development. The boundaries of both sites have been refined to avoid high-value wetlands and flood-prone areas, following feedback from iwi and subject matter experts . The rezoning supports economic diversification and provides for a range of housing and employment opportunities.

Option 4 (Recommended) applies the Wastewater Management Area overlay to T-140a. This overlay is important due to the hardpan soils under the site, which restrict effluent drainage and treatment. The overlay will ensure that any future development is subject to stricter wastewater management requirements, including minimum lot sizes and the need for advanced onsite wastewater treatment. This approach is consistent with the recommendations of the wastewater designer and ensures that environmental effects are managed appropriately.

Benefits and Opportunities Option 1 preserves the current rural character and productive land, but does not create new housing or business opportunities or support community growth. Option 2 and Option 4 together provide the greatest benefits: rezoning to Light Industrial and Rural Residential, with the Wastewater Management Area overlay, will enable well-designed development, supporting efficient land and infrastructure use. The overlay ensures that development is coordinated, staged, and integrated with infrastructure and environmental management. The plan provides for a mix of housing and employment opportunities, which will help address the district's shortfall in both areas and support a more diverse and resilient community. The inclusion of the Wastewater Management Area overlay ensures that environmental effects are managed, particularly in relation to wastewater disposal on hardpan soils.

Effectiveness and Efficiency Option 1 is not effective in meeting the FDS or Council's obligations to provide for housing, business land, and managed growth. It is an inefficient use of land given the strategic need for both residential and business land in Tākaka. Option 2 and Option 4 are highly effective in implementing the strategic direction of the FDS and the TRMP's objectives for managed growth. The Wastewater Management Area overlay ensures that development is not only enabled but is also well-planned, staged, and integrated with infrastructure and environmental management. Efficiency is achieved by using existing infrastructure and land, reducing reliance on greenfield expansion, and supporting sustainable development.

Risk of Acting or Not Acting if There Is Uncertain or Insufficient Information Option 1 carries the risk of underutilising land identified for growth and delaying both housing and business land delivery. Option 2 and Option 4 carry risks related to the provision of water supply, wastewater, and stormwater management for future

development. The risk of acting (rezoning and applying the overlay) includes the potential for servicing challenges and flood risk, but these can be managed through the Wastewater Management Area overlay, resource consent conditions, and developer requirements. The risk of not acting is more significant: it would perpetuate underutilisation of land identified for growth, limit the district's ability to meet housing and business land demand, and fail to implement the FDS.

Economic Benefits and Employment Option 1 provides little economic benefit, as it does not enable new housing or business development or support local services. Option 2 and Option 4 will support local construction activity and contribute to the viability of local services and amenities by increasing both the residential and business population in Tākaka. The additional business lots will help sustain the local economy and support the district's overall growth strategy.

Overall Appropriateness Options 2 and 4—rezoning T-182a to Light Industrial Zone and T-140a to Rural Residential Zone, with the Wastewater Management Area overlay—are the most appropriate planning response. This approach is grounded in robust evidence, aligns with the strategic direction of the FDS and Tākaka growth strategy, and reflects both technical advice and community aspirations. It addresses the identified need for additional housing and business land, supports integrated infrastructure and amenity provision, and provides a clear, future-focused framework for sustainable growth in Tākaka. The risks associated with servicing and environmental management are manageable and outweighed by the benefits of acting, particularly given the strong policy support for coordinated, resilient urban and rural development.

6.1.10. ASSESSMENT AGAINST TRMP OBJECTIVES AND POLICIES

Assessment against TRMP Objectives and Policies:
The proposed rezoning of this site to a Business or Industrial Zone is consistent with the objectives and policies of the TRMP, particularly those in Section 6.5 (Land for Industrial Activities) ans Section 13.1 (Natural Hazards).

- Objective 6.5.2.1 and Policy 6.5.3.1A seek to provide a supply of suitable land for regional and district industrial needs for the medium to long term.
- Policy 6.5.3.3 and 6.5.3.4 promote the identification of areas for light industry with convenient access to the transport system, while avoiding the adverse effects of residential and retailing activities consuming industrial land.
- The proposal supports a form of settlement that enables industry to operate with required services and without adverse effects on other activities (Policy 6.5.3.1), and ensures that industrial activities are separated from sensitive environments and residential areas (Policies 6.5.3.5–6.5.3.8).
- The approach also aligns with Policy 6.3.3.1 (adequate services) and Policy 6.3.3.5 (well-connected transport networks).
- Objectives in 13.1.2 seek to manage areas subject to natural hazards by ensuring development is avoided or mitigated according to the level of risk, and that land development (including infrastructure) is resilient to natural hazards.
- With hazard mitigation measures, the approach is consistent with the Policies in 13.1.3 that seek to avoid or mitigate the effects of natural hazards on land use activities.

The proposal is considered consistent with the relevant objectives and policies of the TRMP for business and industrial land and natural hazards.

Assessment against TRMP Objectives and Policies:
The rezoning of this site to Rural Residential is consistent with the objectives and policies of the TRMP, particularly those in Section 7.2 (Provision for Activities other than Plant and Animal Production) and Section 17.8.

- Objective 7.2.2 and Policy 7.2.3.2 enable rural residential activities in appropriate locations that do not adversely affect plant and animal production or rural character.
- Policy 7.2.3.4 and 7.2.3.5 encourage low impact design and enable further subdivision and residential development where land is not affected by natural hazards, can be adequately serviced, and does not adversely affect landscape or amenity values.
- The proposal also aligns with Policy 6.2.3.3 (minimising loss of productive land), Policy 6.3.3.1 (adequate services), and Policy 6.3.3.5 (well-connected transport networks).
- Objectives in 13.1.2 seek to manage areas subject to natural hazards by ensuring development is avoided or mitigated according to the level of risk, and that land development (including infrastructure) is resilient to natural hazards.
- With hazard mitigation measures, the approach is consistent with the Policies in 13.1.3 that seek to avoid or mitigate the effects of natural hazards on land use activities.

The proposal is therefore considered consistent with the relevant objectives and policies of the TRMP for rural residential development and natural hazards.

Assessment of Overlay – Wastewater Management Area (WMA):
The inclusion of this site within the Wastewater Management Area (WMA) overlay is consistent with the objectives and policies of the Tasman Resource Management Plan (TRMP), particularly those in Chapter 7 (Rural Environment Effects) and the relevant rules for wastewater management.

- Objective 7.2.2 and Policy 7.2.3.13 seek to enable rural living and subdivision where the actual or potential productive value of the land is retained and adverse effects on the environment are avoided.
- Policy 7.2.3.10 and 7.3.3.13 require a whole-catchment approach to stormwater and wastewater management, and specifically seek to avoid adverse off-site effects, including cumulative effects and water contamination, resulting from the disposal of domestic wastewater to land in the Wastewater Management Area.
- The overlay ensures that subdivision and development are subject to stricter standards for on-site wastewater treatment and disposal, reflecting the poor soil soakage conditions and the need to protect groundwater and surface water quality.
- The approach also aligns with Policy 6.3.3.6 (adequate provision for wastewater and stormwater), and Policy 6.3.3.8 (considering options for treatment in risk areas).

The WMA overlay provides an important safeguard for environmental health, public health, and the sustainable management of land and water resources, and is considered to give effect to the relevant objectives and policies of the TRMP.

6.2. Tākaka – T-228, T-229 and T-230 46-56A, 38, 78 Motupipi St

Area Name:	Tākaka
Town/Location:	Tākaka
Current Zone:	Rural 1 Zone
Estimated Yield:	Combined 7.5 hectares of light industrial land (T-229, T-228, T-230)
Area (ha):	7.5

Recommended Zoning Change:

T-228 and T-230: Rezone both Rural 1 Zone to Light Industrial Zone

T-229: Rezone Residential Zone to Light Industrial Zone

Note: Refer to PC81 s32 Evaluation Report Appendix 1.1 for proposed PC81 maps or https://eplan.tasman.govt.nz

6.2.1. PLANNING BACKGROUND

Sites T-228, T-229 and T-230 have been zoned Rural 1 since the inception of the TRMP. Part of T-228 is already in light industrial use but there is capacity for more buildings.

These sites were not in the FDS. However further evaluation of nearby adopted sites T-143 (to the rear of Motupipi St proposed for residential use) and T-145 (off Page Road proposed for light industrial use) found neither site likely to be suitable for intended zoning. T-145 is no longer favoured by the current owners and faces operational constraints. These light industrial sites are being proposed through PC81 instead, in order to provide future light industrial opportunities for Tākaka.

There are no NZAA sites, protected trees or heritage buildings located within or near these sites. To the north of these sites, is a mixture of light industrial uses, commercial uses (industrial storage areas, offices, parking and a Freight yard), and residential properties. The land to the east, south and west of the sites is currently used for dairying. Overall, this area is already occupied and surrounded by a lot of light industrial, commercial and rural uses. The proposed light industrial zoning is therefore not considered to be out of character for the area.

T-229 is This site is located within the existing Fire Sensitive Area. This is appropriate for the proposed Light Industrial Zoning and the proximity to Tākaka town.

T-228 and T-230 are not located within the existing Fire Sensitive Area. Extending the Fire Sensitive Area to these sites is out of scope for this plan change. However, given the proximity to the existing Fire Sensitive Area and Tākaka town, it is likely that a future separate plan change will extend the Fire Sensitive Area over these sites.

6.2.2. NATURAL HAZARDS CONSIDERATIONS Further detailed information is provided in Appendix 24 of the PC81 Section 32 Report
Natural hazard risk level assessment summary: These sites are exposed to flood hazards of varying depths and velocities, with T-229 and the southwestern part of T-228 experiencing deeper and more frequent flooding. Development will need to retain flood flow paths across or around these sites. With appropriate mitigation measures, the risk level from flood hazards can be reduced to medium, reflecting the inherent exposure across the sites. The residual risk from flood hazards remains medium and will be dependent on the resilience of the land use. The risk level from liquefaction hazards is assessed as low with mitigation measures.

6.2.3. SERVICING CONSIDERATIONS Further detailed information is found in Appendix 3 of the PC81 Section 32 Report	
Water Supply Servicing	There is no existing public drinking water supply network in or near Tākaka. The developer would need to provide their own treated and reticulated water supply for development on this site.
Wastewater Servicing	The Wastewater treatment plant is nearing capacity for developed land. The Wastewater treatment plant is over allocated to existing zoned (serviced residential, and rural residential serviced) land however, not all existing zoned land has been developed. Projects planned in the 2024 LTP include a new wastewater treatment plant (designed to have capacity for all growth envisaged in Tākaka), programmed for years 10 to 13.
Stormwater Servicing	These sites are serviced for stormwater by an open drain that may meet a 10% AEP event. These sites appear to be significantly vulnerable to a 1% AEP river flooding event. Any development on site will need to be designed to mitigate and manage flooding events.
Transportation/Roading Servicing	Indicative roads are recommended to enable future access to this land and the provision of appropriate walking and cycling infrastructure along Motupipi Street to Willow Street.

6.2.4. IWI INTERESTS Values, Cultural Heritage, and Te mana o te wai
Ngā iwi have not raised any issues in relation to this proposal.

6.2.5. COMMUNITY SERVICES AND FACILITIES	
Parks and Reserves	**TRMP Provisions;** Refer to Appendix 1 (TRMP Schedule of Amendments). **Indicative Items:** No new indicative walkways, parks or reserves are proposed for these sites. The sites are located close to the Tākaka central parks, reserves and facilities. Including the Tākaka Village Green and the Tākaka Memorial Reserve.

6.2.6. PRODUCTIVE LAND

Site T-228 and T-230 are zoned Rural 1 and have underlying LUC3 category soils. In accordance with Clause 3.5(7) of the NPS HPL, these sites meet the definition of Highly Productive Land. Site T-229 is zoned Residential and currently used for industrial and residential purposes. The underlying soils at this site are LUC3. In accordance with Clause 3.5(7) of the NPS HPL, due to the Residential zoning, this site does not meet the definition of Highly Productive Land. However, Clause 3.6(6) of the NPS HPL states that Tier 2 territorial authorities (Tasman) may allow urban rezoning of LUC3 Highly Productive Land.

Approximately half of T-228 is already used for industrial purposes. The other half of this site (approximately 17,518m2) is currently bare farmland. Rezoning this site is considered a partial loss of LUC3 productive land due to the productivity being limited by the adjacent existing urban environment. Part of site T-230 is currently used as a paved storage area, the remainder of the site is bare land. Although not within the urban environment, as defined in the NPS-UD, these industrial sites are needed to meet Tākaka's business demand. Any land that is not highly productive under the NPS HPL is too far out of town and not as accessible to the town and its population. This street is already used by existing industrial and commercial uses.

6.2.7. ECOLOGY AND GROUNDWATER

Values, Streams and Rivers, SNAs, and Wetlands

There are no wetlands or identified Significant Natural Areas located within, or in close proximity, to these sites.

There is a significant unconfined aquifer under these sites.

There are waterbodies running within and along the boundaries of these sites. These are important spring-fed streams. Based on other waterbodies that have been sampled nearby, it is highly likely that these waterbodies contain longfin and shortfin eels, common bully and inanga, and potentially giant kokopu, smelt, and red fin bully. It is important to avoid discharges of contaminants to groundwater within these sites as they may end up in the waterbodies.

6.2.8. OPTIONS ASSESSMENT FOR SITE LOCATION T-228, T-229 and T-230

Summary of Options

- **Option 1:** Retain the status quo and keep the existing Rural 1 zoning.
- **Option 2 (Preferred):** Rezone both sites from Rural 1 Zone to Light Industrial Zone.

Costs and Constraints

Option 1 would retain the Rural 1 zoning for these sites, which are already partly in light industrial use. While this preserves the current rural character and productive land, it does not address the identified need for additional light industrial land in Tākaka, nor does it enable more efficient use of land close to the town. Site T-229 and the southwestern end of the site T-228 are modelled as having flood depths in the order of 0.8 to 1.2 metres deep in a 1% AEP flood. These sites are impacted more frequently than a 1% AEP, but with lesser flood depths. Flood modelling for a 10% AEP shows flood depth in the order of 0.4 to 0.8 metres deep at these sites. Site T-230 and the northeastern end of site T-228 are slightly higher and have modelled flood depths in the order of 0.4 to 0.6 metres deep in a 1% AEP flood. There are existing flow channels on the sites where flood depths are deeper. In a 10% AEP flood the modelling shows flooding is confined to the existing flow channels with depths typically 0.2 to 0.5 metres, though deeper towards the eastern boundary of site T-230.The flood hazard will constrain the type and extent of development that can occur on these sites. Any development on these sites will need to ensure the continued conveyance of flood flows across or around the sites. Desktop mapping shows these sites as an area where seismic liquefaction damage is possible, however the underlying soils are typically gravelly.

There is no existing public drinking water supply network in or near Tākaka. The developer would need to provide their own treated and reticulated water supply. The wastewater treatment plant is nearing capacity for developed land and is over-allocated to existing zoned land, though not all existing zoned land has been developed. Projects planned in the 2024 LTP include a new wastewater treatment plant (designed to have capacity for all growth envisaged in Tākaka), programmed for years 10 to 13. Stormwater is serviced by an open drain that may meet a 10% AEP event, but the sites are significantly vulnerable to a 1% AEP river flooding event. Any development will need to be designed to mitigate and manage flooding events.

Benefits and Opportunities

Option 2, rezoning to Light Industrial, aligns with the findings of the 2020 Town Centre Audit Report and the need for additional light industrial land in Tākaka. The change will enable the development of approximately 66 business lots, supporting local businesses and services. The sites are centrally located and well-connected, making them ideal for light industrial activities that can serve both the local community and the wider region. The rezoning supports a more coherent urban form and responds to community expectations for land use in the town centre. The sites contain highly productive land (LUC3 soils), but approximately half of T-228 is already used for industrial purposes. The other half (about 17,518m^2) is currently bare farmland, so rezoning is considered a partial loss of productive land due to the productivity being limited by the adjacent existing urban environment.

Effectiveness and Efficiency

Rezoning to Light Industrial is effective in implementing the strategic direction of the FDS and the TRMP's objectives for supporting economic development and employment land provision in Tākaka. It enables the delivery of additional business land in a location that is already partly developed and not constrained by significant hazards. The approach is efficient because it allows for the use of land that is otherwise underutilised for rural purposes, while ensuring that development is appropriately managed to avoid adverse effects on the environment, particularly in relation to stormwater management and proximity to the aquifer and spring-fed streams. Development will need to retain flood flow paths across or around these sites and appropriate mitigation measures will need to be developed.

Risk of Acting or Not Acting if There Is Uncertain or Insufficient Information

The main uncertainties relate to the provision of water supply, wastewater, and stormwater management for future light industrial development. The risk of acting (rezoning) includes the potential for servicing challenges and flood risk, but these can be managed through resource consent conditions and developer requirements. The risk of not acting is more significant: it would perpetuate underutilisation of centrally located land, limit the town centre's ability to meet demand for light industrial land, and fail to implement the FDS. Given the planning controls and the ability to require site-specific solutions, the risks of acting are considered acceptable and preferable to the risks of inaction.

Economic Benefits and Employment

Rezoning these sites to Light Industrial will enable the development of new business premises, supporting local employment and economic activity in Tākaka. The change will help sustain the town centre as a vibrant hub for the community and visitors, contributing to the viability of local services and amenities. The sites are not intended for residential land provision, but the additional business lots will help support the district's overall economic growth strategy.

Overall Appropriateness

Option 2—rezoning T-228, T-229 and T-230 to Light Industrial Zone—is the most appropriate planning response. It aligns with the FDS and TRMP objectives, supports managed economic growth, and makes efficient use of land that is already partly developed and adjacent to existing urban development. Development will need to retain flood flow paths across or around these sites. With appropriate mitigation measures, the risk level from flood hazards can be reduced. The risks associated with servicing and environmental management are manageable, and the benefits of acting outweigh the risks of inaction. This option provides a clear, consistent, and future-focused planning framework for light industrial development in Tākaka.

6.2.9. ASSESSMENT AGAINST TRMP OBJECTIVES AND POLICIES

Assessment against TRMP Objectives and Policies:
The proposed rezoning of this site to a business or industrial zone is consistent with the objectives and policies of the TRMP, particularly those in Section 6.5 (Land for Industrial Activities), and Section 13.1 (Natural Hazards).

- Objective 6.5.2.1 and Policy 6.5.3.1A seek to provide a supply of suitable land for regional and district industrial needs for the medium to long term.
- Policy 6.5.3.3 and 6.5.3.4 promote the identification of areas for light industry with convenient access to the transport system, while avoiding the adverse effects of residential and retailing activities consuming industrial land.
- The proposal supports a form of settlement that enables industry to operate with required services and without adverse effects on other activities (Policy 6.5.3.1), and ensures that industrial activities are separated from sensitive environments and residential areas (Policies 6.5.3.5–6.5.3.8).
- The approach also aligns with Policy 6.3.3.1 (adequate services) and Policy 6.3.3.5 (well-connected transport networks).
- Objectives in 13.1.2 seek to manage areas subject to natural hazards by ensuring development is avoided or mitigated according to the level of risk, and that land development (including infrastructure) is resilient to natural hazards.
- The approach is generally consistent with the Policies in 13.1.3 that seek to avoid or mitigate the effects of natural hazards on land use activities. The most relevant section 13.1 policies include:
    - Policy 13.1.3.1 that seeks to avoid the effects of natural hazards on land use activities in areas or on sites that have a significant risk of instability, earthquake shaking, fault rupture, flooding, erosion or inundation, or in areas with high groundwater levels.

- Policy 13.1.3.4 that seeks to avoid or mitigate adverse effects of the interactions between natural hazards and the subdivision, use and development of land.
- Policy 13.1.3.8 that seeks to avoid, unless there is effective mitigation, the expansion of flood-prone settlements onto those parts of the surrounding flood plains where they might be subject to flood hazard.

Flood hazard has been identified and assessed, with the proposal recognising that hazard exposure will constrain the type and extent of development, and future development would need to retain flood flow paths across or around the sites and incorporate mitigation measures to manage flood risk.

The proposal is considered consistent with the relevant objectives and policies of the TRMP for business and industrial land and natural hazards.

6.3. Tākaka – T-144 Park Ave

Area Name:	East Tākaka
Town/Location:	Tākaka
Current Zone:	Rural 1 Zone
Estimated Yield:	66 dwellings
Area (ha):	7.0

Recommended Zoning Change:

T-144: Rezone Rural 1 Zone to Rural 1 deferred Residential Zone

Note: Refer to PC81 s32 Evaluation Report Appendix 1.1 for proposed PC81 maps or https://eplan.tasman.govt.nz

6.3.1. PLANNING BACKGROUND

Site T-144 has been zoned Rural 1 since the inception of the TRMP.

Site T-144 forms an adopted site of the FDS. During the preparation of PC81 an alternative location of site T-144 was explored, slightly further south, forming more of a natural extension to the recent subdivision. However, this land includes Rameka soils which have natural high fertility and no limitations, as well as Glenview soils. In contrast, the proposed location of site T-144 is on more impeded drainage soils (Glenview soils), less valuable for productive purposes. In accordance with the National Policy Statement on Highly Productive Land, the original FDS location of site T-144 is proposed.

There are no NZAA sites, protected trees or heritage buildings located within or close to the site. To the east and south of the site is rural land used for dairying. To the north (across the road from Park Avenue) is a mixture of dairying and Council sports field, and to the west of the site is mainly residential uses (a new subdivision area). Existing general TRMP setback requirements from rural land will mitigate potential reverse sensitivity effects from the dairying uses. The proposed site will essentially be continuing on from the new subdivision area to the west of the site.

The site is not located within an existing Fire Sensitive Area or Fire Ban Area. Given the distance from the urban area of Tākaka, this is appropriate.

6.3.2. NATURAL HAZARDS CONSIDERATIONS

Further detailed information is provided in Appendix 24 of the PC81 Section 32 Report

This site is not considered to be subject to natural hazards.

6.3.3. SERVICING CONSIDERATIONS Further detailed information is found in Appendix 3 of the PC81 Section 32 Report	
Water Supply Servicing	There is no existing public drinking water supply network in or near Tākaka. The Central Tākaka Water Supply scheme is privately owned and operated and supplies properties nearby this site in Park Avenue. The scheme's capacity to supply additional properties is unknown. If the developer is unable to connect to this scheme, they would need to provide their own treated and reticulated water supply for development on this site.
Wastewater Servicing	There is currently no capacity in the rising main between Park Avenue WWPS and Fresh Choice to accommodate the proposed zone change. Although the LTP includes a project to renew this rising main, it is scheduled beyond the 10-year horizon. This project would need to be advanced to enable development under the proposed zoning.
Stormwater Servicing	This site is not serviced for a 10% AEP event. The developer could potentially extend existing primary stormwater infrastructure to this site. There also appears to be minimal impacts from a 1% AEP event, which the developer will need to design around.
Transportation/Roading Servicing	The site benefits from proximity to community, health, and sports facilities. NZTA has recommended relocating this site closer to the previously proposed industrial site at Pages Road to share a common access to SH60. An intersection upgrade, approved by NZTA, is required. **Indicative Items**: A new indicative road extending from Windle Road through the site to connect with the paper road extending from Park Avenue. This indicative road will ensure connectivity throughout the site.

6.3.4. IWI INTERESTS Values, Cultural Heritage, and Te mana o te wai
Ngā iwi noted problems with the road layout in this locality and infrastructure capacity. These issues are addressed in the above table.

6.3.5. COMMUNITY SERVICES AND FACILITIES	
Parks and Reserves	**TRMP Provisions;** Refer to Appendix 1 (TRMP Schedule of Amendments). **Indicative Items:** No new indicative items are proposed within this PC81 area.

6.3.6. PRODUCTIVE LAND

Site T-144 is zoned Rural 1 and has underlying LUC3 soils. In accordance with Clause 3.5(7) of the NPS HPL, this site does meet the definition of Highly Productive Land. However, Clause 3.6(6) of the NPS HPL states that Tier 2 territorial authorities (Tasman) may allow urban rezoning of LUC3 Highly Productive Land.

Further, this site is all classified as Glenview soils. Glenview soils are characterised by having a well-drained upper B horizon that overlies a pale coloured and mottled clay loam textured lower B horizon. The lower B horizon often has a perched water table present during spring months. An iron pan is also commonly present in the underlying gravel at around 70cm. These features restrict the fertility of these soils as drainage is impaired and rooting depth limited. Glenview soils, unless modified by ripping, are classified as Class C in the Tasman District Council Productive Land Classification. (2005 Soils of Lower Tākaka Valley).

6.3.7. ECOLOGY AND GROUNDWATER

Values, Streams and Rivers, SNAs, and Wetlands

There are no wetlands, waterbodies or identified Significant Natural Areas or waterways within or near this site.

There is also no significant unconfined aquifer under this site. This site consist of clay soils so discharges will need to be managed appropriately.

6.3.8. OPTIONS ASSESSMENT FOR SITE LOCATION Tākaka – T-144 Glenview Rd

Summary of Options

- **Option 1:** Retain the status quo and keep the existing Rural 1 zoning.
- **Option 2 (Preferred):** Rezone the site from Rural 1 Zone to Rural 1 deferred Residential Zone.

Costs and Constraints

Option 1 would retain the Rural 1 zoning for this 7.0 ha site, which is located on the edge of Tākaka township. While this preserves the current rural character and productive land, it does not address the identified need for additional housing in Tākaka, nor does it enable more efficient use of land close to the town. The site is not subject to flood hazards from the Tākaka River, nor is it subject to land instability or specific earthquake hazards. There are no NZAA sites, protected trees, or heritage buildings located within or close to the site.

The site is not currently serviced by public water supply. The Central Tākaka Water Supply scheme is privately owned and supplies properties nearby, but its capacity to supply additional properties is unknown. If the developer is unable to connect to this scheme, they would need to provide their own treated and reticulated water supply. The wastewater treatment plant is nearing capacity for developed land, and is over-allocated to existing zoned land, though not all existing zoned land has been developed. Projects planned in the 2024 LTP include a new wastewater treatment plant (designed to have capacity for all growth envisaged in Tākaka), programmed for years 10 to 13. The site is not serviced for a 10% AEP event, but the developer could potentially extend existing primary stormwater infrastructure to this site. There also appears to be minimal impacts from a 1% AEP event, which the developer will need to design around.

Benefits and Opportunities

Option 2, rezoning to Rural 1 deferred Residential, aligns with the adopted FDS (FDS) and provides an opportunity to deliver approximately 59 dwellings in a location close to Tākaka township. This supports managed residential growth and helps address the district's long-term housing needs. The site is well-located, with residential uses to the west (a new subdivision area), Council sports field and dairying to the north, and rural land to the east and south. The

rezoning would enable more efficient use of land that is highly productive (LUC3 soils), but the site is all classified as Glenview soils, which are less valuable for productive purposes due to impeded drainage and limited rooting depth. The site is not within an existing Fire Sensitive Area or Fire Ban Area, which is appropriate given the distance from the urban area of Tākaka.

Effectiveness and Efficiency

Rezoning to Rural 1 deferred Residential is effective in implementing the strategic direction of the FDS and the TRMP's objectives for managed residential growth. It enables the delivery of additional housing in a location that is not constrained by significant hazards or infrastructure limitations that cannot be addressed through developer-led solutions. The approach is efficient because it allows for the use of land that is otherwise underutilised, while ensuring that development is appropriately managed to avoid adverse effects on the environment, particularly in relation to stormwater management and the Glenview soils' drainage limitations.

Risk of Acting or Not Acting if There Is Uncertain or Insufficient Information

The main uncertainties relate to the provision of water supply, wastewater, and stormwater management for future residential development. The risk of acting (rezoning) includes the potential for servicing challenges, but these can be managed through resource consent conditions and developer requirements. The risk of not acting is more significant: it would perpetuate underutilisation of land identified for residential growth, limit the district's ability to meet housing demand, and fail to implement the FDS. Given the planning controls and the ability to require site-specific solutions, the risks of acting are considered acceptable and preferable to the risks of inaction.

Economic Benefits and Employment

While the economic benefits of this rezoning are modest, the change will support local construction activity and contribute to the viability of local services and amenities by increasing the residential population in Tākaka. The site is not intended for employment land provision, but the additional dwellings will help sustain the local community and support the district's overall growth strategy.

Overall Appropriateness

Option 2—rezoning T-144 Glenview Road to Rural 1 deferred Residential Zone—is the most appropriate planning response. It aligns with the FDS and TRMP objectives, supports managed residential growth, and makes efficient use of land that is adjacent to existing urban development. The risks associated with servicing and environmental management are manageable, and the benefits of acting outweigh the risks of inaction. This option provides a clear, consistent, and future-focused planning framework for residential development in Tākaka.

6.3.9. ASSESSMENT AGAINST TRMP OBJECTIVES AND POLICIES

Assessment against TRMP Objectives and Policies:
The zoning of this site as Residential is consistent with the objectives and policies of the TRMP, particularly those in Chapter 6 (Urban Environment Effects) and Section 6.4A (Land for Residential Activities).

- Objective 6.4A.2.1 seeks to ensure sufficient residential capacity to meet demand in the urban environment and rural centres.
- Objective 6.4A.2.2 and Policies 6.4A.3.1–6.4A.3.4 promote a variety of housing types and sizes, and support residential development that responds to local housing needs and the planned urban character of the area.
- Policy 6.4A.3.2(b) provides for a choice of residential density and form, taking into account people's preferences, the existing character of neighbourhoods, and proximity to centres.
- The site is located outside the main urban area but is contiguous with existing Residential Zone land, and the proposed typology matches the adjoining established residential character. This supports a coherent urban

form and provides for housing choice in a location that is already serviced and well-integrated with the surrounding neighbourhood.

- The site is not identified as highly productive land under the NPS-HPL, and there are no significant constraints relating to hazards or infrastructure.
- The proposal also aligns with Policy 6.2.3.2 (enabling smaller residential lot sizes in townships), Policy 6.2.3.3 (minimising loss of productive land), and Policy 6.3.3.1 (ensuring adequate services).

Overall, the Residential zoning is considered the most appropriate way to achieve the relevant objectives and policies of the TRMP for this location, supporting a variety of housing options and reinforcing the planned urban form.

6.4. Tākaka – T-138a Rototai Road

Area Name:	Tākaka
Town/Location:	Tākaka
Current Zone:	Rural 1 Zone
Estimated Yield:	98 dwellings
Area (ha):	4.9

Recommended Zoning Change:

T-138a: Rezone from Rural 1 Zone to Medium Density Residential Zone

Add Outline Spatial Plan overlay

Note: Refer to PC81 s32 Evaluation Report Appendix 1.1 for proposed PC81 maps or https://eplan.tasman.govt.nz

6.4.1. PLANNING BACKGROUND

Site T-138a has been zoned Rural 1 since the TRMP's inception.

The site forms part of larger site T-138 in the adopted FDS, extending further south-east. Only part of the site is proposed for rezoning to meet identified demand, due to infrastructure constraints.

There are no NZAA sites, protected trees or heritage buildings located in or near this site. To the north of the site (across Rototai Road) are residential houses, and to the west is undeveloped residential zoned land. The east and south of the site are used for rural purposes (stock finishing paddocks). Existing general TRMP setback requirements from rural land will mitigate potential reverse sensitivity effects from the rural uses to the east and south of the site.

This site is located outside of the existing Fire Sensitive Area. Given the site's close proximity to Tākaka town and the existing Fire Sensitive Area, it is likely that the Fire Sensitive Area will be extended over this site as part of a future separate plan change.

Outline Spatial Plan
As a greenfield site utilising the MDRZ, an OSP has been developed to guide development and provide an anticipated future structure that is enabled by the proposed rules in Section 16.3.3A.

6.4.2. NATURAL HAZARDS CONSIDERATIONS Further detailed information is provided in Appendix 24 of the PC81 Section 32 Report
Natural hazard risk level assessment summary: The site is essentially free from flood hazards from the Tākaka River. Liquefaction is possible although the underlying soils are typically gravelly. The hazard risk levels for flood and liquefaction hazards are assessed as low after mitigation measures, with the residual risk also remaining low. The tsunami risk level is assessed as medium and the residual risk remains medium.

6.4.3. SERVICING CONSIDERATIONS Further detailed information is found in Appendix 3 of the PC81 Section 32 Report	
Water Supply Servicing	Reticulated Council water servicing is not available to T-138a. Development will therefore require a developer-provided water supply solution. Water supply is achievable in principle, but it is dependent on a suitable developer-led servicing solution being confirmed before development proceeds.
Wastewater Servicing	The School Wastewater Pump Station (WWPS) and rising main to Waitapu WWPS require upgrading at the developer's expense. There is likely to be challenges in conveying effluent from the zoned area to the school WWPS, potentially necessitating investigation into options such as a low-pressure pump system. Capacity for treatment of additional wastewater flow at the Tākaka Wastewater Treatment Plant is also limited. This means that wastewater servicing depends not only on local pump station and rising main upgrades, but also on confirmation that downstream treatment capacity is available
Stormwater Servicing	Minor impacts are expected from the 1% AEP event, which can be mitigated during subdivision. Existing 10% AEP infrastructure is limited, and any required upgrades expected to be developer-led and funded as no Council projects are identified for Takaka.
Transportation/Roading Servicing	This location is a logical extension of the Tākaka urban area from a transport perspective. It is adjacent to, and opposite, existing Residential zones. It is diagonally opposite Golden Bay High School, and less than 200m from Tākaka Primary School. It is approximately1.3km from the Tākaka central Commercial zone, and 1.2km from the Meihana Street Light Industrial zone.

6.4.4. IWI INTERESTS Values, Cultural Heritage, and Te mana o te wai
Ngā iwi noted the nearby water body (to the east) and requested care over adverse effects from development.

6.4.5. COMMUNITY SERVICES AND FACILITIES	
Parks and Reserves	**TRMP Provisions;** Refer to Appendix 1 (TRMP Schedule of Amendments). **Indicative Items:** No new indicative items are proposed within this PC81 area.

6.4.6. PRODUCTIVE LAND

Site T-138 is zoned Rural 1 and has underlying LUC3 soils. In accordance with Clause 3.5(7) of the NPS HPL, this site does meet the definition of Highly Productive Land. However, Clause 3.6(6) of the NPS HPL states that Tier 2 territorial authorities (Tasman) may allow urban rezoning of LUC3 Highly Productive Land.

Further, this site is proposed for Medium Density Residential Zone, an efficient use of land, and is needed to provide sufficient capacity in Tākaka. This site is adjacent to land used for residential purposes and limited in size by a hill. This location is accessible to schools and infrastructure.

6.4.7. ECOLOGY AND GROUNDWATER

Values, Streams and Rivers, SNAs, and Wetlands

There are no wetlands, waterbodies, or identified Significant Natural Areas within, or in close proximity, to this site.

There is a vulnerable unconfined gravel aquifer and a spring feed system under this site. Development on this site will need to be managed to prevent effects on the unconfined aquifer and spring feed system.

6.4.8. OPTIONS ASSESSMENT FOR SITE LOCATION T-138a (Rototai Road)

Summary of Options

- **Option 1:** Retain the status quo and keep the existing Rural 1 zoning.
- **Option 2 (Preferred):** Rezone the site from Rural 1 Zone to Medium Density Residential Zone (MDRZ).
- **Option 4:** Apply an Outline Spatial Plan (OSP) overlay to guide MDR development.

Costs and Constraints Option 1 would retain the Rural 1 zoning for this 4.9 ha site, which is located on the edge of Tākaka township. While this preserves the current rural character and productive land, it does not address the identified need for additional housing in Tākaka, nor does it enable more efficient use of land close to the town. The site is essentially free from flood hazards from the Tākaka River, with flood modelling showing only the western corner and northwestern boundary being subject to shallow flood flows in extreme events. Desktop mapping shows this site as an area subject to Tsunami risk and seismic liquefaction damage is possible, but the underlying soils are typically gravelly. There are no NZAA sites, protected trees, or heritage buildings located in or near this site. Servicing is a key constraint for both options. There is no existing public drinking water supply network in or near Tākaka. The Central Tākaka Water Supply scheme is privately owned and supplies properties nearby, but its capacity to supply additional properties is unknown. If the developer is unable to connect to this scheme, they would need to provide their own treated and reticulated water supply. The wastewater treatment plant is nearing capacity for developed land, and is over-allocated to existing zoned land, though not all existing zoned land has been developed. Projects planned in the 2024 LTP include a new wastewater treatment plant (designed to have capacity for all growth

envisaged in Tākaka), programmed for years 10 to 13. Stormwater infrastructure is limited; the site appears to have minor impacts from a 1% AEP event, which should be manageable during development design. There is limited existing 10% AEP event infrastructure, which will need to be upgraded by the developer.

Option 2 proposes rezoning to MDRZ, aligning with the adopted FDS and providing an opportunity to deliver approximately 44 dwellings in a location close to Tākaka township. This supports managed residential growth and helps address the district's long-term housing needs. The site is well-located, with residential houses to the north (across Rototai Road) and undeveloped residential zoned land to the west. The east and south of the site are used for rural purposes (stock finishing paddocks). The Outline Spatial Plan (Option 4) will guide MDR development, ensuring good urban design, connectivity, and integration with the surrounding area.

Option 4 (OSP overlay) is now relevant, as a greenfield MDRZ site. The OSP will provide a structure for the layout of roads, reserves, and infrastructure, and ensure that development is staged and coordinated with infrastructure upgrades and environmental management. The OSP overlay will also address the transition between the MDRZ and adjacent land uses, manage stormwater and flood risk, and ensure integration with the wider Tākaka urban area.

Benefits and Opportunities Option 1 preserves the current rural character and productive land, but does not create new housing or support community growth. Option 2 and Option 4 together provide the greatest benefits: rezoning to MDRZ and applying an OSP overlay will enable well-designed medium density residential development, supporting efficient land and infrastructure use. The OSP ensures that development is coordinated, staged, and integrated with infrastructure and environmental management. The site is well-located for walkability and access to amenities, and the OSP will ensure good urban design and connectivity. The plan provides for a mix of housing types, which will help address the district's shortfall in attached dwellings and support a more diverse and resilient community.

Effectiveness and Efficiency Option 1 is not effective in meeting the FDS or Council's obligations to provide for housing and managed residential growth. It is an inefficient use of land given the strategic need for residential land in Tākaka. Option 2 and Option 4 are highly effective in implementing the strategic direction of the FDS and the TRMP's objectives for managed residential growth. The OSP overlay ensures that development is not only enabled but is also well-planned, staged, and integrated with infrastructure and environmental management. Efficiency is achieved by using existing infrastructure and land, reducing reliance on greenfield expansion, and supporting sustainable development.

Risk of Acting or Not Acting if There Is Uncertain or Insufficient Information Option 1 carries the risk of underutilising land identified for growth and delaying housing delivery. Option 2 and Option 4 carry risks related to the provision of water supply, wastewater, and stormwater management for future residential development. The risk of acting (rezoning and applying an OSP) includes the potential for servicing challenges and flood risk, but these can be managed through the OSP, resource consent conditions, and developer requirements. The risk of not acting is more significant: it would perpetuate underutilisation of land identified for residential growth, limit the district's ability to meet housing demand, and fail to implement the FDS.

Economic Benefits and Employment Option 1 provides little economic benefit, as it does not enable new housing or support local services. Option 2 and Option 4 will support local construction activity and contribute to the viability of local services and amenities by increasing the residential population in Tākaka. The site is not intended for employment land provision, but the additional dwellings will help sustain the local community and support the district's overall growth strategy.

Overall Appropriateness Option 2—rezoning T-138a Rototai Road to Medium Density Residential Zone, with an Outline Spatial Plan overlay (Option 4)—is the most appropriate planning response. This approach is grounded in robust evidence, aligns with the strategic direction of the FDS and Tākaka growth strategy, and reflects both technical advice and community aspirations. It addresses the identified need for additional housing, supports integrated infrastructure and amenity provision, and provides a clear, future-focused framework for sustainable growth in Tākaka. The risks associated with servicing and environmental management are manageable and outweighed by the benefits of acting, particularly given the strong policy support for coordinated, resilient urban development.

6.4.9. ASSESSMENT AGAINST TRMP OBJECTIVES AND POLICIES

Assessment against TRMP Objectives and Policies:

The proposed rezoning of this site to the Medium Density Residential Zone has been assessed against the operative provisions of the TRMP, and the proposed objectives and policies introduced through Plan Change 81. The proposal is consistent with the relevant objectives and policies for urban growth and residential development, particularly those in Chapter 6 (Urban Environment Effects), including Section 6.4A (Land for Residential Activities), the Takaka provisions in Section 6.10, and Chapter 13 (Natural Hazards).

- Objective 6.4A.2.1 seeks to ensure sufficient residential capacity to meet demand in the urban environment and rural centres. The rezoning contributes to this objective by providing additional housing capacity in a planned urban growth area.
- Objective 6.4A.2.2 supports a well-functioning urban environment through intensification that provides a range of housing types and sizes and achieves appropriate urban design and amenity outcomes. The proposal is consistent with this objective by enabling medium density development in a location identified for growth.
- The proposal is supported by the Medium Density Residential Zone policy framework, in particular:
  – Policy 6.4A.3.5, which enables a range of residential activities with greater intensity of built form;
  – Policy 6.4A.3.6, which provides for baseline development while ensuring that the potential for comprehensive development is not compromised; and
  – Policy 6.4A.3.7, which enables medium density development where it contributes to a well-functioning urban environment and achieves appropriate urban design and amenity outcomes.
- As a greenfield site, development will be guided by an Outline Spatial Plan, which provides a structured, spatial planning approach to coordinate the layout, density and form of development, and ensure integrated and efficient development of land and infrastructure.
- The proposal supports efficient use of land and infrastructure (Objective 6.2.2.2 and Policy 6.2.3.2A), while directing growth to an appropriate urban location consistent with the Future Development Strategy.
- The approach is also consistent with Policy 6.1.3.1 (urban design), Policy 6.3.3.1 (adequate services), and Policy 6.3.3.5A (well-connected transport networks).
- The proposal is consistent with Policy 6.10.3.1, which requires that land made available for residential development is not subject to unacceptable flood risk, or that such risk can be appropriately mitigated.
- Objectives in 13.1.2 seek to manage areas subject to natural hazards by ensuring development is avoided or mitigated according to the level of risk, and that land development is resilient to natural hazards.
- With hazard mitigation measures, the approach is consistent with the Policies in 13.1.3 that seek to avoid or mitigate the effects of natural hazards on land use activities.

The proposal is therefore considered to give effect to the relevant operative and proposed objectives and policies of the TRMP for greenfield medium density residential development and natural hazards.

Assessment of Overlay – Outline Spatial Plan (OSP):

The application of an Outline Spatial Plan overlay to this site is consistent with the operative and proposed objectives and policies of the TRMP, as it provides for a structured and coordinated approach to the development of this greenfield area.

- The Outline Spatial Plan coordinates the spatial layout of development, including the arrangement of roads, blocks, open space, and infrastructure, ensuring the efficient and integrated development of the site.
- The overlay provides a framework for staging development and integrating the site with the surrounding urban area, including transport connections and servicing.

- The Outline Spatial Plan supports the achievement of high-quality urban design and amenity outcomes through coherent and comprehensively planned development.
- The approach also supports the efficient functioning of infrastructure and transport networks, including through well-connected street layouts and integration with existing networks.

The OSP overlay ensures that development of the site occurs in a planned, integrated and coordinated manner, consistent with the intended outcomes of the Medium Density Residential Zone.

6.5. Tākaka – T-227 Onetahua Marae 72 Pōhara Valley Road

Area Name:	Pōhara
Town/Location:	Pōhara
Current Zone:	Residential
Estimated Yield:	6 dwellings
Area (ha):	0.3

Recommended Zoning Change:

T-227: Rezone from Residential Zone to Papakāinga Zone

Note: Refer to PC81 s32 Evaluation Report Appendix 1.1 for proposed PC81 maps or https://eplan.tasman.govt.nz

6.5.1. PLANNING BACKGROUND

Schedule 1 of the RMA requires pre notification consultation with iwi authorities on a plan change. As a result of early consultation, Mohua Iwi identified that the existing Residential zone was inaccurate and that papakāinga zone would be more appropriate.

Site T-227 has been zoned Residential since the TRMP's inception. Site T-227 did not form part of the adopted FDS, already being zoned Residential. Ngā iwi have requested the zone be changed to the Papakāinga Zone in order to enable more flexible use of their land on which Onetahua Marae is situated.

The 2023 census found that residents identifying as Māori form 10% of Tasman's population, which has grown by 66% since 2013. In the Golden Bay ward, 8% of residents identify as Māori (2023). However the Ministry of Social Development's housing waiting list for Tasman comprises a higher proportion of Māori, as a percentage of all eligible applicants, at 31% in 2023. This illustrates the difficulties some Māori face in securing a dwelling in Tasman. Council's housing for older people (101 units in total in the District) are very popular and there is a substantial waiting list for Tākaka.

Tasman's 2024 Housing and Business Assessment, prepared under the NPS-UD, concluded that Motueka needs housing options that meet the needs of Māori residents, enabling Māori to express their cultural traditions and norms. Historical discussions with ngā iwi o Te Tauihu have also concluded that existing TRMP provisions for papakāinga is too limited. This is something that PC81 seeks to address.

There are no NZAA sites, protected trees or heritage buildings located in, or near to this site. This site is surrounded by residential uses. There are unlikely to be any reverse sensitivity issues given that the site is already occupied by the Onetahua Marae.

This site is located within the existing Fire Sensitive Area. This is appropriate for the proposed papakāinga zoning and the close proximity to Pohara centre.

6.5.2. NATURAL HAZARDS CONSIDERATIONS Further detailed information is provided in Appendix 24 of the PC81 Section 32 Report
Natural hazard risk level assessment summary: The eastern part of the site is within the TRMP Slope Instability Risk Area. The hazard risk level from slope instability hazards is assessed as medium after mitigation measures are adopted. The residual risk is assessed as medium.

6.5.3. SERVICING CONSIDERATIONS Further detailed information is found in Appendix 3 **of the PC81 Section 32 Report**	
Water Supply Servicing	This site is currently connected and serviced for water by Council's Pohara Valley Water Scheme. The site has low/limited water pressure due to the site elevation being similar to the water scheme elevation.
Wastewater Servicing	This site is currently connected and serviced for wastewater.
Stormwater Servicing	This site is unserviced for a 10% and 1% AEP event. There is likely to be on-site soakage to manage stormwater.
Transportation/ Roading Servicing	An extension of the Marae buildings may increase parking demand, potentially including bus parking and manoeuvring. The site specific infrastructure can be delivered as part of the development.

6.5.4. IWI INTERESTS Values, Cultural Heritage, and Te mana o te wai
Ngā iwi, Onetahua Marae Committee Inc. own this site and have requested the change in zone to papakāinga. The landowner is an entity for three iwi in Mohua - Ngati Tama, Ngāti Rārua and Te Ātiawa.

6.5.5. COMMUNITY SERVICES AND FACILITIES	
Parks and Reserves	**TRMP Provisions;** Refer to Appendix 1 (TRMP Schedule of Amendments). **Indicative Items:** No new indicative items are proposed within this PC81 area.

6.5.6. PRODUCTIVE LAND
Site T-227 is zoned Residential and has underlying LUC6 soils. In accordance with Clause 3.5(7) of the NPS HPL, this site does not meet the definition of Highly Productive Land.

6.5.7. ECOLOGY AND GROUNDWATER

Values, Streams and Rivers, SNAs, and Wetlands

There are no wetlands or identified Significant Natural Areas located within, or in close proximity to, the site.

The site is sitting on top of limestone and a moderate unconfined aquifer. This aquifer is not a significant water source. There is, however, a risk of development on this site resulting in discharges that seep into the ground and run out to sea by limestone conduits. Discharges will need to be managed appropriately.

There are no known waterbodies flowing through this site.

6.5.8. OPTIONS ASSESSMENT FOR SITE LOCATION T-227 (Onetahua Marae 72 Pōhara Valley Road)

Summary of Options

- **Option 1:** Retain the status quo and keep the existing Residential zoning.
- **Option 2 (Preferred):** Rezone the site from Residential Zone to Papakāinga Zone.

Costs and Constraints

Option 1 would retain the Residential zoning for this site, which is already occupied by Onetahua Marae and surrounded by residential uses. While this maintains the current use, it does not provide the flexibility needed for papakāinga development or reflect the aspirations of ngā iwi o Te Tauihu. The site is 0.3 hectares and is not subject to flood hazard. The eastern part of the site and adjacent land is within the TRMP Slope Instability Risk Area. There are no NZAA sites, protected trees, or heritage buildings within or near the site. The site is within the existing Fire Sensitive Area, which is appropriate for the proposed papakāinga zoning and its proximity to Pōhara centre.

Servicing is not a constraint for papakāinga development. The site is currently connected and serviced for water by Council's Pohara Valley Water Scheme, though water pressure is low due to the site's elevation. The site is also connected and serviced for wastewater. Stormwater is managed onsite via soakage, and there are no known waterbodies flowing through the site. The site sits on top of limestone and a moderate unconfined aquifer, but this is not a significant water source. There is a risk of discharges seeping into the ground and running out to sea via limestone conduits, so discharges will need to be managed appropriately.

Benefits and Opportunities

Option 2, rezoning to Papakāinga Zone, directly responds to the needs of ngā iwi o Te Tauihu and the Onetahua Marae Committee Inc., who have requested the change to enable more flexible use of their land. The landowner is an entity for three iwi in Mohua – Ngāti Tama, Ngāti Rārua, and Te Ātiawa. The rezoning supports the district's growing Māori population and addresses the significant housing need for Māori, as evidenced by the high proportion of Māori on the housing waiting list. The Papakāinga Zone enables a wider range of housing and community activities that reflect Māori cultural traditions and norms, supporting intergenerational living and the expression of tikanga Māori. The site's location, surrounded by residential uses and already occupied by the marae, means there are unlikely to be any reverse sensitivity issues.

Effectiveness and Efficiency

Rezoning to Papakāinga Zone is effective in implementing the objectives of the TRMP and the district's housing strategy, particularly in providing for Māori housing needs and enabling papakāinga development. It is efficient because it utilises land that is already urban in character and is already serviced for water and wastewater. The approach allows for development to proceed as needed, without reliance on Council-funded servicing upgrades.

Risk of Acting or Not Acting if There Is Uncertain or Insufficient Information

The main uncertainties relate to the management of stormwater and wastewater discharges, given the limestone geology and potential for seepage to the sea. These risks can be managed through resource consent conditions and developer requirements. The risk of not acting is more significant: it would perpetuate the lack of suitable land for papakāinga development, limit the ability of ngā iwi to provide for their people, and fail to implement the district's housing strategy for Māori. Given the planning controls and the ability to require site-specific solutions, the risks of acting are considered acceptable and preferable to the risks of inaction.

Economic Benefits and Employment

While the economic benefits of this rezoning are modest, the change will support local construction activity and contribute to the viability of local services and amenities by increasing the residential population in Pōhara. The Papakāinga Zone enables a range of activities that can support economic development within the Māori community, including small-scale enterprises and community facilities. The site is not intended for large-scale employment land provision, but the additional dwellings and activities will help sustain the local community and support the district's overall growth strategy.

Overall Appropriateness

Option 2—rezoning T-227, Onetahua Marae, 72 Pōhara Valley Road to Papakāinga Zone—is the most appropriate planning response. It aligns with the district's housing strategy, supports Māori housing and cultural needs, and makes efficient use of land that is already urban in character and serviced. The risks associated with servicing and environmental management are manageable, and the benefits of acting outweigh the risks of inaction. This option provides a clear, consistent, and future-focused planning framework for papakāinga development at Onetahua Marae.

6.5.9. ASSESSMENT AGAINST TRMP OBJECTIVES AND POLICIES

Assessment against TRMP Objectives and Policies:

The proposed rezoning of this site to the Papakāinga Zone has been assessed against the operative provisions of the TRMP, and the proposed objectives and policies introduced through Plan Change 81. The proposal is consistent with the relevant objectives and policies of the TRMP, particularly those in Chapter 10A (Papakāinga Development) and Section 17.13 (Papakāinga Zone rules).

- Objective 10A.2.1 recognises papakāinga development as a taonga and enables development that supports tāngata whenua to live on their ancestral land, sustain cultural connections, and achieve social, economic and cultural wellbeing.
- Objective 10A.2.2 supports tāngata whenua to exercise rangatiratanga over the use and development of their ancestral land, enabling papakāinga that reflect their aspirations, tikanga and values.
- Policies 10A.3.1–10A.3.7 provide a comprehensive framework that enables papakāinga development led by tāngata whenua and guided by tikanga Māori, while recognising site constraints and the need to manage environmental effects.
- The policy framework enables a range of residential, cultural and community activities within papakāinga, while ensuring that development responds appropriately to infrastructure capacity, environmental effects, and the surrounding context.
- The proposal is also consistent with Policy 7.2.3.9(k), which recognises the cultural relationship of Māori with their land, and supports the provision of a wider range of housing types within the district.

The proposal is therefore considered an appropriate and effective means of achieving the relevant operative and proposed objectives and policies of the TRMP for papakāinga development.

7. Murchison

In October 2023, plan change 77 to the TRMP became operative for Murchison. This provides for additional residential sites in the town itself and rural residential living opportunities in the wider Murchison area. Sites forming part of the adopted FDS were rezoned. There are no further sites proposed for residential zoning in Murchison as part of PC81.

Demand exists for 180 dwellings in the Lakes-Murchison ward (Murchison, St Arnaud, Tapawera and ward remainder) over the next 10 years and a further 120 dwellings between 2035-2054. Sufficient capacity exists for the ward as a whole over the ten year period and thirty year period. Murchison however will have a slight undersupply in the short term which will be addressed once infrastructure upgrades are completed to enable development of the sites in Hotham St and Fairfax St, which were rezoned as part of plan change 77.

Demand for future business land in the Lakes-Murchison ward was estimated based on current employment numbers by industry, however there is a high degree of uncertainty in these forecasts at the rural ward level and therefore the town level. Various methodologies have therefore been used to estimate business land demand for the next 30 years. The model prepared for Council by Sense partners, forecasts relatively low demand of business land (compared with Sense partners' previous 2021 model). Based on this model, sufficient capacity exists for industrial and retail/commercial land in the Lakes-Murchison ward overall to meet demand over the long term.

However, there would appear to be little industrial land left in Murchison itself that has not yet been developed or that does not face constraints such as flood risk. Some industrial zoned land in Murchison is also currently in residential use. Hence additional land is proposed as part of PC81 for Light Industrial use.

Council's 2020 Town Centre Audit Report identified several small sites in Murchison town centre in Fairfax St and Waller St that are currently zoned residential that would be more suited to commercial use, to enable the town centre to offer more floorspace in its core area. These sites were adopted as part of the FDS and are included as part of PC81.

7.1. Murchison – T-234 – 20, 24 and 26 Fairfax Street

Area Name:	Murchison
Town/Location:	Murchison
Current Zone:	Rural 2 Zone
Estimated Yield:	1.6 hectares of business land
Area (ha):	1.6

Recommended Zoning Change:

T-234: Rezone from Rural 2 Zone to Light Industrial Zone

Note: Refer to PC81 s32 Evaluation Report Appendix 1.1 for proposed PC81 maps or https://eplan.tasman.govt.nz

7.1.1. PLANNING BACKGROUND

Site T-234 has been zoned Rural 2 since the TRMP's inception. This site did not form part of the adopted FDS. Site T-148a (proposed for light industrial), located at 155 and 75 Waller Street was part of the FDS and was included in the draft plan change released for community feedback. Landowners of site T-148a strongly opposed the site being rezoned, and was therefore removed from PC81, and replaced with T-234. Site T-234 has generally been supported by the landowners and has scored generally well against the FDS multi criteria assessment.

There are no NZAA sites, protected trees or heritage buildings located in, or near, this site. Lifestyle residential houses are located to the north (zoned Rural 2) and west (zoned light industrial) to the site. Light industrial uses are to the south of the site. Another site (T-150) being proposed for commercial is also located on the southern boundary of the site. To the east of the site (across Fairfax Street) is the caravan park and residential properties (all zoned residential).

This site is located outside of the Fire Sensitive Area. Extending the Fire Sensitive Area is out of scope for this Plan Change. Given the site's proximity to the Murchison town centre, it is likely that the Fire Sensitive Area will be extended over this site in a separate future plan change.

7.1.2. NATURAL HAZARDS CONSIDERATIONS Further detailed information is provided in Appendix 24 of the PC81 Section 32 Report
The site is located on an elevated terrace and is not considered to be subject to natural hazards.

7.1.3. SERVICING CONSIDERATIONS Further detailed information is found in Appendix 3 of the PC81 Section 32 Report	
Water Supply Servicing	This site is currently connected to and serviced by the Murchison water supply scheme. While existing capacity can support limited additional demand, future development relies on the delivery of planned water main upgrades to maintain network performance and service levels
Wastewater Servicing	The site is located close to existing wastewater services, and capacity at the wastewater treatment plant is available. Development will require extensions or connections to the existing wastewater network, which would need to be designed and delivered by the developer. Planned upgrades to the Hotham Street Wastewater Pump Station and associated rising main, funded through Council's Long-Term Plan, are intended to relieve pressure on the wider network and support future development across Murchison.
Stormwater Servicing	There is not currently any infrastructure to manage a 10% AEP event at this site. The site is considered vulnerable to a 1% AEP event. The developer will need to provide and fund a solution to manage stormwater on site.
Transportation/ Roading Servicing	Further commercial and industrial activity on Fairfax Street will result in increased vehicle traffic, including heavy vehicles, and pedestrian and cycle movements on Fairfax Street and at the Fairfax Street / SH6 intersection. There is likely to be an increase in vehicle turning movements at the intersection, and in pedestrians and cyclists crossing the State Highway. Several recommendations for managing transport issues are included in Appendix 3 of the PC81 s32 Evaluation Report.

7.1.4. IWI INTERESTS Values, Cultural Heritage, and Te mana o te wai
Neither Ngai Tahu nor Ngāti Waewae have raised any issues in relation to this proposal.

7.1.5. COMMUNITY SERVICES AND FACILITIES	
Parks and Reserves	**TRMP Provisions;** Refer to Appendix 1 (TRMP Schedule of Amendments). **Indicative Items:** No new indicative items are proposed within this PC81 area. This site is located close to the Matakiaki River.

7.1.6. PRODUCTIVE LAND

Site T-234 is zoned Rural 2 and has underlying LUC 4 soils. In accordance with Clause 3.5(7) of the NPS HPL, this site does not meet the definition of Highly Productive Land.

7.1.7. ECOLOGY AND GROUNDWATER

Values, Streams and Rivers, SNAs, and Wetlands

There are no wetlands or identified Significant Natural Areas located within, or on close proximity, to the site.

Scattered vegetation on site is potentially native, but there is sufficient native vegetation in the wider area. Ned's Creek is located to the west of the site, which runs to the river. Any development needs to utilise stormwater infrastructure (such as planting) to avoid adverse effects on the river. If stormwater could be directed to the Buller River instead of Neds Creek, that would be preferable due to dilution afforded by the bigger river. The adjacent industrial premise to the south of the site has discharged to Neds Creek via the path shown by the red arrow in the image below. It would be ideal if both sites could consolidate treatment.

The Buller gravel aquifer is located under this site (up to 10m deep).

7.1.8. OPTIONS ASSESSMENT FOR SITE LOCATION T-234 (20, 24 and 26 Fairfax Street)

Summary of Options

- **Option 1:** Retain the status quo and keep the existing Rural 2 zoning.
- **Option 2 (Preferred):** Rezone the site from Rural 2 Zone to Light Industrial Zone.

Costs and Constraints

Option 1 would retain the Rural 2 zoning for this site, which is located on an elevated terrace in Murchison and not considered to be subject to natural hazards . The site is not currently used for productive rural purposes and is centrally located, surrounded by a mix of lifestyle residential, light industrial, and commercial land. There are no NZAA sites, protected trees, or heritage buildings within or near the site. The site is outside of the Fire Sensitive Area, but given their proximity to the town centre, it is likely that the Fire Sensitive Area will be extended over these sites in a future plan change.

Servicing is a key consideration. The site is currently connected to and serviced by the Murchison water supply scheme, but upgrades to the Hotham Street Water Main are planned in the LTP to support further development (programmed for years four to six). Wastewater servicing is not currently connected, but the developer could potentially connect to the existing sewer line along State Highway, depending on capacity and development plans. Additional storage at the Waller pump station may be needed. There is no infrastructure to manage a 10% AEP stormwater event, and the site is considered vulnerable to a 1% AEP event, so the developer will need to provide and fund a stormwater management solution.

Benefits and Opportunities

Option 2, rezoning to Light Industrial, aligns with the adopted FDS (FDS) and the findings of the 2020 Town Centre Audit Report, which identified a need for additional light industrial land in Murchison. The change will enable the development of approximately eight 2,000m² business lots, supporting local businesses and services. The site is centrally located and well-connected, making it ideal for light industrial activities that can serve both the local community and the wider region. The rezoning supports a more coherent urban form and responds to community expectations for land use in the town centre. The site is not highly productive land (LUC 4 soils), so the change does not result in the loss of productive rural land.

Effectiveness and Efficiency

Rezoning to Light Industrial is effective in implementing the strategic direction of the FDS and the TRMP's objectives for supporting economic development and employment land provision in Murchison. It enables the delivery of additional business land in a location that is already serviced and not constrained by significant hazards. The approach is efficient because it allows for the use of land that is otherwise underutilised for rural purposes, while ensuring that development is appropriately managed to avoid adverse effects on the environment, particularly in relation to stormwater management and proximity to the Buller River.

Risk of Acting or Not Acting if There Is Uncertain or Insufficient Information

The main uncertainties relate to the provision of water supply, wastewater, and stormwater management for future light industrial development. The risk of acting (rezoning) includes the potential for servicing challenges, but these can be managed through resource consent conditions and developer requirements. The risk of not acting is more significant: it would perpetuate underutilisation of centrally located land, limit the town centre's ability to meet demand for light industrial land, and fail to implement the FDS. Given the planning controls and the ability to require site-specific solutions, the risks of acting are considered acceptable and preferable to the risks of inaction.

Economic Benefits and Employment

Rezoning this site to Light Industrial will enable the development of new business premises, supporting local employment and economic activity in Murchison. The change will help sustain the town centre as a vibrant hub for the community and visitors, contributing to the viability of local services and amenities. The site is not intended for

residential land provision, but the additional business lots will help support the district's overall economic growth strategy.

Overall Appropriateness

Option 2—rezoning T-234, 20, 24 and 26 Fairfax Street to Light Industrial Zone—is the most appropriate planning response. It aligns with the FDS and TRMP objectives, supports managed economic growth, and makes efficient use of land that is not highly productive. The risks associated with servicing and environmental management are manageable, and the benefits of acting outweigh the risks of inaction. This option provides a clear, consistent, and future-focused planning framework for light industrial development in the Murchison town centre.

7.1.9. ASSESSMENT AGAINST TRMP OBJECTIVES AND POLICIES

Assessment against TRMP Objectives and Policies:

The proposed rezoning of this site to a Business or Industrial Zone is consistent with the objectives and policies of the TRMP, particularly those in Section 6.5 (Land for Industrial Activities).

- Objective 6.5.2.1 and Policy 6.5.3.1A seek to provide a supply of suitable land for regional and district industrial needs for the medium to long term.
- Policy 6.5.3.3 and 6.5.3.4 promote the identification of areas for light industry with convenient access to the transport system, while avoiding the adverse effects of residential and retailing activities consuming industrial land.
- The proposal supports a form of settlement that enables industry to operate with required services and without adverse effects on other activities (Policy 6.5.3.1), and ensures that industrial activities are separated from sensitive environments and residential areas (Policies 6.5.3.5–6.5.3.8).
- The approach also aligns with Policy 6.3.3.1 (adequate services) and Policy 6.3.3.5 (well-connected transport networks).

The proposal is considered consistent with the relevant objectives and policies of the TRMP for business and industrial land.

7.2. Murchison – T-150 28-34 Fairfax St and 50-54 Waller St

Area Name:	Murchison
Town/Location:	Murchison
Current Zone:	Residential Zone
Yield:	0.6 hectares of business land
Area (ha):	0.6

Recommended Zoning Change:

T-150: Residential Zone to Commercial Zone

Note: Refer to PC81 s32 Evaluation Report Appendix 1.1 for proposed PC81 maps or https://eplan.tasman.govt.nz

7.2.1. PLANNING BACKGROUND

Sites forming T-150 have been zoned Residential since the TRMP's inception.

Council's 2020 Town Centre Audit Report identified several small sites in Murchison town centre in Fairfax St and Waller St that are currently zoned residential that would be more suited to commercial use, to enable the town centre to offer more floorspace in its core area. These sites were adopted as part of the FDS and are included as part of PC81.

Sites T-150 formed part of the adopted FDS.

There are no listed NZAA sites, protected trees or heritage buildings located within this site. The site on Fairfax Street has light industrial zoned land to the south and west. To the north is Rural 2 zoned land currently used for lifestyle houses, this area is currently proposed to be rezoned to light industrial as part of this plan change. To the east of the site, across Fairfax Street, is commercial zoned land, currently used for caravans. The Waller Street part of this site is bordered by commercial land to the west, rural land used as a school ground to the north, and residential land used for dwellings to the east and south.

This site is located within the existing Fire Sensitive Area. This is appropriate for the proposed commercial zone and proximity to Murchison town centre.

7.2.2. NATURAL HAZARDS CONSIDERATIONS Further detailed information is provided in Appendix 24 of the Pc81 Section 32 Report
This site is not considered to be subject to natural hazards.

7.2.3. SERVICING CONSIDERATIONS Further detailed information is found in Appendix 3 **of the PC81 Section 32 Report**	
Water Supply Servicing	These properties are currently connected to and serviced for water. A specific assessment may be required to confirm sufficient water flow capacity, depending on the scale of the proposed future commercial uses for the sites.
Wastewater Servicing	Wastewater capacity is available for this site, with an existing 100mm service line connecting across private land to the wastewater main. A new connection maybe required.
Stormwater Servicing	The site is not currently connected to the public stormwater network. Existing stormwater current disposal likely occurring via ground soakage. The change to commercial zoning is likely to involve increased impervious areas that could trigger initial soakage and detention requirements through the Nelson Tasman Land Development Manual.
Transportation/Roading Servicing	Transport effects for this site align with those identified for the wider Fairfax Street and town centre area. Rezoning to commercial use is expected to increase vehicle movements, including service and customer traffic, along Fairfax Street and at its intersections with State Highway 6. While the surrounding road network can accommodate incremental growth, redevelopment outcomes will need to consider pedestrian safety, access configuration, and interface with the State Highway. Any frontage works, access upgrades, or intersection improvements required to support redevelopment would be developer-led, subject to Council and NZTA approval.

7.2.4. IWI INTERESTS Values, Cultural Heritage, and Te mana o te wai
Neither Ngai Tahu nor Ngāti Waewae have raised any issues in relation to this proposal.

7.2.5. COMMUNITY SERVICES AND FACILITIES	
Parks and Reserves	**TRMP Provisions;** Refer to Appendix 1 (TRMP Schedule of Amendments). **Indicative Items:** No new indicative items are proposed within this PC81 area.

7.2.6. PRODUCTIVE LAND

Site T-150 is zoned Residential and has underlying LUC3 and LUC 4 soils. In accordance with Clause 3.5(7) of the NPS HPL, due to the existing urban zoning, this site does not meet the definition of Highly Productive Land.

7.2.7. ECOLOGY AND GROUNDWATER

Values, Streams and Rivers, SNAs, and Wetlands

There are no wetlands, waterbodies, or identified Significant Natural Areas or waterbodies located within, or in close proximity to, this site.

There is a good unconfined aquifer under this site. The site is proposed to be serviced which will ensure the aquifer is protected.

7.2.8. OPTIONS ASSESSMENT FOR SITE LOCATION T-150 (28-34 Fairfax St and 50-54 Waller St)

Summary of Options

- **Option 1:** Retain the status quo and keep the existing Residential zoning.
- **Option 2 (Preferred):** Rezone the site from Residential Zone to Commercial Zone.

Costs and Constraints

Option 1 would retain the Residential zoning for these centrally located sites in Murchison. While this maintains the current use, it does not reflect the actual and emerging land use pattern in the town centre, nor does it address the identified need for more commercial floorspace in the core area. The sites are not considered to be subject to natural hazards. There are no listed NZAA sites, protected trees, or heritage buildings within these sites. The Fairfax Street site is adjacent to light industrial and rural land, while the Waller Street site is bordered by commercial, rural, and residential land.

The sites are within the existing Fire Sensitive Area, which is appropriate for the proposed Commercial zoning and proximity to the town centre. The current water supply is connected and serviced, but a specific assessment may be required to confirm sufficient water flow capacity for future commercial uses. Wastewater capacity is available, with an existing 100mm service line connecting to the wastewater main, though a new connection may be required. Stormwater disposal is likely to be to ground soakage, and increased impervious areas from commercial development could trigger soakage and detention requirements under the Nelson Tasman Land Development Manual.

Benefits and Opportunities

Option 2, rezoning to Commercial, aligns with the adopted FDS (FDS) and the findings of the 2020 Town Centre Audit Report, which identified these sites as better suited to commercial use. The change will enable the town centre to offer more floorspace in its core area, supporting local businesses and services. The sites are centrally located and well-connected, making them ideal for commercial activities that can serve both residents and visitors. The rezoning supports a more coherent urban form and responds to community expectations for land use in the town centre. The sites are not highly productive land (LUC3 and 4 soils, but already zoned for urban use), so the change does not result in the loss of productive rural land.

Effectiveness and Efficiency

Rezoning to Commercial is effective in implementing the strategic direction of the FDS and the TRMP's objectives for supporting vibrant, accessible, and economically resilient town centres. It enables the delivery of additional commercial floorspace in a location that is already serviced and not constrained by significant hazards. The approach

is efficient because it allows for the use of land that is otherwise underutilised for residential purposes, while ensuring that development is appropriately managed to avoid adverse effects on the environment, particularly in relation to stormwater management.

Risk of Acting or Not Acting if There Is Uncertain or Insufficient Information

The main uncertainties relate to the provision of water supply and stormwater management for future commercial development. The risk of acting (rezoning) includes the potential for servicing challenges, but these can be managed through resource consent conditions and developer requirements. The risk of not acting is more significant: it would perpetuate underutilisation of centrally located land, limit the town centre's ability to meet demand for commercial floorspace, and fail to implement the FDS. Given the planning controls and the ability to require site-specific solutions, the risks of acting are considered acceptable and preferable to the risks of inaction.

Economic Benefits and Employment

Rezoning these sites to Commercial will enable the development of new business premises, supporting local employment and economic activity in Murchison. The change will help sustain the town centre as a vibrant hub for the community and visitors, contributing to the viability of local services and amenities. The sites are not intended for residential land provision, but the additional commercial floorspace will help support the district's overall growth strategy.

Overall Appropriateness

Option 2—rezoning T-150, 28-34 Fairfax St and 50-54 Waller St to Commercial Zone—is the most appropriate planning response. It aligns with the FDS and TRMP objectives, supports managed commercial growth, and makes efficient use of land that is not highly productive. The risks associated with servicing and environmental management are manageable, and the benefits of acting outweigh the risks of inaction. This option provides a clear, consistent, and future-focused planning framework for commercial development in the Murchison town centre.

7.2.9. ASSESSMENT AGAINST TRMP OBJECTIVES AND POLICIES

Assessment against TRMP Objectives and Policies:
The proposed rezoning of this site to a Commercial Zone is consistent with the objectives and policies of the TRMP, especially those in Section 6.6 (Land for Commercial Activities).

- Objective 6.6.2.1 and Policy 6.6.3.1 provide for a supply of suitable land for commercial needs, supporting a strong, vibrant commercial focus in the main towns.
- Policy 6.6.3.2 and 6.6.3.3 retain a compact, identifiable grouping of commercial activities in defined areas, and establish a hierarchy of commercial centres to serve the community's needs.
- The proposal supports the role of Richmond as the Metropolitan Centre for Tasman District (Policy 6.6.3.5), and ensures that commercial activities are located and designed to maintain high amenity and minimise adverse effects on surrounding land uses (Policy 6.6.3.4).
- The approach also aligns with Policy 6.3.3.1 (adequate services) and Policy 6.3.3.5 (well-connected transport networks).

The proposal is considered consistent with the relevant objectives and policies of the TRMP for commercial land.

8. Tapawera

Demand exists for 180 dwellings in the Lakes-Murchison ward over the next 10 years and a further 120 dwellings between 2035-2054.

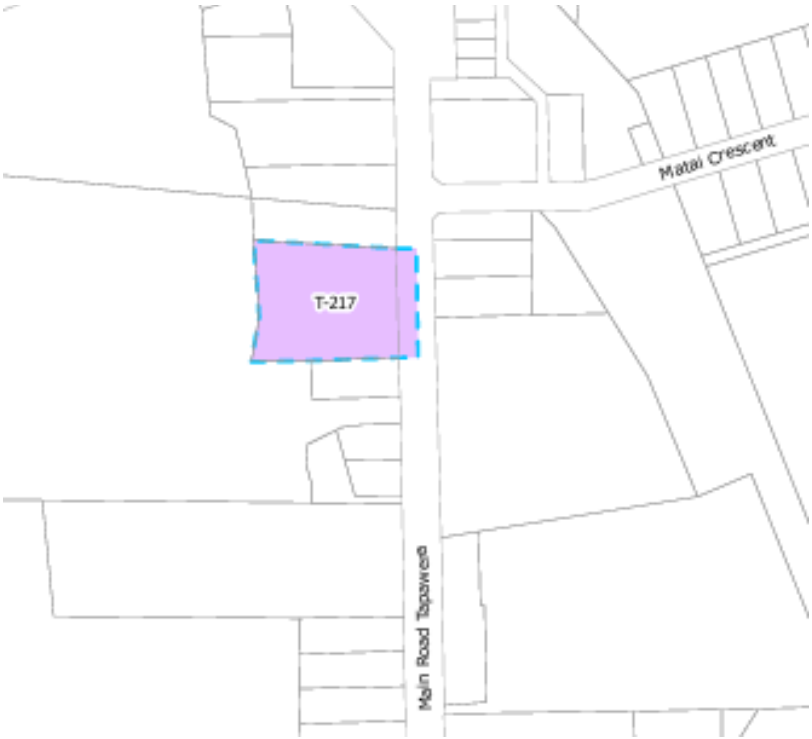
Sufficient capacity exists for the ward as a whole over the 10 year period and 30 year period. Sufficient capacity also exists in Tapawera using existing zoned and serviced land as well as the site proposed to be rezoned in PC81.

8.1. Tapawera – T-217 79 Main Road

Area Name:	Tapawera
Town/Location:	Tapawera
Current Zone:	Light Industrial Zone
Yield:	4 dwellings
Area (ha):	0.4

Recommended Zoning Change:

T-217: Rezone from Light Industrial Zone to Residential Zone



Note: Refer to PC81 s32 Evaluation Report Appendix 1.1 for proposed PC81 maps or https://eplan.tasman.govt.nz

8.1.1. PLANNING BACKGROUND

Site T-217 has been zoned Residential since the TRMP's inception.

Site T-217 forms part of the adopted FDS, being a central site in Tapawera currently zoned light industrial but not in light industrial use.

There are no listed NZAA sites, protected trees or heritage buildings located within, or near, the site. To the east and south of the site is residential zoned land, and to the west is rural 1 zoned land used for lifestyle purposes. To the north of the site is light industrial zoned land, currently used as an informal parking area.

This site is located within the existing Fire Sensitive Area. This is appropriate given the proposed Residential zoning and the close proximity to Murchison centre.

8.1.2. NATURAL HAZARDS CONSIDERATIONS

Further detailed information is provided in Appendix 24 of the PC81 Section 32 Report

Immediately to the west of the site is a lower terrace comprising the active flood plain of the Motueka River which is subject to flood hazards. Flood modelling shows Site T-217 to be elevated above the 1% AEP flood level.

T-217 has not been assessed for flood hazard risk level.

8.1.3. SERVICING CONSIDERATIONS

Further detailed information is provided in Appendix 3 of the PC81 Section 32 Report

Water Supply Servicing	The existing property is connected to the Tapawera urban water supply. The proposed future commercial use may require a specific assessment to confirm flow capacity.
Wastewater Servicing	This site and future developments on this site can be serviced from the existing network capacity.
Stormwater Servicing	There is no formal public stormwater infrastructure servicing the site to the 10% AEP design standard. Stormwater management will therefore need to be addressed through developer-led solutions, with discharge directed to the existing stormwater channel located at the rear of the site.
Transportation/ Roading Servicing	No transport constraints have been identified. The site is well located in relation to the Tapawera township, with convenient access to the town centre and local schools. The proposed residential zoning is not expected to generate traffic beyond what can be readily accommodated by the existing local road network. Consideration is likely to be given to the broader demand for light industrial land within Tapawera.

8.1.4. IWI INTERESTS

Values, Cultural Heritage, and Te mana o te wai

Ngā iwi o Te Tauihu have not raised any issues in relation to this proposal, provided Taiao (environment) values are upheld.

8.1.5. COMMUNITY SERVICES AND FACILITIES	
Parks and Reserves	**TRMP Provisions;** Refer the S32 Evaluation Reports Appendix 1 - TRMP Schedule of Amendments). **Indicative Items**: No new indicative items are proposed within this PC81 area. Tapawera Memorial Reserve and Park is located close to the site.

8.1.6. PRODUCTIVE LAND
Site T-217 is zoned Light Industrial and has underlying LUC3 soils. In accordance with Clause 3.5(7) of the NPS HPL, due to the existing urban zoning, this site does not meet the definition of Highly Productive Land.

8.1.7. ECOLOGY AND GROUNDWATER Values, Streams and Rivers, SNAs, and Wetlands
There are no wetlands or identified Significant Natural Areas that are located within, or in close proximity, to the site. There are no waterbodies flowing through this site. There is a high quality unconfined aquifer located under this site. Discharges will need to be appropriately managed.

8.1.8. OPTIONS ASSESSMENT FOR SITE LOCATION T-217 79 Main Road
Summary of Options • **Option 1:** Retain the status quo and keep the existing Light Industrial zoning. • **Option 2 (Preferred):** Rezone the site from Light Industrial Zone to Residential Zone. **Costs and Constraints** Option 1 would retain the Light Industrial zoning, but the site is not currently used for industrial purposes and is centrally located in Tapawera, surrounded by residential and rural lifestyle land. The site is 0.4 hectares and is estimated to yield four residential lots if rezoned. There are no listed NZAA sites, protected trees, or heritage buildings within or near the site. To the east and south is residential zoned land, to the west is rural 1 zoned land used for lifestyle purposes, and to the north is light industrial zoned land currently used as an informal parking area. The site is within the existing Fire Sensitive Area, which does not impact the proposed Residential zoning. Immediately to the west of the site is a lower terrace comprising the active flood plain of the Motueka River which is subject to flood hazards. Flood modelling shows Site T-217 to be elevated above the 1% AEP flood level. Servicing is a key consideration. The property is already connected to the Tapawera urban water supply, but any future development may require a specific assessment to confirm flow capacity. The site and future developments can be serviced from the existing wastewater network capacity. There are no existing 10% AEP stormwater infrastructure provisions, so stormwater discharge will need to be a developer-led solution, most likely discharging to the existing stormwater channel behind the site.

Benefits and Opportunities

Option 2, rezoning to Residential, aligns with the FDS and provides an opportunity to deliver four new residential lots in a central location in Tapawera. This supports managed residential growth and helps address the district's long-term housing needs. The site is well-located, with residential and rural lifestyle blocks nearby, and is already serviced for water and wastewater. The rezoning would enable more efficient use of land that is not highly productive - the site has underlying LUC3 soils but is already zoned for industrial use and does not meet the definition of Highly Productive Land under the NPS-HPL. The change also reflects the actual use and demand in Tapawera, where there is limited need for additional industrial land but ongoing demand for residential development.

Effectiveness and Efficiency

Rezoning to Residential is effective in implementing the strategic direction of the FDS and the TRMP's objectives for managed residential growth. It enables the delivery of additional housing in a location that is not highly productive and is not constrained by significant hazards or infrastructure limitations that cannot be addressed through developer-led solutions. The approach is efficient because it allows for the use of land that is otherwise underutilised, while ensuring that development is appropriately managed to avoid adverse effects on the environment, particularly in relation to stormwater management.

Risk of Acting or Not Acting if There Is Uncertain or Insufficient Information

The main uncertainties relate to the provision of stormwater servicing and the management of flood flows from the Motueka River. The risk of acting (rezoning) includes the potential for servicing challenges, but these can be managed through resource consent conditions and developer requirements. The risk of not acting is more significant: it would perpetuate underutilisation of centrally located land, limit the district's ability to meet housing demand, and fail to implement the FDS. Given the planning controls and the ability to require site-specific solutions, the risks of acting are considered acceptable and preferable to the risks of inaction.

Economic Benefits and Employment

While the economic benefits of this rezoning are modest, the change will support local construction activity and contribute to the viability of local services and amenities by increasing the residential population in Tapawera. The site is not intended for employment land provision, but the additional dwellings will help sustain the local community and support the district's overall growth strategy.

Overall Appropriateness

Option 2—rezoning T-217, 79 Main Road to Residential Zone—is the most appropriate planning response. It aligns with the FDS and TRMP objectives, supports managed residential growth, and makes efficient use of land that is not highly productive. The risks associated with servicing and environmental management are manageable, and the benefits of acting outweigh the risks of inaction. This option provides a clear, consistent, and future-focused planning framework for residential development in Tapawera.

8.1.9. ASSESSMENT AGAINST TRMP OBJECTIVES AND POLICIES

Assessment against TRMP Objectives and Policies:

The zoning of this site as Residential is consistent with the objectives and policies of the TRMP, particularly those in Chapter 6 (Urban Environment Effects) and Section 6.4A (Land for Residential Activities).

- Objective 6.4A.2.1 seeks to ensure sufficient residential capacity to meet demand in the urban environment and rural centres, including smaller towns like Tapawera.
- Objective 6.4A.2.2 and Policies 6.4A.3.1–6.4A.3.4 promote a variety of housing types and sizes, and support residential development that responds to local housing needs and the planned character of the town.

- Policy 6.4A.3.2(b) provides for a choice of residential density and form, taking into account people's preferences, the existing character of neighbourhoods, and the scale of the settlement.
- Applying the Residential Zone in Tapawera is appropriate given the small-town context, as it matches the established density and typology of the area, supports local housing needs, and maintains a coherent urban form. The site is not identified as highly productive land under the NPS-HPL, and there are no significant constraints relating to hazards or infrastructure.
- The proposal also aligns with Policy 6.2.3.2 (enabling smaller residential lot sizes in townships), Policy 6.2.3.3 (minimising loss of productive land), and Policy 6.3.3.1 (ensuring adequate services).

Overall, the Residential zoning is considered the most appropriate way to achieve the relevant objectives and policies of the TRMP for Tapawera, supporting a suitable density and reinforcing the planned character of the town.

9. St Arnaud

Demand exists for 180 dwellings in the Lakes-Murchison ward over the next 10 years and a further 120 dwellings between 2035-2054. Sufficient capacity exists for the ward as a whole over the 10-year period and 30-year period.

In St Arnaud, there is likely to be a very small shortfall of housing across all time periods. The identified capacity includes the two sites proposed in PC81 at Korere Tophouse Road, which were adopted as part of the FDS.

During consultation on the FDS, residents felt the town of St Arnaud needs more housing for permanent residents, given its very large holiday home component (76%). It was felt the town's permanent population is declining, potentially due to the age demographic and that the town needs more young people to create a sustainable community. The local school also needs a higher roll, to improve its viability.

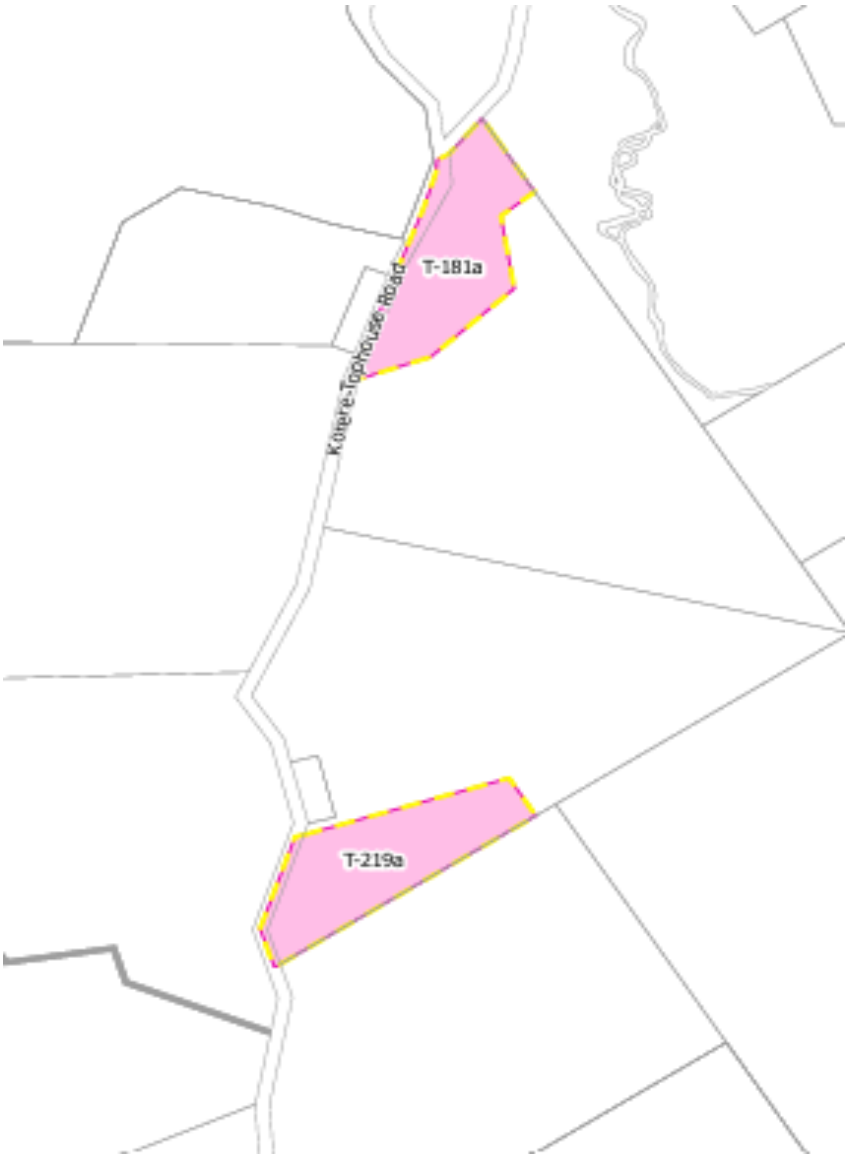
A potential residential site closer to St Arnaud town was assessed for the FDS, although new development opportunities are limited due to the significant area of land owned by the Department of Conservation, presence of wetlands and natural hazard risk including the Wairau/Alpine Faultline. Expensive servicing challenges also exist in the town, which would need further consideration by Council, given development contributions are not currently collected in St Arnaud. This includes the replacement of the wastewater pumping main from town to the wastewater treatment plant.

9.1. St Arnaud – T-181a and T-219a 3103 and 3177 Korere-Tophouse Road

Area Name:	Tophouse
Town/Location:	St Arnaud
Current Zone:	Rural 2 Zone
Estimated Yield:	20 dwellings (T-181a and T-219a)
Area (ha):	10

Recommended Zoning Change:

T-181a and T-219a: Rezone from Rural 2 Zone to Rural Residential Zone



Note: Refer to PC81 s32 Evaluation Report Appendix 1.1 for proposed PC81 maps or https://eplan.tasman.govt.nz

9.1.1. PLANNING BACKGROUND

Sites T-181a and T-219a have been zoned Rural 2 since the TRMP's inception.

Both sites formed part of much larger sites in the FDS, although it was acknowledged in the FDS that it was likely smaller selective portions of the sites would be proposed for rezoning. The scale of demand for housing did not warrant the entirety of each site.

Further evaluation of the sites for PC81 led to more of the developable land being excluded due to required setbacks from the Wairau/Alpine Faultline. Further assessments also concluded that there was limited potential to enhance the existing high value wetlands on site and hence much bigger areas of land were excluded for proposed rezoning for Rural Residential.

There are no listed NZAA sites, protected trees or heritage buildings located within, or near, these sites. These sites are surrounded by Rural 2 zoned land, which is generally used for lifestyle and passive recreation purposes.

These sites are not located within a Fire Sensitive Area or Fire Ban Area.

9.1.2. NATURAL HAZARDS CONSIDERATIONS

Further detailed information is provided in Appendix 24 of the PC81 Section 32 Report

Natural hazard risk level assessment summary:
The active Waimea Fault crosses the northwestern edge of T-219a. The hazard risk level from fault rupture hazards is assessed as low once mitigation measures are adopted, with the residual risk also remaining low.

9.1.3. SERVICING CONSIDERATIONS

Further detailed information is provided in Appendix 3 of the PC81 Section 32 Report

Water Supply Servicing	These sites are not serviced by public water supply. The water supply solution would need to be provided by the developer.
Wastewater Servicing	These sites are not serviced for wastewater. These sites are proposed to be rezoned to rural residential self serviced, therefore, the developer would need to provide onsite solutions for wastewater.
Stormwater Servicing	The sites are not serviced by public stormwater infrastructure designed to either the 10% or 1% AEP event standards. On-site stormwater management solutions will therefore be required.

9.1.3. SERVICING CONSIDERATIONS Further detailed information is provided in Appendix 3 of the PC81 Section 32 Report	
Transportation/ Roading Servicing	Transport is the primary infrastructure consideration for these sites. A reduction in development density is supported; however, this approach results in two small, relatively disconnected rural residential communities. For safety and traffic management reasons, a single vehicle access point from Korere-Tophouse Road is recommended for each site, rather than multiple accesses onto the high-speed corridor. Intersection locations will require careful consideration to ensure adequate sight distances consistent with the recently approved 80 km/h speed limit, which requires approximately 215 metres of clear sight distance. Identifying a suitable intersection location, particularly for the southern site, is likely to be challenging and will need to be resolved at subdivision stage. Provision of walking and cycling connections between the two rural residential sites is recommended to improve local accessibility and internal connectivity. T

9.1.4. ONSITE WASTEWATER SYSTEM CONSIDERATIONS Further detailed information is found in Appendix 6
Sites T-181a and T-219a are proposed for Rural Residential Zone (unserviced). To help determine an appropriate controlled minimum lot size for these sites, a wastewater designer has reviewed these sites and provided the following advice. Allowing 900m2 for building, carparking, driveway access, cut/fill earthworks, gardens and auxiliary buildings together with 250m2 for wastewater discharge and potential cumulative effects between developed sections it would be possible to have sections of a minimum lot size of 2500m2. Taking in the above advice, as well as advice around natural hazards, the protection of nearby wetlands and considering similar rural residential blocks across the District, a controlled minimum lot size of 0.5ha for sites T-181a and T-219a is proposed.

9.1.5. IWI INTERESTS Values, Cultural Heritage, and Te mana o te wai
Ngā iwi o Te Tauihu have not raised specific issues in relation to this proposal. There are several high value wetlands adjacent to these sites and this has been taken into consideration by significantly reducing the site size from the FDS sites.

9.1.6. COMMUNITY SERVICES AND FACILITIES	
Parks and Reserves	**TRMP Provisions;** Refer to the s32 Evaluation Reports Appendix 1 (TRMP Schedule of Amendments). **Indicative Items:** No new indicative items are proposed within this PC81 area.

9.1.7. PRODUCTIVE LAND

Sites T-181a and T-219a are zoned Rural 2 and have underlying LUC4 soils. In accordance with Clause 3.5(7) of the NPS HPL, these sites do not meet the definition of Highly Productive Land.

9.1.8. ECOLOGY AND GROUNDWATER

Values, Streams and Rivers, SNAs, and Wetlands

There are no wetlands located within the sites. There is however wetland located between the two sites (setback at an appropriate distance). There are no waterbodies flowing through these sites. A tributary of Motupiko River flows to the east of the sites. Motupiko River is fully allocated. These sites consist of Moutere Gravel and the location of an aquifer is unknown here. There would be deep groundwater availability.

This site is subject to the TRMP St Arnaud Landscaping Design Guide. This guide will direct planting and the consideration of ecological values including appropriate setbacks from the wetlands.

9.1.9. OPTIONS ASSESSMENT FOR SITE LOCATION T-181a and T-219a (3103 and 3177 Korere-Tophouse Road)

Summary of Options

- **Option 1:** Retain the status quo and keep the existing Rural 2 zoning.
- **Option 2 (Preferred):** Rezone both sites from Rural 2 Zone to Rural Residential Zone.

Costs and Constraints Option 1 would retain the Rural 2 zoning, which preserves the land for rural and productive use. However, this approach does not address the identified need for additional housing in St Arnaud, particularly for permanent residents, as highlighted during consultation on the FDS. Both sites are essentially flat and not subject to flood hazards, but the active Waimea Faultline crosses the northwestern edge of T-219a and must be accommodated in any development. With rural residential density, this can be managed through appropriate setbacks. There are no listed NZAA sites, protected trees, or heritage buildings within or near these sites. The sites are not within a Fire Sensitive Area or Fire Ban Area. Servicing is a key constraint; the sites are proposed to be self-serviced. The sites are not serviced by public water supply or wastewater infrastructure, and Council has no plans to provide these services. Any development would require the developer to provide onsite solutions for water and wastewater. Before development, an investigation will be needed to determine if a 1% AEP (Annual Exceedance Probability) event needs to be managed onsite, and an onsite solution will be required to manage a 10% AEP event. There are no wetlands within the sites, but a wetland is located between the two sites (setback at an appropriate distance), and a tributary of the Motupiko River flows to the east. There is deep groundwater availability, but the location of an aquifer is unknown.

These sites are flat and open sites,and it is recognised that the wider area of St Arnaud and Tophouse have large areas of dense fire-prone vegetation (kanuka/manuka), hilly areas (where fire spreads quicker), and limited access routes. There are potential measures that can be applied to help mitigating wildfire on these sites, including existing

TRMP rules that require water storage for firefighting purposes in the Rural Residential zone, and non-regulatory measures such as the St Arnaud 'FireSmart Programme' guidance and fire-resistant native planting guide, and education programmes and activities run by local community groups such as Lake Rotoiti Volunteer Fire Brigade.

Option 2 proposes rezoning to Rural Residential, aligning with the FDS and providing an opportunity to deliver approximately 19 dwellings at an average density of 2 dwellings per hectare. This supports managed rural residential growth in St Arnaud and helps address the district's long-term housing needs, particularly for permanent residents, which is important for sustaining the local school and community. The sites are surrounded by Rural 2 zoned land, generally used for lifestyle and passive recreation purposes, and are not constrained by significant hazards or infrastructure limitations that cannot be addressed through developer-led solutions. The rezoning would enable more efficient use of land that is not highly productive (LUC 4 soils), and the scale of demand for housing does not warrant the entirety of each site being developed, so only the most suitable portions are proposed for rezoning. There are several high-value wetlands adjacent to these sites, and this has been taken into consideration by significantly reducing the site size from the FDS sites. The St Arnaud Landscaping Design Guide (an appendix in the TRMP) will ensure that development is planted up and ecological values are protected, with appropriate setbacks from wetlands.

Benefits and Opportunities Option 1 preserves the current zoning but does not create new housing or support community growth. Option 2, rezoning to Rural Residential, aligns with the FDS and provides an opportunity to deliver new dwellings in a location close to St Arnaud township. This supports managed residential growth and helps address the district's long-term housing needs. The site is well-located, with residential uses to the west (a new subdivision area), Council sports field and dairying to the north, and rural land to the east and south. The rezoning would enable more efficient use of land that is not highly productive (LUC 4 soils), but the site is all classified as Glenview soils, which are less valuable for productive purposes due to impeded drainage and limited rooting depth. The site is not within an existing Fire Sensitive Area or Fire Ban Area, which is appropriate given the distance from the urban area of St Arnaud.

Effectiveness and Efficiency Option 1 is not effective in meeting the FDS or Council's obligations to provide for housing and managed residential growth. It is an inefficient use of land given the strategic need for residential land in St Arnaud. Option 2 is highly effective in implementing the strategic direction of the FDS and the TRMP's objectives for managed residential growth. It enables the delivery of additional housing in a location that is not constrained by significant hazards or infrastructure limitations that cannot be addressed through developer-led solutions. The approach is efficient because it allows for the use of land that is otherwise underutilised, while ensuring that development is appropriately managed to avoid adverse effects on the environment, particularly in relation to stormwater management and the Glenview soils' drainage limitations.

Risk of Acting or Not Acting if There Is Uncertain or Insufficient Information Option 1 carries the risk of underutilising land identified for growth and delaying housing delivery. Option 2 carries risks related to the provision of onsite servicing. The risk of acting (rezoning) includes the potential for servicing challenges, but these can be managed through resource consent conditions and developer requirements. The risk of not acting is more significant: it would perpetuate underutilisation of land identified for rural residential growth, limit the district's ability to meet housing demand, and fail to implement the FDS. Given the planning controls and the ability to require site-specific solutions, the risks of acting are considered acceptable and preferable to the risks of inaction.

Economic Benefits and Employment Option 1 provides little economic benefit, as it does not enable new housing or support local services. Option 2 will support local construction activity and contribute to the viability of local services and amenities by increasing the rural residential population in St Arnaud. The site is not intended for employment land provision, but the additional dwellings will help sustain the local community and support the district's overall growth.

Overall Appropriateness Option 2—rezoning T-181a and T-219a to Rural Residential Zone—is the most appropriate planning response. This approach is grounded in robust evidence, aligns with the strategic direction of the FDS and TRMP, and reflects both technical advice and community aspirations. It addresses the identified need for additional rural residential housing, supports integrated infrastructure and amenity provision, and provides a clear, future-focused framework for sustainable growth in St Arnaud. The risks associated with servicing and environmental

management are manageable and outweighed by the benefits of acting, particularly given the strong policy support for coordinated, resilient rural residential development.

9.1.10. ASSESSMENT AGAINST TRMP OBJECTIVES AND POLICIES

Assessment against TRMP Objectives and Policies:
The rezoning of this site to Rural Residential is consistent with the objectives and policies of the TRMP, particularly those in Section 7.2 (Provision for Activities other than Plant and Animal Production) and Section 17.8.

- Objective 7.2.2 and Policy 7.2.3.2 enable rural residential activities in appropriate locations that do not adversely affect plant and animal production or rural character.
- Policy 7.2.3.4 and 7.2.3.5 encourage low impact design and enable further subdivision and residential development where land is not affected by natural hazards, can be adequately serviced, and does not adversely affect landscape or amenity values.
- The proposal also aligns with Policy 6.2.3.3 (minimising loss of productive land), Policy 6.3.3.1 (adequate services), and Policy 6.3.3.5 (well-connected transport networks).

The proposal is therefore considered consistent with the relevant objectives and policies of the TRMP for rural residential development.

10. Māpua

The Housing and Business Assessment (HBA) 2024 identifies a relatively modest level of housing demand in Māpua over the short to medium term, estimated at approximately 230 dwellings over the next ten years (including a competitive margin). While this level of demand is limited in absolute terms, Māpua plays an important role within the wider Tasman urban environment, particularly where other settlements such as Motueka are constrained in their ability to provide sufficient development capacity due to natural hazards, infrastructure limitations, and other constraints.

In addition to meeting short to medium term demand, PC81 also seeks to give effect to the spatial outcomes of the Māpua Masterplan. This includes providing for the long-term structure, layout and sequencing of growth areas, recognising that not all identified areas are intended to be developed within the next ten years.

The ability to provide development capacity in Māpua is significantly influenced by infrastructure constraints, particularly in relation to wastewater, water and transport. While elements of three waters infrastructure are identified in Council's Long Term Plan, not all upgrades are available within the short to medium term, and development capacity must therefore be carefully aligned with what can be serviced.

As a result, the approach taken in PC81 for Māpua:

- provides sufficient zoned capacity to meet identified short to medium term demand (approximately 230 dwellings);
- enables a modest contribution toward wider urban capacity needs where other settlements are constrained; and
- provides for the long-term spatial outcomes of the Māpua Masterplan in a manner that is coordinated with infrastructure availability and servicing capacity.

This approach ensures that development capacity is proportionate to demand, responsive to infrastructure constraints, and integrated with the planned long-term growth of the settlement.

Planning Background to Deferred Zoned Land

The deferred zoned land in Māpua was introduced into the TRMP through Plan Change 22 – Māpua and Ruby Bay Development, which was notified in February 2011 and made operative in March 2014.

Plan Change 22 established a comprehensive urban development strategy for Māpua and Ruby Bay. It introduced:

- deferred residential zoning off Seaton Valley Road and Higgs Road; and
- deferred industrial zoning off Stafford Drive.

Plan Change 22 also introduced the Māpua Development Area, which expanded the urban footprint of Māpua to accommodate residential and business growth to 2031 and beyond. The Māpua Development Area provides for residential and rural residential development on the hills behind the settlement and includes an extensive network of proposed roads, walkways and cycleways intended to integrate new development with existing facilities in Māpua and the wider community in the Rural 3 Zone.

The Māpua Masterplan

The MMP provides a long-term spatial framework to guide the growth and development of Māpua over the next 30 years. It identifies areas for residential and business development, infrastructure upgrades, open space, and environmental and cultural outcomes, and establishes an integrated approach to how the settlement will grow over time.

PC81 has regard to the MMP in that it implements its spatial framework by including zoning, walkways, roads and green space. It zones land for development where infrastructure is available, while managing the timing and extent of development through provisions that respond to servicing capacity, infrastructure upgrades, and other constraints. It also identifies walkway and roading connections and green space through Outline Spatial Plans.

In this way, PC81 supports the outcomes of the MMP while ensuring that development occurs in a coordinated, infrastructure-aligned manner over time.

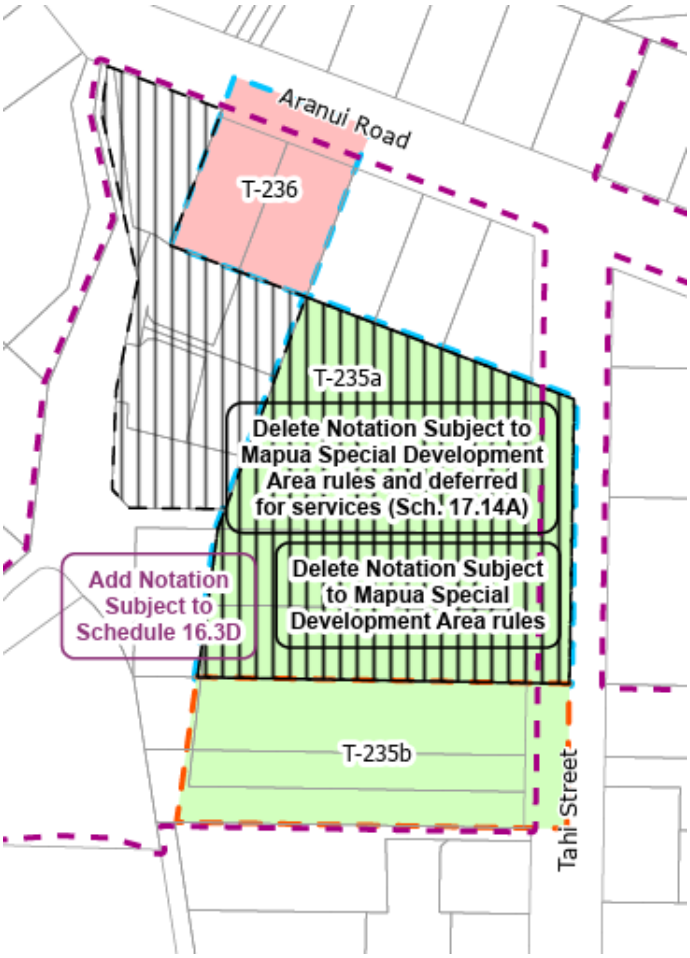
Climate Resilience

The MMP places a strong emphasis on long-term resilience and the need to respond to natural hazards and climate change over time. It identifies that

"Māpua is vulnerable to natural hazards and the effects of climate change, both now and in the future. Like many coastal locations around New Zealand, low-lying coastal areas in Māpua are particularly vulnerable to rising sea levels over the longer term. The Council's work on responding to coastal hazards and sea level rise is guided by recommended best practice set out in the Ministry for the Environment's Coastal Hazards and Climate Change Guidance (2024). ***The Masterplan promotes natural hazards resilience and climate change adaptation by promoting residential growth on the surrounding elevated or hilly areas of Māpua,*** *rather than low-lying coastal locations that are vulnerable to coastal hazards and rising sea levels."* (MMP, p6, emphasis added)

10.1. Māpua T-235a/b - 6, 8, 10, 12, 14, 16 Tahi Street

Area Name:	Tahi Street/ Kite Park
Town/Location:	Māpua
Current Zone:	Residential and Residential Coastal Zone with a small portion of Open Space Zone on sites 10-16
Estimated Yield:	NA
Area (ha):	1.25
Recommended Zoning Change:	
Recreation and Open Space Zone Add Outline Spatial Plan Overlay	



Note: Refer to PC81 s32 Evaluation Report Appendix 1.1 for proposed PC81 maps or https://eplan.tasman.govt.nz

10.1.1. PLANNING BACKGROUND AND CONSIDERATIONS

Zoning and Spatial Layers Overview

Properties at 6 and 8 Tahi Street are currently zoned Residential, while 10 and 12 Tahi Street are zoned Residential with a small area of Open Space Zone located on the western edge of the sites.

All four properties fall within the Māpua Special Development Area. The Māpua Special Development Area was included as part of PC22 and was intended to accommodate residential and business growth through to 2031 and beyond. It is proposed to remove the Special Development Area overlay which is not relevant for the proposed Recreation/ Open Space Zone.

Properties at 14 and 16 Tahi Street are currently zoned Residential Coastal, with a minor portion of Open Space zoning to the rear of the sites. They are also within land disturbance area 1.

T-235a and T-235b are proposed to be rezoned to Recreation Zone. The existing Open Space Zoning is proposed to be retained.

The entirety of the area identified as T-235 is owned by Council.

The site lies within the Coastal Environment Area as defined by the TRMP and adjoins the Māpua Cultural Heritage Precinct. PC81 proposes to retain the Coastal Environment Area Overlay.

The land is proposed to be included in an Outline Spatial Plan (refer TRMP Schedule of Amendments Schedule 16.3D). An Outline Spatial Plan is a tool, providing a structured spatial framework to facilitate coordinated land use and infrastructure provisions including roads, reserves and recreational links (walkways). This will enable a comprehensive spatial framework for the waterfront area and includes amending existing indicative walkways on the subject land.

Historical Land Use

This land was part of the remediation works associated with the former Fruit growers' Chemical Company site, completed in 2004. The site's soils were remediated to comply with residential, commercial, and open space soil acceptance criteria and zoned accordingly.

Boat ramp resource consent application

A resource consent application by the Māpua Community Boat Ramp Trust was declined by independent commissioners on 27 August 2025 and no appeals were received. The application sought resource consent for the construction and operation of a new boat ramp with access from Māpua Waterfront Park. It included associated activities such as vehicle access and parking on the western side of Tahi Street (within the subject sites), signage, stormwater discharge, and earthworks. The application included use of part of the subject land for boat ramp parking.

Māpua Masterplan

During the Māpua Masterplan consultation process, the community expressed strong support for formalising this area—locally known as Kite Park—as a future public open space for recreation activities. Suggested uses included picnic areas, seating, playground facilities, recreational activities, community events, tree planting, and the preservation of the site's open character to support bird habitat, including feeding grounds for native species.

The subject land is bordered to the east by Māpua Waterfront Park, which is zoned Recreation, and to the west by Tahi Esplanade, zoned Open Space. To ensure the area can accommodate a diverse range of uses and reflect the community's aspirations, the Māpua Masterplan recommended rezoning the subject land to Recreation Zone.

Recreation zoning would provide for a range of permitted activities, including indoor and outdoor sport and recreation, playgrounds, picnic areas, walkways, public toilets, car parking, fairs, and other activities consistent with an approved Reserve Management Plan (RMP). This may also include preserving open areas as habitat for species such as the South Island Pied Oystercatcher. The RMP would be developed in consultation with the community to determine appropriate future uses.

10.1.2. NATURAL HAZARDS CONSIDERATIONS Further detailed information is provided in Appendix 24 of the PC81 Section 32 Report
The land is flat, relatively low-lying and subject to coastal inundation hazards under future sea levels. As sea levels rise, this area is progressively impacted, particularly to the south. By 2130, half the area is projected to be inundated by a high tide and all of the property inundated when a high tide coincides with a 1% AEP storm tide and wave setup. This area is further exposed to storm impacts due to its proximity to Māpua Inlet and the open coast. These sites are not subject to rainfall flooding. However, the management and disposal of stormwater from the sites will become increasingly constrained as sea levels rise. These sites are located within the orange tsunami evacuation zone. No assessment of the risk level these hazards present has been undertaken due to the proposed Recreation and Open Space zoning.

10.1.3. SERVICING CONSIDERATIONS	
Water Supply Servicing	No servicing is required.
Wastewater Servicing	No servicing is required.
Stormwater Servicing	No servicing is required.
Transportation/ Roading Servicing	No servicing is required.

10.1.4. IWI INTERESTS Values, Cultural Heritage, and Te mana o te wai
Māpua is cultural and historically significant to the iwi of Te Tauihu. The Māpua area has an extensive history as an occupation and resource harvesting area and is extensively interspersed with wāhi tapu (sacred areas). For these reasons, Te Tauihu Iwi – in particular the descendants of those who occupied, cultivated and harvested kai, and exercised customary rights in Māpua – have a vested interest in current and future activities and developments in the area. More information on cultural values can be found at Māpua Masterplan | Shape Tasman. There are no registered archaeological sites recorded on the sites. However, there is a registered archaeological site (N27/178) located on adjoining land at 19 Aranui Road.

10.1.5. COMMUNITY SERVICES AND FACILITIES	
Parks and Reserves	The Māpua Waterfront Park adjoins the land to east of Tahi Street and the Tahi Esplanade Reserve adjoins the land to the south. **Reserves:** Part of 10 to 16 Tahi Street is within the Tahi Esplanade Reserve and is zoned Open Space**.** **Indicative Items:** There is currently an indicative walkway extending between lots 12 and 14 Tahi Street providing access from Tahi Street to the Tahi Esplanade Reserve. This walkway is

	proposed to be removed as rezoning this area to Recreation Zone would alleviate the need for this indicative walkway. The Māpua Masterplan includes an indicative future walkway between the residential properties at 27A and B Aranui Road and the subject land. This walkway would connect the proposed commercial land at 23 and 25 Aranui Road, and the future Kite Park with the Aranui Road to Langford Drive Walkway Reserve. This future walkway is indicated in the sites Outline Spatial Plan (TRMP Schedule of Amendment - Schedule 16.3D).
Other facilities	NA

10.1.6. PRODUCTIVE LAND

The land has underlying LUC4 soils. In accordance with Clause 3.5(7) of the NPS HPL, these sites do not meet the definition of Highly Productive Land.

10.1.7. ECOLOGY AND GROUNDWATER

Values, Streams and Rivers, SNAs, and Wetlands

There are no wetlands or waterbodies located within T-235.

10.1.8. OTHER CONSIDERATIONS

There are no heritage buildings or trees located on the land.

This land was part of the former Fruitgrowers Chemical Company (FCC) site which was remediated in 2004. The Site Management Plan states that the soil and groundwater at the site were affected by organochlorine pesticide contamination from the operation of the FCC plant from 1932 until 1988.

10.1.9. OPTIONS ASSESSMENT FOR SITE LOCATION T-235a and T-235b

Summary of Options

For this site, the following options are considered:

- **Option 1:** Retain the status quo and retain the existing Residential and Residential Coastal zoning (with a small portion of Open Space on 10–16 Tahi Street).
- **Option 2 (Preferred):** Rezone to Recreation Zone (retaining Open Space where it already exists).
- **Option 4 (Preferred):** Apply or amend spatial layers (other than zones), specifically the Outline Spatial Plan to guide future use and connectivity.

Options 2 and 4 are the preferred approach, as they align with the MMP, community aspirations, and the site's hazard constraints.

Costs and Constraints

Option 1 (Status Quo):

Retaining the current residential zoning would maintain the potential for residential development, which is inconsistent with the site's high exposure to coastal hazards. The land is flat, relatively low-lying and subject to coastal inundation hazards under future sea levels. As sea levels rise, this area is progressively impacted, particularly to the south. By 2130, half the area is projected to be inundated by a high tide and all of the property inundated when a high tide coincides with a 1% AEP storm tide and wave setup. This area is further exposed to storm impacts due to its proximity to Māpua Inlet and the open coast.

The current zoning does not reflect the community's desire for open space and recreation within this area, as expressed in the MMP consultation.

There is a risk of future planning misalignment, as residential development in this location would be contrary to the TRPS and TRMP objectives regarding hazard avoidance.

Option 2 (Recreation Zone):

There is a monetary cost to Council, as the residential land value cannot be realised.

The rezoning will preclude residential development, but this is justified by the hazard profile and the communities preference for this area to remain as a recreational open space area.

Option 4 (Spatial Layers):

The Outline Spatial Plan overlay will ensure integrated recreational use and connectivity within the area.

Benefits and Opportunities

Option 2 (Recreation Zone):
Rezoning the site to a Recreation Zone aligns strongly with the Māpua Masterplan and reflects clear community support for formalising Kite Park as public open space.
This option enables a wide range of recreational uses, such as picnic areas, playgrounds, community events, and habitat restoration for native species. It also ensures zoning consistency with the adjoining Waterfront Park, creating a continuous open space network with the Tahi Esplanade Reserve and Waterfront Park.
The rezoning will enhance the visual appeal of the waterfront and contribute to the commercial vitality of the nearby wharf area by making the space more attractive and usable.

A Reserve Management Plan will be prepared in consultation with the community to ensure that future development reflects local needs, values, and aspirations.

Option 4 (Spatial Layers):
The Outline Spatial Plan will help to integrate the waterfront area into a cohesive and well-connected open space network.

Effectiveness and Efficiency

Rezoning to Recreation Zone is highly effective in achieving the objectives of the Māpua Masterplan, TRPS, and TRMP.

The approach is efficient, as it provides a clear planning framework for land that is unserviced, coastal, and publicly owned, and avoids the costs and risks associated with inappropriate residential development.

The Outline Spatial Plan overlay ensures that the sites development is integrated within the existing open space network.

Risk of Acting or Not Acting if There is Uncertain or Insufficient Information

There is sufficient and reliable information about the site's coastal inundation risk, and the community aspirations (identified through the Masterplan process).

The risk of acting—that is, rezoning the land to Recreation—is low because it aligns with hazard avoidance policies and strong community expectations.
Conversely, the risk of not acting is significantly higher. Retaining residential zoning could enable development in a known hazard area, which would be inconsistent with national and regional policy, and would forgo the opportunity to establish a valued public open space.

Economic Benefits and Employment

While rezoning to Recreation Zone removes the potential for residential land value, it may create some employment opportunities through the development and maintenance of recreational facilities and amenities.

Enhancing the visual and recreational amenity of this area will benefit the commercial area at the wharf by increasing its attractiveness to residents and visitors, supporting local businesses.

The broader economic benefit is in supporting the liveability and vibrancy of Māpua, which can have positive flow-on effects for the local economy.

Overall Appropriateness

Rezoning 6, 8, 10, 12, 14, and 16 Tahi Street to Recreation Zone, with an Outline Spatial Plan overlay, is the most appropriate planning response.

This approach is evidence-based, aligns with the Māpua Masterplan, reflects community and iwi aspirations, and is consistent with TRPS and TRMP objectives and policies.

The proposal provides a clear, future-focused planning framework for the site, ensuring its long-term use as valued public open space and recreation land.

10.1.10. ASSESSMENT AGAINST TRMP OBJECTIVES AND POLICIES

Assessment against TRMP Objectives and Policies:
The rezoning of this site to Recreation is consistent with the objectives and policies of the TRMP, specifically Section 6.7 (Urban and Rural Centre Character, Design and Development) and Section 6.15 (Māpua/Ruby Bay), and the natural hazards objectives and policies in Section 13.1 (Natural Hazards).

- Objective 6.7.2 seeks to maintain and enhance the distinctive character of urban settlements.
- Policies in 6.15 for Māpua/Ruby Bay directs a high standard of amenity in the waterfront area, supports open space and public access outcomes, and provides for coordinated development through spatial planning tools. The proposed Recreation/Open Space zoning and Outline Spatial Plan are consistent with that direction because they secure public open space, improve connectivity, and support the intended waterfront character.
- Objectives in 13.1.2 seek to manage areas subject to natural hazard to ensure development is avoided or mitigated, depending on the degree of risk, and land development (including infrastructure) is resilient against natural hazards.

With hazard mitigation measures, the approach is consistent with the Policies in 13.1.3 that seek to avoid or mitigate the effects of natural hazards on land use activities. The proposal is considered consistent with the relevant objectives and policies of the TRMP.

The proposal is also consistent with the Māpua/Ruby Bay provisions that support integrated reserve, walkway and waterfront outcomes through spatial planning. Overall the rezoning is considered consistent with the relevant objectives and policies of the TRMP and is more appropriate response than retaining residential zoning on land that is intended to function as part of the wider waterfront open space network.

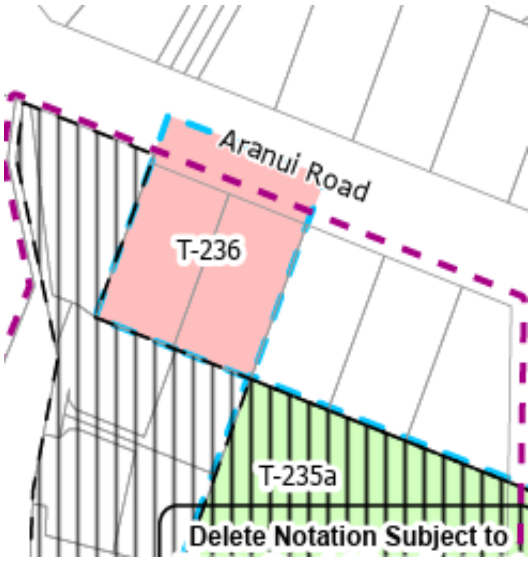
10.2. Māpua – T-236 23 and 25 Aranui Road

Area Name:	Aranui Road
Town/Location:	Māpua
Current Zone:	Residential Zone
Estimated Yield:	0.14 hectares of business land
Area (ha):	0.14

Recommended Zoning Change:

Commercial Zone

Add Outline Spatial Plan Overlay



Note: Refer to PC81 s32 Evaluation Report Appendix 1.1 for proposed PC81 maps or https://eplan.tasman.govt.nz

10.2.1. PLANNING BACKGROUND

Zoning and Spatial Layers Overview

23 and 25 Aranui Road are currently zoned Residential. The sites are located within the TRMP Coastal Environment Area, Land disturbance area 1 and is within the Māpua Special Development Area.

The Māpua Special Development Area was included as part of PC22 and was intended to accommodate residential and business growth through to 2031 and beyond. It is proposed to remove the Special Development Area overlay which is not relevant for the proposed commercial zoning of the site. No other overlays are proposed to be changed.

The sites adjoin existing residential properties to the south and west and commercial land to the east. There is a residential accessway separating the western residential property (29 Aranui Road) and the subject sites.

The land is proposed to be included in an Outline Spatial Plan (refer TRMP Schedule of Amendments Schedule 16.3D). An Outline Spatial Plan is a tool, providing a structured spatial framework to facilitate coordinated land use and infrastructure provisions including roads, reserves and recreational links (walkways). This plan will enable a comprehensive spatial framework for the waterfront area.

Proposed PC81 includes specific building height provisions to acknowledge the Māpua Coastal Commercial Zones existing character and landscape setting.

Historical Land Use

This land was part of the remediation works associated with the former Fruit growers' Chemical Company site, completed in 2004. The site was remediated to residential standards and zoned accordingly. Additional information is provided in the Contaminated Land Section 10.2.9 below.

Māpua Masterplan

The Māpua Masterplan identified these land parcels for commercial use. It was considered appropriate to extend the commercial zoning to provide a cohesive area of commercial land which reinforces the existing facilities within the Māpua wharf area.

The Council's latest Housing and Business Assessment 2024 shows that commercial land capacity in Māpua is limited over the next 30 years, and this is based on a business land demand model (Sense Partners updated 2023) that officers consider to be conservative.

Existing commercial capacity in Māpua is restricted to existing zoned areas in Iwa Street, Aranui Road and the wharf. Given additional residential land is being proposed on elevated land in Māpua, the Masterplan considered it is prudent to add additional business opportunities for future residents. Noting, 43% of people who live in Māpua and work, worked from home, or walked or cycled to work (2023 census data).

10.2.2. NATURAL HAZARDS CONSIDERATIONS Further detailed information is provided in Appendix 24 of the PC81 Section 32 Report
The site is relatively low lying and exposed to future coastal inundation hazards as sea levels rise, with the area expected to be inundated by 2130 during a 1% AEP storm tide event with wave setup. Liquefaction damage is possible in places, and the site is within the orange tsunami evacuation zone. The risk levels from liquefaction, coastal inundation and tsunami hazards have been assessed as low with mitigation measures applied. The residual risk remains low, although exposure to coastal hazards is expected to increase over the 100-year planning horizon.

10.2.3. SERVICING CONSIDERATIONS Further detailed information is provided in Appendix 24 of the PC81 Section 32 Report	
Water Supply Servicing	Current three water services are sufficient for rezoning.
Wastewater Servicing	
Stormwater Servicing	
Transportation/ Roading Servicing	Parking at the wharf is currently under pressure over the Christmas/ New Year period. Parking demand during this time is largely met by overflow parking at Kite Park (T-235) and on the Council owned Commercial land. Increased commercial destinations at the wharf, combined with residential growth across Māpua is likely to result in an increase in demand for pedestrian, cycle, and vehicle access to the wharf area for both visitors to Māpua and residents. Separated cycle ways on key routes in Māpua are proposed in the LTP beyond 2034. Paid parking at key locations is a consideration for managing the parking problem at the wharf.

10.2.4. IWI INTERESTS Values, Cultural Heritage, and Te mana o te wai
Māpua is cultural and historically significant to the iwi of Te Tauihu. The Māpua area has an extensive history as an occupation and resource harvesting area and is extensively interspersed with wāhi tapu (sacred areas). For these reasons, Te Tauihu Iwi – in particular the descendants of those who occupied, cultivated and harvested kai, and exercised customary rights in Māpua – have a vested interest in current and future activities and developments in the area. More information can be found at; Māpua Masterplan | Shape Tasman. There are no registered Archaeological sites recorded on the sites however there is a registered archaeological site (N27/178) located on the adjoining site at 19 Aranui Road.

10.2.5. COMMUNITY SERVICES AND FACILITIES	
Parks and Reserves	**Indicative Items:** No indicative items are located on these parcels. The Māpua Masterplan includes an indicative future walkway between the residential properties at 27A and B Aranui Road and the subject land. This walkway would connect the proposed commercial land, and the future park at Kite Park with the Aranui Road to Langford Drive Walkway Reserve. This future walkway is indicated in the proposed Outline Spatial Plan (TRMP Amended Schedule 16.3D).
Other facilities	NA

10.2.6. PRODUCTIVE LAND
The land has underlying LUC4 Soils. In accordance with Clause 3.5(7) of the NPS HPL, these sites do not meet the definition of Highly Productive Land.

10.2.7. ECOLOGY AND GROUNDWATER Values, Streams and Rivers, SNAs, and Wetlands
There are no wetlands or waterbodies located within these sites.

10.2.8. CONTAMINATED LAND

This land was part of the former Fruitgrowers Chemical Company (FCC) site which was remediated in 2004. The Site Management Plan[3] states that the soil and groundwater at the site were affected by organochlorine pesticide contamination from the operation of the FCC plant from 1932 until 1988. The remediation was required to reduce the risk posed by the site to future site users, the local inhabitants and the environment.

23 and 25 Tahi Street is classified in the Site Management Plan as 'West FCC'.

The Site Management Plan states that '*The site, apart from the Tahi Street southern road reserve and the creek, has been remediated to meet Soil Acceptance Criteria (SAC) as set out in the resource consents for the site remediation project and according to the Site Auditor is therefore fit for its intended purpose as open space (FCC Landfill) and open space/commercial land (FCC East)'. The FCC East and FCC Landfill sites have been capped with 500mm of residential quality material. This cap is composed of 150mm of imported topsoil (cleanfill) and the layer from 150mm to 500mm depth is a mixture of imported material, and residential soil sourced from the site during remediation and has been validated as meeting the residential SAC'.*

The Tasman District Council is responsible for regulating activity on the site and controlling discharges.

10.2.9. OTHER CONSIDERATIONS

There are no heritage buildings or trees located on the land.

10.2.10. OPTIONS ASSESSMENT FOR SITE LOCATION T-236

Summary of Options

- **Option 1:** Retain the status quo and keep the existing Residential zoning.
- **Option 2** (Preferred): Rezone to Commercial Zone.
- **Option 4:** Apply or amend spatial layers (other than zones), specifically the Outline Spatial Plan to guide development, infrastructure, and connectivity.

Options 2 and 4 are the preferred approach, as it aligns with the Māpua Masterplan, the FDS and the strategic need for additional business land in Māpua.

Costs and Constraints

Retaining the current residential zoning would preserve the theoretical potential for housing on these centrally located sites, but would not address the identified shortfall in commercial land in Māpua. The land is relatively low-lying and exposed to coastal hazards under future sea level rise scenarios. By 2130, the area is expected to be inundated during a 1% AEP storm tide event, making it less suitable for residential use in the long term.

While commercial development is also subject to hazard risk, it is generally more adaptable to mitigation measures such as relocatable structures or reduced timeframes for occupation. The site is already serviced for water, wastewater, and stormwater, and there are no significant ecological or heritage constraints. However, the proximity to the wharf area means that increased commercial activity could place additional pressure on parking and local infrastructure, particularly during peak periods.

[3] *Former Fruitgrowers Chemical Company Site, Māpua, FCC East and FCC Landfill Sites, Site Management Plan, 8 March 2012*.

The site was remediated to residential standards following historic contamination from the Fruitgrowers' Chemical Company and is considered fit for commercial use.

Benefits and Opportunities
Rezoning to commercial offers several important benefits. It aligns with the Māpua Masterplan's vision for a cohesive and vibrant commercial area, supporting local businesses and providing additional opportunities for employment and economic activity. The change will enable a broader range of commercial uses, reinforcing the existing facilities at the wharf and helping to meet the projected demand for business land in Māpua over the next 30 years.

The Outline Spatial Plan overlay will ensure that development is coordinated with the wider waterfront area, integrating walkways, reserves, and recreational links to enhance connectivity and amenity. The site's central location and existing servicing make it well-suited to commercial use, and the rezoning will help to future-proof the town's economic base as residential growth continues on elevated land nearby. Community consultation through the Masterplan process demonstrated strong support for expanding commercial opportunities in this part of Māpua, reflecting both local needs and aspirations.

Effectiveness and Efficiency
The proposed rezoning is highly effective in implementing the strategic direction of the FDS, the Māpua Masterplan, and the relevant objectives and policies of the TRPS and TRMP. By extending the commercial zone, the plan provides a clear and consistent framework for land use in the town centre, supporting compact urban form and reducing the need for greenfield expansion elsewhere. The Outline Spatial Plan overlay ensures that development is well-integrated with existing infrastructure and open space, promoting efficient use of land and resources. The approach is also efficient in that it leverages existing servicing and infrastructure, minimising the need for costly upgrades or extensions. By aligning zoning with actual land use potential and community expectations, the plan reduces regulatory complexity and supports coordinated planning for the waterfront area.

Risk of Acting or Not Acting if There is Uncertain or Insufficient Information
There is a high degree of certainty regarding the site's hazard profile, servicing status, and strategic importance for commercial development. The main risk of acting—rezoning to commercial —relates to the exposure of the site to coastal hazards over the long term. However, this risk can be managed through appropriate design and mitigation measures at the resource consent stage, such as finished ground levels, freeboard requirements, and the use of relocatable buildings. The risk of not acting is more significant: retaining the residential zoning would perpetuate a mismatch between planning provisions and actual land use needs, limit the availability of commercial land in a high-demand area, and undermine the objectives of the FDS and Masterplan. Not acting would also miss the opportunity to support local economic growth and respond to community aspirations for a vibrant, well-serviced village.

Economic Benefits and Employment
Rezoning to commercial will create new opportunities for business development, employment, and local economic activity in Māpua. The extension of the commercial area will help to attract investment, support existing businesses, and provide services for both residents and visitors. By increasing the supply of commercial land, the plan supports the long-term viability of the town centre and helps to diversify the local economy. The site's central location and good connectivity make it an attractive option for a range of commercial uses, and the Outline Spatial Plan will ensure that development is coordinated with broader infrastructure and amenity improvements. While the economic benefits are primarily local, they contribute to the overall resilience and sustainability of the Māpua community.

Overall Appropriateness

Rezoning 23 and 25 Aranui Road (T-236) from Residential to Commercial Zone, with an Outline Spatial Plan overlay, is the most appropriate planning response for this site. The proposal aligns with the strategic direction of the FDS and Māpua Masterplan, and reflects both technical advice and community aspirations. It addresses the identified shortfall in commercial land, supports economic growth and employment, and provides a clear, future-focused framework for the development of the town centre. The risks associated with coastal hazards are manageable and outweighed by the benefits of acting, particularly given the adaptability of commercial uses and the strong policy support for hazard avoidance and resilient urban form. This approach ensures that Māpua remains a vibrant, liveable, and economically sustainable community into the future.

10.2.11. ASSESSMENT AGAINST TRMP OBJECTIVES AND POLICIES

Assessment against TRMP Objectives and Policies:

The proposed rezoning of this site to a commercial zone together with the Outline Spatial Plan overlay is consistent with the objectives and policies of the TRMP, particularly those in Section 6.6 and 6.15 and the natural hazard provisions in Section 13.1.

- Policy 6.6.3.2 and 6.6.3.3 retain a compact, identifiable grouping of commercial activities in defined areas, and establish a hierarchy of commercial centres to serve the community's needs.
- Section 6.15 for Māpua/Ruby Bay recognises Māpua / Ruby Bay as a local service centre with a tourist precinct and supports extending and integrating the commercial area around Aranui Road and the wharf.
- The approach also aligns with Policy 6.3.3.1 (adequate services) and Policy 6.3.3.5 (well-connected transport networks), while the Outline Spatial Plan supports coordinated access, reserve linkages and urban design outcomes for the wider waterfront area.
- Objectives in 13.1.2 seek to manage areas subject to natural hazards by ensuring development is avoided or mitigated according to the level of risk, and that land development (including infrastructure) is resilient to natural hazards.
- With appropriate hazard mitigation and design responses, the approach is consistent with the policies in 13.1.3 that seek to avoid or mitigate the effects of natural hazards on land use activities.

Overall, the proposal is considered consistent with the relevant TRMP objectives and policies for commercial land, local centre function, integrated waterfront planning and natural hazards.

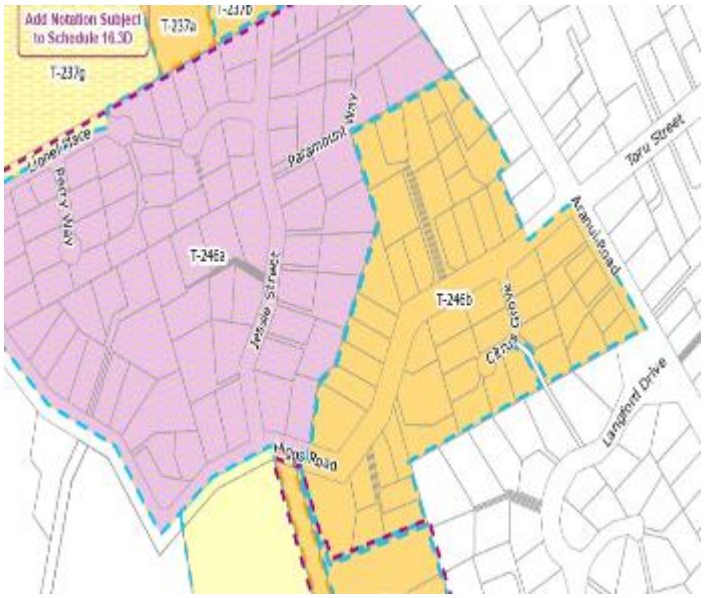
10.3. Māpua – T-246a and T-246b Higgs Road Brownfield Land

Area Name:	Higgs Road
Town/Location:	Māpua
Current Zone:	Residential Zone
Estimated Yield:	50 (over 30 years)
Estimated Area (ha):	16

Recommended Zoning Change:

Residential deferred Medium Density Residential Zone (T-246a)

Medium Density Residential Zone (T-246b)



Note: Refer to PC81 s32 Evaluation Report Appendix 1.1 for proposed PC81 maps or https://eplan.tasman.govt.nz

10.3.1. PLANNING BACKGROUND

Zoning and Spatial Layers Overview

The land parcels identified as T-246 have been zoned Residential since the TRMP's inception. T-246 is spilt into T-246a and T-246b. T-246a is proposed to be zoned deferred Medium Density pending a pedestrian connection to Aranui Road through to 29 Jessie Street (or similar alternative). The area has been defined by any property accessed by Jessie Street or westward.

A small portion of this area (3, 4, 5, 29, 31 and 33 Higgs Road) sits within the TRMP Coastal Environment Area. No change is proposed to this spatial layer.

The TRMP includes an indicative walkway through 26 Jessie Street, 1, 2, 3 and 4 Paramount Way and 71A/B Aranui Road. This walkway was not created prior to these properties being developed and is therefore obsolete as development has already occurred on all of these lots. It is proposed to remove this indicative walkway as part of PC81.

Māpua Masterplan

This area was identified in the Māpua Masterplan for intensification. The process went through a robust community consultation process prior to being adopted. Feedback through the Masterplan process indicated that the community are in support of providing for a mixture of housing options in Māpua.

10.3.2. NATURAL HAZARDS CONSIDERATIONS Further detailed information is provided in Appendix 24 of PC81 Section 32 Report
These sites are predominately elevated, but parts are located within the yellow tsunami evacuation zone. The risk level has been assessed as low and residual risk remains low.

10.3.3. SERVICING CONSIDERATIONS Further detailed information is provided in Appendix 3 of PC81 Section 32 Report	
Water Supply Servicing	Current services provide sufficient capacity for development.
Wastewater Servicing	Current services provide limited capacity for development and are dependent on reticulation upgrades being undertaken in future years.
Stormwater Servicing	The existing stormwater pipe network is extensive and is likely be able to accommodate future growth, provided detention is designed in accordance with NTLDM standards. Minor upgrades may be required.
Transportation/ Roading Servicing	The Outline Spatial Plan for this area, and the adjacent medium and standard density residential zones in T-237 includes road connections from Jessie Street and Lionel Place through the new zones to Higgs Road and Māpua Drive, and pedestrian and cycle connections to Aranui Road.

10.3.4. IWI INTERESTS Values, Cultural Heritage, and Te mana o te wai
Māpua is cultural and historically significant to the iwi of Te Tauihu. The Māpua area has an extensive history as an occupation and resource harvesting area and is extensively interspersed with wāhi tapu (sacred areas). For these reasons, Te Tauihu Iwi – in particular the descendants of those who occupied, cultivated and harvested kai, and exercised customary rights in Māpua – have a vested interest in current and future activities and developments in the area. More information can be found at; Māpua Masterplan | Shape Tasman. There are no registered Archaeological sites recorded within this area although it is acknowledged that there are registered sites located on the low-lying areas close to historical wetlands and the coastal edges.

10.3.5. COMMUNITY SERVICES AND FACILITIES	
Parks and Reserves	The Jessie Street Recreation Reserve (0.1624 Hectares) is located centrally within this area. The area is within walking distance to the wharf and village commercial centre. T-246 also includes several connection walkways including the Citrus Grove to Langford Drive Walkway and the Lionel Place to Te Aroha Place Walkway Reserve. Additionally, the Māpua Masterplan includes a future recreational link from Higgs Road through 35 Higgs Road to the Waimea Inlet and the Outline Spatial Plan for the Higgs

	Road Greenfield Land (T-237) includes a requirement for a recreational link from Jessie Street through to Aranui Road (Refer TRMP Schedule of Amendments Schedule 16.3D).
Other facilities	NA

10.3.6. PRODUCTIVE LAND

The majority of the land is classified as LUC3 with a small portion of properties adjoining Aranui Road being classified as LUC4 however, the site is currently zoned Residential and surrounded by urban uses. In accordance with Clause 3.5(7) of the NPS HPL, due the existing urban zoning, the site does not meet the definition of Highly Productive Land.

10.3.7. ECOLOGY AND GROUNDWATER

Values, Streams and Rivers, SNAs, and Wetlands

There are no wetlands or waterways located within this area.

10.3.8. OTHER CONSIDERATIONS

Property 54 Higgs Road includes a protected tree (T627 – Eucalyptus obliqua).

10.3.9. OPTIONS ASSESSMENT FOR SITE LOCATION T-246

Options Considered

- **Option 1:** Retain the status quo and keep the existing Residential zoning.
- **Option 2 (Recommended):** Rezone T-246a to Residential deferred Medium Density Residential and T-246b to Medium Density Residential Zone (MDRZ).
- **Option 4:** Apply/amend spatial layers, including an Outline Spatial Plan to guide development, access, staging, and urban design outcomes.

Costs and Constraints

Option 1 would retain the current Residential zoning for this 16ha brownfield site. This would not address the need for additional housing in Māpua, nor enable efficient use of a strategically located area close to the village centre. However, Higgs Road is narrow and has limited footpaths. The area is predominately elevated but parts of these sites are located within the yellow tsunami evacuation zone.

While the current wastewater network is likely sufficient to accommodate the anticipated yield in the short term, longer-term growth (Years 10–20) across Māpua will require upsizing of trunk wastewater mains.

Benefits and Opportunities

Option 2 (rezoning to MDRZ) provides the greatest benefits and are outlined below:

- Directly responds to housing demand by enabling medium density residential development, supporting efficient land and infrastructure use.
- Enables well-designed intensification in a brownfield area close to the Māpua village centre, supporting a walkable, resilient, and vibrant neighbourhood.

- Supports a wider range of housing typologie, contributing to a more inclusive and resilient urban environment.
- Aligns with community aspirations for a mixture of housing options.

Effectiveness and Efficiency
Rezoning to MDRZ is highly effective in implementing the strategic direction of the Māpua Masterplan, and TRMP objectives for managed urban intensification.

Risk of Acting or Not Acting if There Is Uncertain or Insufficient Information
The main uncertainties relate to infrastructure capacity, and the need for improved pedestrian connections. The risk of acting (rezoning) includes the potential for development pressure ahead of infrastructure readiness. The risk of not acting is more significant: it would perpetuate underutilisation of a strategically located brownfield area, exacerbate the district's housing shortfall, and undermine the strategic direction of the Māpua Masterplan.

Economic Benefits and Employment
The proposed rezoning will deliver economic benefits by supporting local construction activity and contributing to the viability of local services and amenities through increased residential population.

Overall Appropriateness
Options 2 rezoning to MDRZ is the most appropriate planning response. This approach aligns with the Māpua Masterplan, and TRMP objectives and makes efficient use of a strategically located brownfield area.

In summary:
The rezoning (Option 2) is the most effective, efficient, and appropriate way to deliver intensification and urban renewal for T-246a and T-246b, supporting both current and future community needs.

10.3.10. ASSESSMENT AGAINST TRMP OBJECTIVES AND POLICIES

Assessment against TRMP Objectives and Policies:
The proposed rezoning of this site to the Medium Density Residential Zone has been assessed against the operative provisions of the TRMP, and the proposed objectives and policies introduced through Plan Change 81. The proposal is consistent with the relevant objectives and policies of the TRMP, particularly those in Chapter 6 (Urban Environment Effects), including Section 6.4A (Land for Residential Activities), and the amended Māpua/Ruby Bay provisions in Section 6.15.

• Objective 6.4A.2.1 seeks to ensure sufficient residential capacity to meet demand in the urban environment and rural centres. The rezoning contributes directly to this objective by enabling additional housing capacity in a strategically located brownfield area.

• Objective 6.4A.2.2 supports a well-functioning urban environment through intensification that provides a range of housing types and sizes and achieves appropriate urban design and amenity outcomes. The proposal is consistent with this objective by enabling medium density development close to the Māpua village centre and community facilities.

• The proposal is supported by the Medium Density Residential Zone policy framework, in particular:
– Policy 6.4A.3.5, which enables a range of residential activities with greater intensity of built form;
– Policy 6.4A.3.6, which provides for baseline development while maintaining opportunities for comprehensive development over time; and
– Policy 6.4A.3.7, which enables medium density development where it contributes to a well-functioning urban environment and achieves appropriate urban design and amenity outcomes.

• As a brownfield site, development will occur within an existing urban context and is consistent with the design-based approach set out in Policy 6.4A.3.8(b), recognising that acceptable urban design and amenity outcomes cannot be achieved through prescriptive standards alone.

• In this context, Policies 6.4A.3.12 to 6.4A.3.14 provide for comprehensive, land use-led development supported by the Medium Density Residential Design Matrix, enabling flexibility in built form while ensuring appropriate urban design and amenity outcomes.

• Section 6.15 supports a wider range of housing forms in Māpua, including medium density and comprehensive development in suitable locations, while recognising the need for coordinated access, infrastructure and servicing. The rezoning is consistent with this direction by providing additional housing choice within the existing urban area.

• The proposal also aligns with Policy 6.15.3.13A and related provisions, which support comprehensive development in the Medium Density Residential Zone, including opportunities for integrated development that responds to infrastructure constraints, access requirements, and pedestrian connectivity.

Overall, the proposal is considered an appropriate and effective means of achieving the relevant operative and proposed objectives and policies of the TRMP, including the amended Medium Density Residential and Māpua-specific provisions.

10.4. Māpua – T-11a and T-11b Seaton Valley Greenfield Land

Area Name:	Seaton Valley
Town/Location:	Māpua
Current Zone:	T-11a: Rural Residential T-11b:Rural 1 (part 49 Stafford Drive)
Estimated Yield:	46 (T-11a) 90 (T-11b)
Estimated Area (ha):	7ha (T-11a) 5ha (T-11b)

Note: Refer to PC81 s32 Evaluation Report Appendix 1.1 for proposed PC81 maps or https://eplan.tasman.govt.nz

Recommended Zoning Change:

Rural Residential deferred Residential (T-11a) and Rural 1 deferred Medium Density Residential Zone (T-11b)

Add Outline Spatial Plan overlay

10.4.1. PLANNING BACKGROUND

The land is zoned a mixture of Rural Residential and Rural 1 (part 49 Stafford Drive). It is proposed to rezone T-11a to Rural Residential deferred Residential and the land that forms part of 49 Stafford Drive (T-11b) as Rural 1 deferred Medium Density Residential. It is proposed to defer the land until Seaton Valley Road and the intersection of Seaton Valley Road and Māpua Drive is upgraded.

A classified dam is located on adjoining land at 75 Seaton Valley Road. An assessment of effects will need to be undertaken at the resource consent stage to demonstrate that any risk posed from the dam to downstream residential areas has been effectively mitigated or eliminated.

The land is proposed to be included in an Outline Spatial Plan (OSP) for the wider Seaton Valley Area. The proposed OSP will include linkages for roads and reserve requirements and other specific requirements.

T-11a and b were identified in the FDS and the Māpua Masterplan for residential development.

The land contains the following TRMP spatial layers;

- Māpua Development Area
- Services Contribution Areas – referring to financial contribution requirements on land subdivision (TRMP Section 16.5).
- Land Disturbance – Land Disturbance Area 1 (TRMP Section 18.5.2)
- Wastewater Management Area

- Fire Ban Fire Sensitive Areas (TRMP Section 34)
- Groundwater Zones (TRMP Section 16.12)
- Soil Series Irrigation Classes (TRMP Section 31.1)
- Water Management Zones (TRMP Section 31.1)
- Landscape Area – Coastal Tasman (TRMP Part II Appendix 3)

It is proposed to retain all of the existing TRMP spatial layers as listed above.

10.4.2. NATURAL HAZARDS CONSIDERATIONS Further detailed information is provided in the Plan Change 81 Section 32 Evaluation Report Appendix 24.
Site T-11a contains lower lying land adjacent to Seaton Valley Stream that is subject to flooding. Site T-11b includes low lying areas exposed to flooding and is also progressively threatened by coastal inundation over the 100-year planning horizon due to projected sea level rise. Liquefaction damage is possible at both sites, and both sites lie within the yellow tsunami evacuation zone. The risk levels from flooding, coastal inundation and liquefaction hazards have been assessed as low once mitigation measures are applied, with the residual risk remaining low. The tsunami hazard risk level has been assessed as medium and the residual risk remains medium.

10.4.3. SERVICING CONSIDERATIONS Further detailed information is provided in the Plan Change 81 Section 32 Evaluation Report Appendix 3.	
Water Supply Servicing	The sites are currently not serviced. New services are planned by year 10 in the Long Term Plan with trunk main upgrades planned beyond year 10.
Wastewater Servicing	The sites are currently not serviced. New services are planned by year 10 in the Long Term Plan with trunk main upgrades planned beyond year 10.
Stormwater Servicing	The sites are currently unserviced however stormwater is planned to discharge to the future Seaton Valley Detention Wetland.
Transportation/ Roading Servicing	Seaton Valley Road and Māpua Drive are likely to carry significant additional traffic from the Seaton Valley area. The State Highway 60 / Māpua Drive, Seaton Valley Road / Māpua Drive, and Stafford Drive / Māpua Drive intersections are likely to come under pressure from this growth. Council is working in collaboration with NZTA Waka Kotahi to identify options to address the traffic pressures at the SH60 / Māpua Drive intersection. Pedestrian and cycle connections to Seaton Valley Road, Māpua Drive, and Stafford Drive from the proposed residential zones are likely to increase pedestrian and cycle numbers on those, and adjacent streets. There are currently no cycle lanes on Māpua Drive or Seaton Valley Road. It is recommended that T-11a and b are deferred until Seaton Valley Road and the Seaton Valley Road/Māpua Drive Intersection is upgraded. For further information, a detailed transport assessment is included in PC81 Section 32 Evaluation Report Appendix 3.

10.4.4. IWI INTERESTS Values, Cultural Heritage, and Te mana o te wai
Māpua is cultural and historically significant to the iwi of Te Tauihu. The Māpua area has an extensive history as an occupation and resource harvesting area and is extensively interspersed with wāhi tapu (sacred areas). For these reasons, Te Tauihu Iwi – in particular the descendants of those who occupied, cultivated and harvested kai, and exercised customary rights in Māpua – have a vested interest in current and future activities and developments in the area. More information can be found at; Māpua Masterplan | Shape Tasman. There are no registered archaeological sites recorded within T-11a or b.

10.4.5. COMMUNITY SERVICES AND FACILITIES	
Parks and Reserves	There are no indicative items currently within T-11a or b. An esplanade reserve of 20 metres will be required along the length of Seaton Valley Stream. This reserve will also form a recreational link from the adjoining site to Seaton Valley Road. The Outline Spatial Plan includes the requirement for the esplanade reserve and a recreation link (Refer to TRMP Amended Schedule 16.3D.
Other facilities	NA

10.4.6. PRODUCTIVE LAND
Site T-11a is currently zoned Rural Residential (for an urban purpose), and therefore, does not meet the NPS HPL definition of highly productive land. Site T-11b is currently zoned Rural 1 and has underlying LUC3 soils. This site therefore meets the NPS HPL definition of highly productive land. However, Clause 3.6(6) of the NPS HPL states that Tier 2 territorial authorities (Tasman) may allow urban rezoning of LUC3 Highly Productive Land. Further, this site is considered to provide sufficient development capacity to meet demand, as required by the NPS-UD, and it is considered that there are no other reasonably practicable options to meet demand while achieving a well-functioning urban environment.

10.4.7. ECOLOGY AND GROUNDWATER Values, Streams and Rivers, SNAs, and Wetlands
The Seaton Valley Stream runs along the rear of the T-11a land.

The Councils Senior Resource Scientist Freshwater & Estuarine Ecology, Trevor James[4] has outlined below information about Seaton Valley Stream, the fish and invertebrate communities, fish passage and water quality.

Fish Communities:
Fish surveys using spotlighting methods in this creek were carried out by Tasman District Council at four sites along Seaton Valley Stream in 2006 and 2008 and two sites with electric fishing in 2006. These surveys found a marked difference between fish and macro-invertebrate diversity and abundance of fish upstream, compared to the downstream portion of Seaton Valley Stream. Within the upstream portion there was a high abundance of fish and reasonable diversity i.e. 5 fish species including giant kokopu, common bully, inanga, long fin eel and banded kokopu, as well as koura and Paratya shrimp. Downstream all the way to the estuary surveys found only a few short fin eel and a few inanga. Records of fish recovered during channel drying and stream diversion associated with a culvert project near the Māpua School showed moderate abundances of long-fin eel and inanga. Surveying fish in this way typically recover a greater quantities of fish. The low fish diversity and abundance in the lower reaches is most certainly to do with the quality of habitat and degree of disturbance (the channel is dug out every 2-3 years according to Mr Gerald Senior).

Fish Passage:
Surveys of in-stream structures in 2008 showed that fish passage was provided up to the access driveways upstream of 192 Seaton Valley Road. The culvert on that driveway was remediated for climbing fish (eels, banded kokopu and koaro) was remediated with conveyor belt in 2012 and was inspected in January 2022 as intact. A more complete fish passage survey will be completed in this catchment in the coming 1-2 years.

Water quality:
Water quality was sampled quarterly at a site just downstream of Stafford Drive over the period 2006-2016. Water quality is in a poor state with very low dissolved oxygen, high water temperatures, high levels of fine sediment, low water clarity, poor invertebrate condition (all samples below 80 MCI units). Much of this is likely to do with stock access, over-deepening and regular stream excavation in the 1200m upstream of the sampling site. See page 50-53 for more detail River Water Quality Report Part 5 - Waimea Water Management Area.pdf

Enhancement potential in the lower reaches of this waterway. There is huge opportunity to improve the state of water quality and aquatic ecology in Seaton Valley Stream and associated flood plain. There is considerable potential to bring back moderate populations of rare species such as giant kokopu in the stream and mātuku/ Australasian Bittern, spotless crake and other marshbirds.

10.4.8. CONTAMINATED LAND

A part of 132 and 140 Seaton Valley contain Pre-1970 Orchard Land which is identified as a historical pesticide site. This does not prevent the land from being developed, any requirements for mitigation can be built into any resource consent application.

10.4.9. OPTIONS ASSESSMENT FOR SITE LOCATION T- T-11a/b (Seaton Valley Greenfield Land)

Summary of Options

[4] *Email 20 June 2022- Trevor James, Tasman District Council Senior Resource Scientist Freshwater and Estuarine Ecology.*

- **Option 1:** Retain the status quo and keep the existing Rural Residential and Rural 1 zoning.
- **Option 2** (Preferred): Rezone T-11a to Rural Residential deferred Residential and T-11b (part of 49 Stafford Drive) to Rural 1 deferred Medium Density Residential.
- **Option 4:** (Preferred) Apply or amend spatial layers (other than zones), specifically the Outline Spatial Plan to guide development, infrastructure, and connectivity.

Options 2 and 4 are the preferred approach, as they align with the Māpua Masterplan, the FDS, and infrastructure planning for the area.

Costs and Constraints

Retaining the current zoning would preserve the existing pattern of rural residential and rural land use, but it would not address the identified need for additional housing in Māpua, nor would it make efficient use of land that is strategically located for urban expansion. The current zoning also fails to leverage the infrastructure investments planned for the area, such as upgrades to Seaton Valley Road and the intersection with Māpua Drive and the Seaton Valley Detention Wetland. Three water servicing is constrained with water and wastewater upgrades planned by year 10 in the Long Term Plan and stormwater intended to be designed to discharge to the Seaton Valley Detention Wetland.

The site contains pre-1970 orchard land, which may require soil contamination mitigation at the resource consent stage. The undulating topography and presence of Seaton Valley Stream and associated wetlands require sensitive design to manage flood risk, protect ecological values, and provide for recreational linkages and esplanade reserves.

The sites are exposed to a range of natural hazards. Lower-lying areas are subject to flooding and will be progressively affected by sea-level rise over the 100-year planning horizon. Site T-11b and part of site T-11a are in an area where seismic liquefaction damage is possible. Site T-11b and part of site T-11a are also within the yellow tsunami evacuation zone.

Benefits and Opportunities

Rezoning T-11a/b as proposed will enable the delivery of much-needed housing in a location identified for growth in both the FDS and the Māpua Masterplan. The Outline Spatial Plan overlay will ensure that development is coordinated, with integrated provision for roads, reserves, and recreational links. The site's proximity to existing and planned infrastructure, makes it highly suitable for residential development.

The inclusion of an esplanade reserve along Seaton Valley Stream and recreational links will enhance amenity, support ecological restoration, and improve connectivity for walking and cycling.

Effectiveness and Efficiency

The proposed rezoning is highly effective in implementing the strategic direction of the FDS, the Māpua Masterplan, and the relevant objectives and policies of the TRPS and TRMP. By enabling residential and medium density residential development in this area, it supports compact urban form, efficient use of infrastructure, and coordinated growth.

The approach is efficient, as it leverages planned infrastructure investments and aligns zoning with actual land use potential and community needs. By providing for a range of housing types and integrating open space and recreational linkages, it supports both social and environmental objectives.

Risk of Acting or Not Acting if There is Uncertain or Insufficient Information

There is a high degree of certainty regarding the site's suitability for residential development, subject to the planned infrastructure upgrades and hazard mitigation measures. The main risks of acting—rezoning to enable residential development—relate to the timing and delivery of servicing, the management of flood risk, and any contamination from historic orchard use. These risks can be managed through the deferred status of part of the land, the Outline Spatial Plan, and resource consent conditions. The risk of not acting is more significant: retaining the current zoning would perpetuate underutilisation of land identified for growth, limit

the district's ability to meet housing demand, and undermine the objectives of the FDS and Masterplan. Not acting would also miss the opportunity to deliver integrated recreational and ecological enhancements in the area.

Economic Benefits and Employment

Rezoning T-11a/b to enable residential and medium density residential development will stimulate local construction activity, support the viability of local services and amenities, and contribute to the economic resilience of Māpua. By increasing the supply and diversity of housing, the plan will help attract and retain residents, support local businesses, and provide employment opportunities during the development phase. The integration of recreational and open space amenities will enhance the attractiveness of the area, supporting both community wellbeing and the local economy.

Overall Appropriateness

Rezoning T-11a/b as proposed—Rural Residential deferred Residential and Rural 1 deferred Medium Density Residential, with an Outline Spatial Plan—is the most appropriate planning response. This approach aligns with the strategic direction of the FDS and Māpua Masterplan and reflects both technical advice and community aspirations. It addresses the identified need for additional housing, supports integrated infrastructure and amenity provision, and provides a clear, future-focused framework for sustainable growth in Māpua. The risks associated with servicing and environmental management are manageable and outweighed by the benefits of acting, particularly given the strong policy support for coordinated, resilient urban development.

10.4.10. ASSESSMENT AGAINST TRMP OBJECTIVES AND POLICIES

Assessment against TRMP Objectives and Policies:

The proposed rezoning of this site to a combination of Residential and Medium Density Residential Zone has been assessed against the operative provisions of the TRMP, and the proposed objectives and policies introduced through Plan Change 81. The proposal is consistent with the relevant objectives and policies for urban growth and residential development, particularly those in Chapter 6 (Urban Environment Effects), including Section 6.4A (Land for Residential Activities), the Māpua/Ruby Bay provisions in Section 6.15, and Chapter 13 (Natural Hazards).

- Objective 6.4A.2.1 seeks to ensure sufficient residential capacity to meet demand in the urban environment and rural centres. The rezoning contributes to this objective by providing a substantial area of new housing capacity in Māpua, including a mix of residential densities.
- Objective 6.4A.2.2 supports a well-functioning urban environment through intensification that provides a range of housing types and sizes and achieves appropriate urban design and amenity outcomes. The proposal is consistent with this objective by enabling both standard residential and medium density development in a planned location.
- The Medium Density Residential component of the proposal is supported by the MDRZ policy framework, including:
    - Policy 6.4A.3.5, which enables a range of residential activities with greater intensity of built form;
    - Policy 6.4A.3.6, which provides for baseline development while ensuring that the potential for comprehensive development is not compromised; and
    - Policy 6.4A.3.7, which enables medium density development where it contributes to a well-functioning urban environment and achieves appropriate urban design and amenity outcomes.

- As a greenfield location, development will be guided by an Outline Spatial Plan, which provides a structured, spatial planning approach to coordinate the layout, density and form of development and ensure integrated and efficient development of land and infrastructure.
- The proposal aligns with Objective 6.2.2.2 and Policy 6.2.3.2A by promoting efficient use of land and infrastructure, while also recognising the need to manage the loss of productive land in accordance with Policy 6.2.3.3 and the relevant national direction.
- Section 6.15 supports growth in identified Māpua development areas through coordinated planning, a range of housing forms, infrastructure staging, and the use of Outline Spatial Plans for larger greenfield sites. The proposed zoning, including deferred components, is consistent with this framework.
- Policies 6.15.3.16 and related provisions support deferring development where infrastructure upgrades are required, including upgrades to Seaton Valley Road and servicing networks. The proposed deferred zoning approach is consistent with this direction by sequencing development to align with infrastructure capacity.
- The proposal also reflects the requirement to address dam-break risk for land downstream of the classified dam, with development to be appropriately staged and designed to ensure that risks are avoided or mitigated in accordance with the plan framework.
- Objectives in 13.1.2 seek to manage areas subject to natural hazards by ensuring development is avoided or mitigated according to the level of risk, and that land development is resilient to natural hazards.
- With hazard mitigation measures, the approach is consistent with the Policies in 13.1.3 that seek to avoid or mitigate the effects of natural hazards on land use activities.

Overall, the proposed zoning is considered an appropriate and effective means of achieving the relevant operative and proposed objectives and policies of the TRMP, providing for a range of housing options while ensuring that development is appropriately staged, serviced, and responsive to natural hazard constraints.

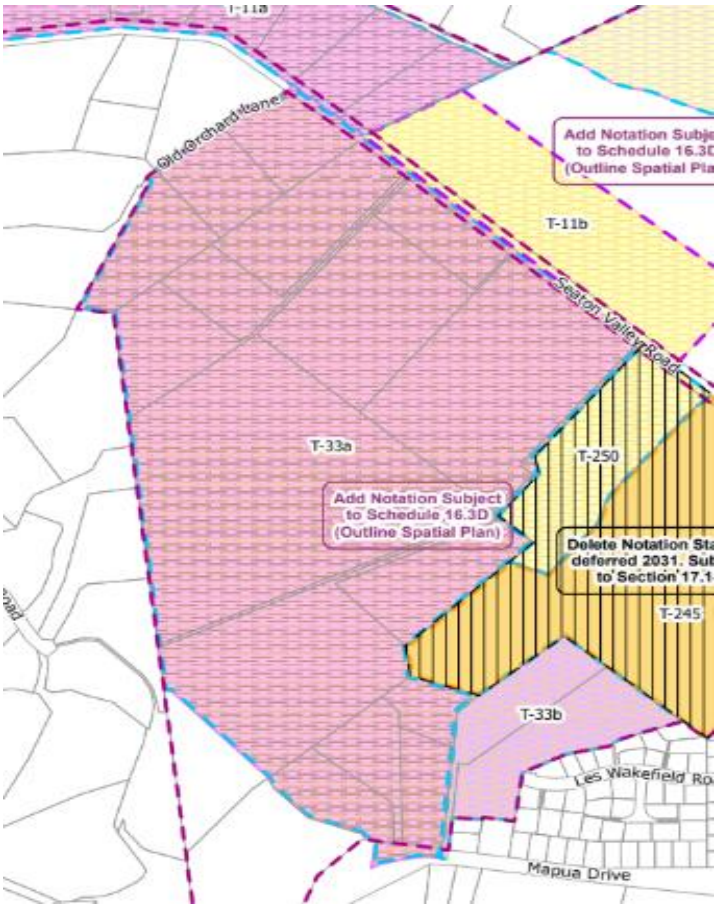
Assessment of Outline Spatial Plan (OSP):
The application of an Outline Spatial Plan overlay to this site is consistent with the operative and proposed objectives and policies of the TRMP, as it provides for a structured and coordinated approach to development of this large greenfield area.

- The Outline Spatial Plan coordinates the spatial layout of development, including the arrangement of roads, blocks, open space, and infrastructure, ensuring the efficient and integrated development of the site.
- The overlay provides a framework for staging development, including the sequencing of areas subject to deferred zoning, and ensures alignment with infrastructure upgrades and servicing capacity.
- The Outline Spatial Plan supports integration with the existing Māpua urban area, including transport connections, pedestrian and cycling access, and linkages to community facilities.
- The approach supports the achievement of high-quality urban design and amenity outcomes through coherent and comprehensively planned development.
- The Outline Spatial Plan also assists in managing natural hazard risks, including flood risk and dam-break effects, by ensuring that development is appropriately located, staged, and designed.

The OSP ensures that development of the site occurs in a planned, integrated and coordinated manner, consistent with the intended outcomes for both Residential and Medium Density Residential zoning in Māpua.

10.5. Māpua – T-33a/b Seaton Valley Greenfield Land

Area Name:	Seaton Valley
Town/Location:	Māpua
Current Zone:	Rural Residential Zone
Estimated Yield:	302 dwellings
Area (ha):	27.6



Note: Refer to PC81 s32 Evaluation Report Appendix 1.1 for proposed PC81 maps or https://eplan.tasman.govt.nz

Recommended Zoning Change:	
T-33a - Rural Residential deferred Medium Density Residential Zone. T-33b – Residential deferred Medium Density Residential Zone. Add Outline Spatial Plan overlay	

10.5.1. PLANNING BACKGROUND

The land parcels within T-33a are zoned Rural Residential and T-33b are zoned residential. This area was identified in the FDS and partially in the Māpua Masterplan for residential development.

The land contains the following TRMP spatial layers;

- Māpua Development Area
- Services Contribution Areas – referring to financial contribution requirements on land subdivision (TRMP Section 16.5).
- Wastewater Management Area (TRMP Section 33)

- Fire Ban Fire Sensitive Areas (TRMP Section 34)
- Groundwater Zones (TRMP Section 16.12)
- Soil Series Irrigation Classes (TRMP Section 31.1)
- Water Management Zones (TRMP Section 31.1)
- Landscape Area – Coastal Tasman (TRMP Part II Appendix 3)

It is proposed to retain all of the existing TRMP spatial layers as listed above.

T-33a/b will form part of an Outline Spatial Plan for the wider Seaton Valley Area which includes recreational linkages, reserves, no build areas and other requirements.

T-33a/b is proposed to be deferred until the intersection of Seaton Valley Road and Māpua Drive is upgraded and for water and wastewater upgrades.

10.5.2. NATURAL HAZARDS CONSIDERATIONS

Further detailed information is provided in the Plan Change 81 Section 32 Evaluation Report Appendix 24.

These sites contain undulating land with several small tributary streams with lower lying land adjacent to these streams exposed to flood hazard. For both sites the risk level from flood hazards is assessed as low once mitigation measures are adopted and the residual risk remains low.

10.5.3. SERVICING CONSIDERATIONS

Further detailed information is provided in the Plan Change 81 Section 32 Evaluation Report Appendix 3.

Water Supply Servicing	This site is currently not serviced by water. New services planned by year 10 to enable growth.
Wastewater Servicing	This site is currently not serviced by water. New services planned by year 10 to enable growth.
Stormwater Servicing	The 33a site currently lacks servicing but is planned to be designed for stormwater discharge to the future Seaton Valley Detention Wetland.
Transportation/ Roading Servicing	The site currently lacks servicing but is planned to be designed for stormwater discharge to the future Seaton Valley Detention Wetland. Seaton Valley Road and Māpua Drive are likely to carry significant additional traffic from the Seaton Valley area. The State Highway 60/ Māpua Drive, Seaton Valley Road/ Māpua Drive, and Stafford Drive/ Māpua Drive intersections are likely to come under pressure from this growth. Council is working in collaboration with NZTA Waka Kotahi to identify options to address the crash rate at the SH60 / Māpua Drive intersection. Pedestrian and cycle connections to Seaton Valley Road, Māpua Drive, and Stafford Drive from the proposed residential zones are

	likely to increase pedestrian and cycle numbers on those, and adjacent streets. There are currently no cycle lanes on Māpua Drive or Seaton Valley Road. It is recommended that T-33a/b is deferred until Seaton Valley Road and the Seaton Valley Road/Māpua Drive Intersection is upgraded. For further information, a detailed transport assessment is included in Appendix 3.

10.5.4. IWI INTERESTS Values, Cultural Heritage, and Te mana o te wai
Māpua is cultural and historically significant to the iwi of Te Tauihu. The Māpua area has an extensive history as an occupation and resource harvesting area and is extensively interspersed with wāhi tapu (sacred areas). For these reasons, Te Tauihu Iwi – in particular the descendants of those who occupied, cultivated and harvested kai, and exercised customary rights in Māpua – have a vested interest in current and future activities and developments in the area. More information can be found at; Māpua Masterplan | Shape Tasman. There are no registered archaeological sites recorded within these areas.

10.5.5. COMMUNITY SERVICES AND FACILITIES	
Parks and Reserves	A TRMP indicative walkway extends along the boundary of 75 Seaton Valley Road connecting Dawsons Road with existing reserves and Seaton Valley Road. The proposed Outline Spatial Plan includes a requirement for reserves and recreational linkages around T-33a/b and beyond.
Other facilities	NA

10.5.6. PRODUCTIVE LAND
These sites are currently zoned Rural Residential (for an urban purpose), therefore, do not meet the NPS HPL definition of highly productive land.

10.5.7. ECOLOGY AND GROUNDWATER Values, Streams and Rivers, SNAs, and Wetlands
There is an existing wetland (#5149) within 75 Seaton Valley Road.

75 Seaton Valley Road includes a water storage dam (which is defined as a classified dam) and an ephemeral stream runs from the wetland to the dam. Any development would need to recognise the presence of the wetland and mitigate impacts to it.

A portion of T-33a below the classified dam (and also land across the road at 49 Stafford Drive) is proposed to be residentially developed. The presence of the classified dam is recognised as a risk to residential development. Any resource consent application will need to provide sufficient evidence to demonstrate that any risk posed from the dam to downstream residential areas is effectively mitigated or eliminated.

10.5.8. CONTAMINATED LAND

The majority of the land contains Pre-1970 Orchard Land, identified as a historical pesticide site. Land parcels 125 and 129 have identified remediated land sites aligning with the building sites. This does not prevent the land from being developed - any requirements for mitigation can be built into any resource consent application.

10.5.9. OPTIONS ASSESSMENT FOR SITE LOCATION T-33

Summary of Options

- **Option 1:** Retain the status quo and keep the existing Residential and Rural Residential zoning.
- **Option 2 (Preferred):** Rezone T-33a/b to Rural Residential/Residential deferred Medium Density Residential.
- **Option 4 (Preferred)**: Apply or amend spatial layers (other than zones), specifically the Outline Spatial Plan to guide development, infrastructure, and connectivity.

Options 2 and 4 are the preferred approach, as they align with the Māpua Masterplan, the FDS, and the infrastructure planning for the area.

Costs and Constraints

Retaining the current Residential and Rural Residential zoning would preserve the existing low-density land use and delay the delivery of much-needed housing in Māpua. This approach would not make efficient use of land that has been identified for urban expansion in both the FDS and the Māpua Masterplan. The current zoning also fails to leverage planned infrastructure investments, such as new water and wastewater services and upgrades to Seaton Valley Road and its intersection with Māpua Drive. Rezoning to enable medium density residential development will require careful management of servicing, particularly as new services are planned by year 10 to enable growth.

The presence of a classified dam on the land introduces a further constraint, as residential development below the dam may be at risk. The site also contains pre-1970 orchard land, which may require soil contamination mitigation at the resource consent stage. The undulating topography, presence of ephemeral streams, and a wetland within 75 Seaton Valley Road require sensitive design to manage flood risk, protect ecological values, and provide for recreational linkages. The Outline Spatial Plan will need to address these constraints and ensure that development is staged appropriately.

Benefits and Opportunities

Rezoning T-33a/b as proposed will enable the delivery of a significant number of new dwellings in a location identified for growth in both the FDS and the Māpua Masterplan. The Outline Spatial Plan overlay will ensure that development is coordinated, with integrated provision for roads, reserves, and recreational links. The site's proximity to existing and planned infrastructure, makes it highly suitable for residential intensification. The plan provides for a mix of housing types, including medium density options, which will help address the district's shortfall in attached dwellings and support a more diverse and resilient community. The inclusion of reserves and recreational linkages will enhance amenity, support ecological restoration, and improve connectivity for walking and cycling. The rezoning also responds to community feedback supporting a mixture of housing options and improved recreational access in Māpua. The presence of a wetland and the opportunity for restoration planting provide additional environmental benefits.

Effectiveness and Efficiency

The proposed rezoning is highly effective in implementing the strategic direction of the FDS, the Māpua Masterplan, and the relevant objectives and policies of the TRPS and TRMP. By enabling medium density residential development in a well-located area, PC81 supports compact urban form, efficient use of infrastructure, and coordinated growth. The Outline Spatial Plan overlay ensures that development is staged in line with infrastructure upgrades and hazard mitigation, reducing the risk of ad hoc or poorly serviced development. The approach is efficient, as it leverages planned infrastructure investments and aligns zoning with actual land use potential and community needs. By providing for a range of housing types and integrating open space and recreational linkages, the plan supports both social and environmental objectives.

Risk of Acting or Not Acting if There is Uncertain or Insufficient Information

There is a high degree of certainty regarding the site's suitability for residential development, subject to the planned infrastructure upgrades and hazard mitigation measures. The main risks of acting—rezoning to enable residential development—relate to the timing and delivery of servicing, and the mitigation of any contamination from historic orchard use. These risks can be managed through the Outline Spatial Plan, resource consent conditions, and staging of development. The risk of not acting is more significant: retaining the current zoning would perpetuate underutilisation of land identified for growth, limit the district's ability to meet housing demand, and undermine the objectives of the FDS and Masterplan. Not acting would also miss the opportunity to deliver integrated recreational and ecological enhancements in the area.

Economic Benefits and Employment

Rezoning T-33a/b to enable medium density residential development will stimulate local construction activity, support the viability of local services and amenities, and contribute to the economic resilience of Māpua. By increasing the supply and diversity of housing, the plan will help attract and retain residents, support local businesses, and provide employment opportunities during the development phase. The integration of recreational and open space amenities will enhance the attractiveness of the area, supporting both community wellbeing and the local economy.

Overall Appropriateness

Rezoning T-33a/b as proposed—Rural Residential/Residential deferred Medium Density Residential, with an Outline Spatial Plan overlay—is the most appropriate planning response. This approach is grounded in robust evidence, aligns with the strategic direction of the FDS and Māpua Masterplan, and reflects both technical advice and community aspirations. It addresses the identified need for additional housing, supports integrated infrastructure and amenity provision, and provides a clear, future-focused framework for sustainable growth in Māpua. The risks

associated with servicing and environmental management are manageable and outweighed by the benefits of acting, particularly given the strong policy support for coordinated, resilient urban development.

10.5.10. ASSESSMENT AGAINST TRMP OBJECTIVES AND POLICIES

Assessment against TRMP Objectives and Policies:
The proposed rezoning of this site to the Medium Density Residential Zone has been assessed against the operative provisions of the TRMP, and the proposed objectives and policies introduced through Plan Change 81. The proposal is consistent with the relevant objectives and policies for urban growth and residential development, particularly those in Chapter 6 (Urban Environment Effects), including Section 6.4A (Land for Residential Activities), the Māpua/Ruby Bay provisions in Section 6.15, and Chapter 13 (Natural Hazards).

- Objective 6.4A.2.1 seeks to ensure sufficient residential capacity to meet demand in the urban environment and rural centres. The rezoning contributes to this objective by providing additional housing capacity within a planned Māpua growth area.
- Objective 6.4A.2.2 supports a well-functioning urban environment through intensification that provides a range of housing types and sizes and achieves appropriate urban design and amenity outcomes. The proposal is consistent with this objective by enabling medium density development in a location identified for growth.
- The proposal is supported by the Medium Density Residential Zone policy framework, in particular:
    - Policy 6.4A.3.5, which enables a range of residential activities with greater intensity of built form;
    - Policy 6.4A.3.6, which provides for baseline development while ensuring that the potential for comprehensive development is not compromised; and
    - Policy 6.4A.3.7, which enables medium density development where it contributes to a well-functioning urban environment and achieves appropriate urban design and amenity outcomes.
- As a greenfield site, development will be guided by an Outline Spatial Plan, which provides a structured, spatial planning approach to coordinate the layout, density and form of development and ensure integrated and efficient development of land and infrastructure.
- The proposal supports efficient use of land and infrastructure (Objective 6.2.2.2 and Policy 6.2.3.2A), while directing growth to an appropriate urban location consistent with the Future Development Strategy.
- The approach is also consistent with Policy 6.1.3.1 (urban design), Policy 6.3.3.1 (adequate services), and Policy 6.3.3.5A (well-connected transport networks).
- Section 6.15 supports growth in identified Māpua development areas through coordinated planning, a range of housing forms, and the use of Outline Spatial Plans for larger greenfield sites. The rezoning is consistent with this direction, including providing for comprehensive development and integration with infrastructure and access networks.
- The proposal is consistent with relevant Māpua policies that support a range of housing types, comprehensive development, connected street networks, and high-quality public realm outcomes, including provision for open space and accessways.

- The proposal also recognises the need to avoid or mitigate adverse effects on natural inland wetlands, with development to be appropriately designed and staged to protect their values.
- Objectives in 13.1.2 seek to manage areas subject to natural hazards by ensuring development is avoided or mitigated according to the level of risk, and that land development is resilient to natural hazards.
- With hazard mitigation measures, the approach is consistent with the Policies in 13.1.3 that seek to avoid or mitigate the effects of natural hazards on land use activities.

The proposal is therefore considered an appropriate and effective means of achieving the relevant operative and proposed objectives and policies of the TRMP for greenfield medium density residential development and natural hazards.

Assessment of Overlay – OSP:
The application of an Outline Spatial Plan overlay to this site is consistent with the operative and proposed objectives and policies of the TRMP, as it provides for a structured and coordinated approach to development of this greenfield area.

- The Outline Spatial Plan coordinates the spatial layout of development, including the arrangement of roads, blocks, open space, and infrastructure, ensuring the efficient and integrated development of the site.
- The overlay provides a framework for staging development and integrating the site with the surrounding Māpua urban area, including transport connections and servicing.
- The Outline Spatial Plan supports the achievement of high-quality urban design and amenity outcomes through coherent and comprehensively planned development.
- The approach also supports the efficient functioning of infrastructure and transport networks, including through well-connected street layouts and integration with existing networks.
- The Outline Spatial Plan assists in identifying and managing environmental constraints, including the protection of natural features such as wetlands, through appropriate layout and design.

The OSP overlay ensures that development of the site occurs in a planned, integrated and coordinated manner, consistent with the intended outcomes of the Medium Density Residential Zone.

10.6. Māpua – T-237a-g

Area Name:	Higgs Road/ Jessie Street
Town/Location:	Māpua
Current Zone:	Rural 1 deferred Residential
Estimated Yield:	305 dwellings
Area (ha):	17.8

Recommended Zoning Change:

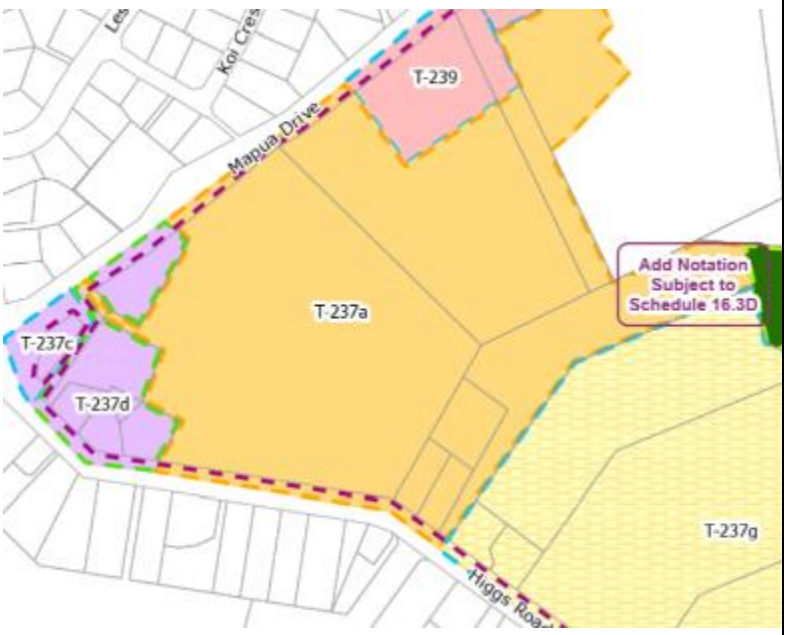
Medium Density Residential (T-237a/b)

Standard Residential (T-237c/d)

Open Space (T-237-e/f)

Rural 1 deferred Medium Density Residential (T-237g)

Add Outline Spatial Plan overlay



Note: Refer to PC81 s32 Evaluation Report Appendix 1.1 for proposed PC81 maps or https://eplan.tasman.govt.nz

10.6.1. PLANNING BACKGROUND

Zoning and Spatial Layers Overview

The land parcels identified as T-237a-g was rezoned from Rural 1 to Rural 1 deferred Residential in 2014 under Plan Change 22. Plan Change 22 introduced a comprehensive urban development strategy for the Māpua and Ruby Bay area following a lengthy and detailed planning process. The Plan Change provided for development, in appropriate locations, in areas away from coastal margins and low-lying locations. Some areas identified for development, including sites T-237a-g,

lacked appropriate infrastructure and those areas were given a deferred zoning subject to the upgrading of the infrastructure.

The TRMP includes several indicative roads, reserves and walkways within T-237. It is proposed to remove these indicative items as part of PC81 and replace with roading, walkway and reserve requirements outlined in a proposed Outline Spatial Plan.

The majority of the area is proposed to be medium density residential (T-237a-b) with several properties identified on the corner of the Higgs Road/ Māpua Drive proposed to be rezoned residential. An area of open space is proposed at T-237e-f as an undevelopable area to be utilised for stormwater detention.

The land parcels associated with T-237g are proposed Rural 1 deferred Medium Density Residential pending a pedestrian connection to Aranui Road via 29 Jessie Street or an alternative. This is because the existing pedestrian connection is considered insufficient. Refer to the Infrastructure Report (PC81 Section 32 Evaluation Report Appendix 3) for further information.

T-237a-g are located within the Māpua Development Area and Land Development Area 1 – no changes are proposed to these spatial layers.

Māpua Masterplan

This area was identified in the Māpua Masterplan for intensification. The masterplan went through a robust community consultation process prior to being adopted. The community are generally in support of providing for a mixture of housing options in Māpua.

10.6.2. NATURAL HAZARDS CONSIDERATIONS

Further detailed information is provided in Appendix 24 of Plan Change 81 Section 32 Evaluation Report.

Sites T-237a, T-237b and T-237g contain undulating land with small tributary streams with lower lying land adjacent to these streams exposed to flood hazard. Coastal inundation associated with future sea level rise may progressively affect the eastern margins of site T-237b over the 100-year planning horizon. Parts of sites T-237a, T-237b and T-237g are located within the tsunami evacuation zones (yellow and orange), and localised liquefaction potential is present at parts of T-237b.

Once mitigation measures are applied, the risk level from flooding and coastal inundation hazards is assessed as low T-237a, T-237b and T-237g. The risk level of liquefaction on parts of site T-237b has been assessed as low. The risk level for tsunami has been assessed as low for sites T-237a and T-237g, and medium for site T-237b.The residual risk remains low across these sites for flood hazard, liquefaction and coastal inundation be remains as medium for tsunami hazard.

10.6.3. SERVICING CONSIDERATIONS

Further detailed information is provided in Appendix 3 of Plan Change 81 Section 32 Evaluation Report.

Water Supply Servicing	Land at 29 Jessie Street has existing servicing. However, the balance of the area has new services planned after year 10 to enable growth.

	Upgrades of the trunk mains will be required to support long term growth in Māpua.
Wastewater Servicing	Land at 29 Jessie Street has existing servicing. The balance of the area has new services planned after year 10 to enable growth. Upgrades of the trunk mains will be required to support long term growth in Māpua.
Stormwater Servicing	For part of 120 Higgs Road (adjoining Māpua Drive), provision has been indicatively made for stormwater to drain to the Seaton Valley Detention Wetland. This is included in the proposed Outline Spatial Plan. Other areas of the site would need stormwater detention in the area identified within T-237e/f. This area is proposed to be zoned open space for this purpose.
Transportation/ Roading Servicing	An Outline Spatial Plan for the T-237 area identifies key walking, cycling, and vehicle access points to the site. The TRMP currently shows an indicative road access to Aranui Road. As part of the proposed Outline Spatial Plan this indicative road has been removed and replaced with an indicative recreational link to reduce further congestion on Aranui Road. It is also an important pedestrian connection for the wider T-237a-g site as pedestrian access to Higgs Road is limited. The proposed Outline Spatial Plan also includes indicative roads providing access to Higgs Road, Lionel Place and Māpua Drive. 29 Jessie Street has Aranui Road frontage. Pedestrian access to Aranui Road is identified via an indicative walkway on the Outline Spatial Plan. Refer to the Infrastructure Report in Plan Change 81 Section 32 Report, Appendix 3 for more information.

10.6.4. IWI INTERESTS Values, Cultural Heritage, and Te mana o te wai
Māpua is cultural and historically significant to the iwi of Te Tauihu. The Māpua area has an extensive history as an occupation and resource harvesting area and is extensively interspersed with wāhi tapu (sacred areas). For these reasons, Te Tauihu Iwi – in particular the descendants of those who occupied, cultivated and harvested kai, and exercised customary rights in Māpua – have a vested interest in current and future activities and developments in the area. More information can be found at; Māpua Masterplan | Shape Tasman. There are no registered archaeological sites recorded within T-237.

10.6.5. COMMUNITY SERVICES AND FACILITIES	
Parks and Reserves	**Indicative Items:** Existing indicative reserves are included in the TRMP. These are proposed to be replaced with reserves identified in the proposed Outline Spatial Plan. Aranui Park and a protected wetland adjoin T-237. Additional wetland and neighbourhood parks are proposed as part of the Outline Spatial Plan. These areas are important recreation spaces for this area. Another important linkage is a connection through to the Māpua Recreation Reserve and Māpua Village Commercial Area which includes a community hall, sports fields, tennis courts, a bowling green, children's play area, library and shops. Recreational linkages to these areas are included within Proposed PC81.
Other facilities	NA

10.6.6. PRODUCTIVE LAND
The land is identified as LUC3 however, the site is currently zoned Residential. In accordance with Clause 3.5(7) of the NPS HPL, due the existing urban zoning, the site does not meet the definition of Highly Productive Land.

10.6.7. ECOLOGY AND GROUNDWATER Values, Streams and Rivers, SNAs, and Wetlands
No SNA's or permanent flow streams are located on this site.

10.6.8. CONTAMINATED LAND
Seven Hail sites are located on T-237 which was a pre-1970's orchard • Three hail sites (#1571, #601, #602) have been sampled and it was found that hazardous substances levels were acceptably low and did not present risks to people and the environment. • Three Hail sites (#1680, #1570, #604, #600) have not been sampled but were verified with the potential for contamination due to confirmation of past or present activity. Appropriate mitigation measures will need to be included in any resource consent application for the site.

10.6.9. OTHER CONSIDERATIONS

Three protected trees are located on site T-237.

- T581-Pinus muricata
- T909-Liquidambar styraciflua
- T910-Eucalyptus species

Any development within T-237 will need to avoid impacts to the protected trees providing a sufficient buffer distance from tree driplines. An environmental assessment will be undertaken at the resource consent stage once development plans are proposed.

10.6.10. OPTIONS ASSESSMENT FOR SITE LOCATION T-237a-g

Summary of Options

- **Option 1:** Retain the status quo and keep the existing Rural 1 deferred Residential zoning.
- **Option 2 (Preferred):** Rezone to a mix of Medium Density Residential (T-237a/b), Standard Residential (T-237c/d), Open Space (T-237e/f), and Rural 1 deferred Medium Density Residential (T-237g).
- **Option 4 (Preferred):** Apply or amend spatial layers (other than zones), specifically the Outline Spatial Plan to guide development, infrastructure, and connectivity.

Options 2 and 4 are the preferred approach, as they align with the residential intention of the land and the Māpua Masterplan.

Costs and Constraints

Retaining the current Rural 1 deferred Residential zoning would delay the delivery of much-needed housing and open space in Māpua and would not make efficient use of land that has been identified for urban expansion. Rezoning to enable a mix of residential densities and open space will require careful management of servicing. Until service upgrades are undertaken, development will be limited to the existing networks capacity.

The site contains several indicative roads, reserves, and walkways in the TRMP, which are proposed to be replaced by requirements in the Outline Spatial Plan. The area also includes pre-1970 orchard land, which may require soil contamination mitigation at the resource consent stage. The undulating topography, presence of ephemeral streams, and the need for stormwater detention require sensitive design to manage flood risk, protect ecological values, and provide for recreational linkages. Parts of the site are within the orange tsunami evacuation zone and in an area where seismic liquefaction damage is possible.

Benefits and Opportunities

Rezoning T-237a–g as proposed will enable the delivery of a significant number of new dwellings in a location identified for residential development. The Outline Spatial Plan overlay will ensure that development is coordinated, with integrated provision for roads, reserves, and recreational links. The site's proximity to existing and planned infrastructure, as well as its location near the Māpua village centre, makes it highly suitable for residential intensification. The plan provides for a mix of housing types, including medium density options, which will help address the district's shortfall in attached dwellings and support a more diverse and resilient community. The inclusion of open space and recreational linkages will enhance amenity, support ecological restoration, and improve connectivity for walking and cycling. The rezoning also responds to community feedback

supporting a mixture of housing options and improved recreational access in Māpua. The presence of protected trees and the opportunity for wetland restoration provide additional environmental benefits.

Effectiveness and Efficiency

The proposed rezoning is highly effective in implementing the strategic direction of the Māpua Masterplan, and the relevant objectives and policies of the TRPS and TRMP. By enabling a mix of residential densities and open space in a well-located area, the plan supports compact urban form, efficient use of infrastructure, and coordinated growth. By providing for a range of housing types and integrating open space and recreational linkages, the plan supports both social and environmental objectives.

Risk of Acting or Not Acting if There is Uncertain or Insufficient Information

There is a high degree of certainty regarding the site's suitability for residential development, subject to the planned infrastructure upgrades and hazard mitigation measures. The main risks of acting—rezoning to enable residential development—relate to the delivery of servicing, the management of flood risk, and the mitigation of any contamination from historic orchard use. These risks can be managed through the Outline Spatial Plan, resource consent conditions, and staging of development. The risk of not acting is more significant: retaining the current zoning would perpetuate underutilisation of land identified for growth, limit the district's ability to meet housing demand. Not acting would also miss the opportunity to deliver integrated recreational and ecological enhancements in the area.

Economic Benefits and Employment

Rezoning T-237a–g to enable a mix of residential and open space development will stimulate local construction activity, support the viability of local services and amenities, and contribute to the economic resilience of Māpua. By increasing the supply and diversity of housing, the plan will help attract and retain residents, support local businesses, and provide employment opportunities during the development phase. The integration of recreational and open space amenities will enhance the attractiveness of the area, supporting both community wellbeing and the local economy.

Overall Appropriateness

Rezoning T-237a–g as proposed—with a mix of Medium Density Residential, Standard Residential, Open Space, and Rural 1 deferred Medium Density Residential, with a proposed Outline Spatial Plan —is the most appropriate planning response. This approach addresses the identified need for additional housing, supports integrated infrastructure and amenity provision, and provides a clear, future-focused framework for sustainable growth in Māpua. The risks associated with servicing and environmental management are manageable and outweighed by the benefits of acting, particularly given the strong policy support for coordinated, resilient urban development.

10.6.11. ASSESSMENT AGAINST TRMP OBJECTIVES AND POLICIES

Assessment against TRMP Objectives and Policies:
The proposed rezoning of this site to the Medium Density Residential Zone has been assessed against the operative provisions of the TRMP, and the proposed objectives and policies introduced through Plan Change 81. The proposal is consistent with the relevant objectives and policies for urban growth and residential development, particularly those in Chapter 6 (Urban Environment Effects), including Section 6.4A (Land for Residential Activities), the Māpua/Ruby Bay provisions in Section 6.15, and Chapter 13 (Natural Hazards).

• Objective 6.4A.2.1 seeks to ensure sufficient residential capacity to meet demand in the urban environment and rural centres. The rezoning contributes to this objective by providing additional housing capacity within a planned Māpua growth area.

• Objective 6.4A.2.2 supports a well-functioning urban environment through intensification that provides a range of housing types and sizes and achieves appropriate urban design and amenity outcomes. The proposal is consistent with this objective by enabling medium density development in a location identified for growth.

• The proposal is supported by the Medium Density Residential Zone policy framework, in particular:
– Policy 6.4A.3.5, which enables a range of residential activities with greater intensity of built form;
– Policy 6.4A.3.6, which provides for baseline development while ensuring that the potential for comprehensive development is not compromised; and
– Policy 6.4A.3.7, which enables medium density development where it contributes to a well-functioning urban environment and achieves appropriate urban design and amenity outcomes.

- As a greenfield site, development will be guided by an Outline Spatial Plan, which provides a structured, spatial planning approach to coordinate the layout, density and form of development and ensure integrated and efficient development of land and infrastructure.
- The proposal supports efficient use of land and infrastructure (Objective 6.2.2.2 and Policy 6.2.3.2A), while also recognising the need to manage the loss of productive land in accordance with Policy 6.2.3.3.
- Section 6.15 directs growth in Māpua to defined areas and supports a coordinated approach to development, including the use of Outline Spatial Plans for greenfield sites and the provision of a range of housing forms. The rezoning is consistent with this framework.
- The proposal aligns with policies that provide for development to be deferred where infrastructure upgrades are required, ensuring that growth is appropriately sequenced and does not exceed available servicing capacity.
- The proposal also gives effect to policies that support connected street networks, accessways, and high-quality public spaces, contributing to integrated urban form and amenity outcomes.
- Objectives in 13.1.2 seek to manage areas subject to natural hazards by ensuring development is avoided or mitigated according to the level of risk, and that land development is resilient to natural hazards.
- With hazard mitigation measures, the approach is consistent with the Policies in 13.1.3 that seek to avoid or mitigate the effects of natural hazards on land use activities.

The proposal is therefore considered an appropriate and effective means of achieving the relevant operative and proposed objectives and policies of the TRMP for greenfield medium density residential development and natural hazards.

Assessment of proposed Outline Spatial Plan (OSP):
The application of an Outline Spatial Plan overlay to this site is consistent with the operative and proposed objectives and policies of the TRMP, as it provides for a structured and coordinated approach to development of this greenfield area.

- The Outline Spatial Plan coordinates the spatial layout of development, including the arrangement of roads, blocks, open space, and infrastructure, ensuring the efficient and integrated development of the site.
- The overlay provides a framework for staging development and integrating the site with the surrounding Māpua urban area, including transport connections and servicing.

- The Outline Spatial Plan supports the achievement of high-quality urban design and amenity outcomes through coherent and comprehensively planned development.
- The approach also supports the efficient functioning of infrastructure and transport networks, including through well-connected street layouts and integration with existing networks.

The OSP overlay ensures that development of the site occurs in a planned, integrated and coordinated manner, consistent with the intended outcomes of the Medium Density Residential Zone.

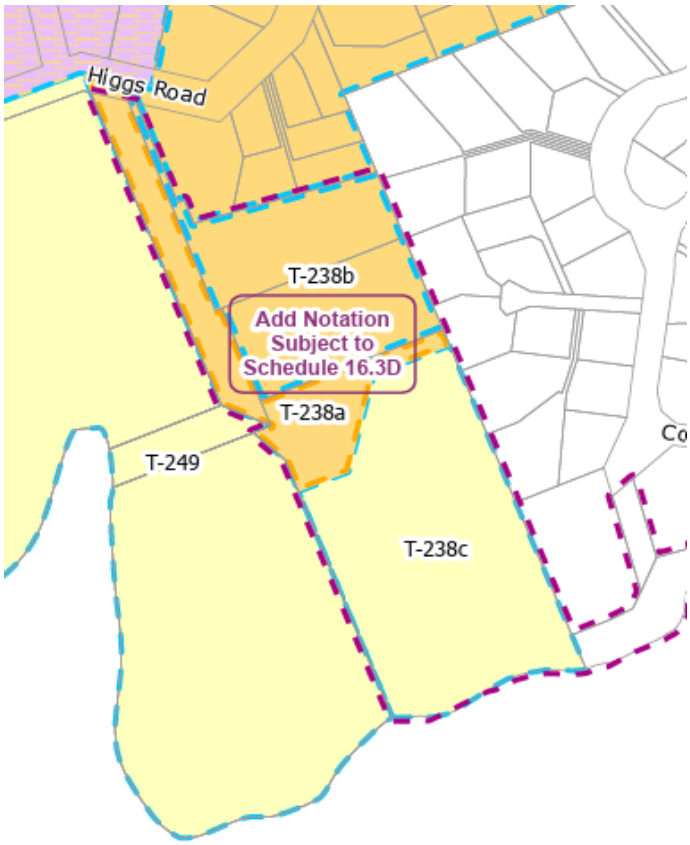
10.7. Māpua – T-238a, T-238b, T-238c

Area Name:	33 and 35 Higgs Rd
Town/Location:	Māpua
Current Zone:	Rural 1 deferred Residential
Estimated Yield:	28 dwellings (T-238a, T-238b)
Area (ha):	3.4 Ha

Recommended Zoning Change:

Medium Density Residential (T-238a/b) and part Rural 1 (T-238c).

Add Outline Spatial Plan overlay



Note: Refer to PC81 s32 Evaluation Report Appendix 1.1 for proposed PC81 maps or https://eplan.tasman.govt.nz

10.7.1. PLANNING BACKGROUND

Zoning and Spatial Layers Overview

The land parcels identified as T-238 are subject to two different zonings under the TRMP. The majority of 35 Higgs Road was rezoned from Rural 1 to Rural 1 deferred Residential in 2014 under Plan Change 22. The Plan Change provided for development, in appropriate locations, in areas away from coastal margins and low-lying locations. 33 Higgs Road and the remainder of 35 Higgs Road have been zoned Residential since the notification of the TRMP in 1996.

The TRMP includes an indicative reserve along the coastal margin of T-238c. The indicative reserve was introduced through Plan Change 22 and is intended to provide a 20m wide link between Higgs Reserve (west) to the Aranui Road-Langford Drive Walkway, east of the T-238.

The site lies within the Coastal Environment Area and Land Disturbance Area 1 as defined by the TRMP and Cultural Heritage Site N27-130 is located on the coastal margin. PC81 proposes to retain these overlays.

The proposed Outline Spatial Plan incorporates the following key elements:

- Rural 1 land and no-build area: The area closest to the coastal margin is identified as Rural 1 land (T-238c), with a designated no-build area extending from the coastal reserve inland to the proposed Medium Density Residential Zone. This restriction reflects the presence of significant vegetation and challenging topography. Within this area, a portion of land is identified as suitable for a building platform.
- Medium Density Residential Zone: The area further inland, away from the coastal edge, is proposed to be zoned Medium Density Residential (T-238a/b). This zoning is consistent with the proposed medium density zoning of the adjacent brownfield land and supports a coherent land use pattern.
- Coastal reserve and recreational connection: A reserve is proposed along the coastal margin, extending along the site's eastern boundary in response to the site's topography, before linking diagonally through to Higgs Road. This reserve corridor is intended to provide an important recreational and pedestrian connection within the wider area.

Māpua Masterplan

This area was identified in the Māpua Masterplan for partial residential development. This process went through a robust community consultation process prior to being adopted.

The Māpua Masterplan identifies an indicative reserve along the coastal margin, extending this reserve along the boundary of 35 Higgs Road through to Higgs Road, thereby establishing a direct connection between the road and the coast. Community consultation undertaken as part of the masterplan process indicated strong support for this connection, both for its recreational benefits and its ecological value. The coastal margin supports significant habitat for coastal species, and the provision of a defined access route is intended to help manage public movement in a way that enhances the protection of the adjoining Queen Elizabeth II covenanted land.

10.7.2. NATURAL HAZARDS CONSIDERATIONS

Further detailed information is provided in Appendix 24 of the Plan Change 81 Section 32 Evaluation Report.

These three sites extend across undulating land. T-238a and T-238b are not considered to be subject to natural hazards.

Site T-238c is not subject to flood hazards. The southern end of the site extends to the coast and includes a small area of lower lying land that will be exposed to coastal hazards within the 100-year planning horizon. The adjacent estuary is sheltered from wave action and this coast is subject to very low erosion hazard.

The majority of site T-238c is in the yellow tsunami evacuation zone and the lower lying southern end of the site is within the orange tsunami evacuation zone.
As per the natural hazards assessment methodology, T-238c has not been assessed against the NPS-NH as the proposed zoning is Rural 1.

10.7.3. SERVICING CONSIDERATIONS Further detailed information is provided in Appendix 3 of the Plan Change 81 Section 32 Evaluation Report.	
Water Supply Servicing	33 Higgs Road and part of 35 Higgs Road is already zoned Residential. For the scale of development anticipated, the existing network is considered to have sufficient capacity in the short term.
Wastewater Servicing	The current wastewater network is sufficient to accommodate the anticipated yield in the short term. However, there are capacity constraints to long term growth in the wider Māpua area with servicing upgrades planned after year 10 in the Long Term Plan.
Stormwater Servicing	There are no existing stormwater services servicing the site, and no Council-led stormwater projects are planned to enable growth. Site-specific stormwater infrastructure will therefore be required. A developer-led stormwater solution will be required, including identification, design, and delivery of appropriate mitigation measures.
Transportation/ Roading Servicing	This site is close to central Māpua. There is a footpath on the development side of Higgs Road at this location, so assuming that footpath improvements on Higgs Road are carried out as the greenfield land is developed, the site will have good connectivity to central Māpua. The site will also have good future pedestrian and cycle connectivity along the esplanade reserve to Aranui Road near the wharf, and to Langford Drive.

10.7.4. IWI INTERESTS Values, Cultural Heritage, and Te mana o te wai
Māpua is cultural and historically significant to the iwi of Te Tauihu. The Māpua area has an extensive history as an occupation and resource harvesting area and is extensively interspersed with wāhi tapu (sacred areas). For these reasons, Te Tauihu Iwi – in particular the descendants of those who occupied, cultivated and harvested kai, and exercised customary rights in Māpua – have a vested interest in current and future activities and developments in the area. More information can be found at; Māpua Masterplan | Shape Tasman. There is one Archaeological site recorded within this area and it would be expected that other sites could be present in T-238.

10.7.5. COMMUNITY SERVICES AND FACILITIES	
Parks and Reserves	The TRMP includes an indicative reserve along the coastal margin of T-238. The indicative reserve was introduced through Plan Change 22 and is intended to provide a 20m wide link between Higgs Reserve (west) to the Aranui Road-Langford Drive Walkway, east of the T-238. This link is included in the proposed Outline Spatial Plan. The indicative reserve will encompass some of the mature vegetation on the site to break up the visual density over the site.
Other facilities	NA

10.7.6. PRODUCTIVE LAND
LUC3 - Undulating to rolling downland on weathered gravels below 300 m asl with low fertility NPS-HPL currently identifies land that is LUC3 however, the site is currently zoned Residential and surrounded by urban uses. In accordance with Clause 3.5(7) of the NPS HPL, due the existing urban zoning, the site does not meet the definition of Highly Productive Land.

10.7.7. ECOLOGY AND GROUNDWATER Values, Streams and Rivers, SNAs, and Wetlands
Adjoins the estuary and contains mature vegetation but no particular values have been identified. Adjoins a QEII open space covenant area. No SNA's or permanent streams.

10.7.8. CONTAMINATED LAND
No HAIL sites identified

10.7.9. OPTIONS ASSESSMENT FOR SITE LOCATION T- T-238
Summary of Options • **Option 1:** Retain the status quo and keep the existing Rural 1 deferred Residential and Residential zoning. • **Option 2 (Preferred):** Rezone to Medium Density Residential (T-238a/b) and part Rural 1 (T-238c). • **Option 4:** Apply or amend spatial layers (other than zones), specifically the Outline Spatial Plan to guide development, infrastructure, and connectivity.

Options 2 and 4 are the preferred approach, as they align with the Māpua Masterplan, and the infrastructure planning for the area.

Costs and Constraints

Retaining the current zoning would maintain a mix of rural and low-density residential land use, but it would not address the identified need for additional housing in Māpua, nor would it make efficient use of land that is strategically located for urban expansion.

The undulating topography, presence of a small gully and ephemeral stream, and the proximity to the coastal margin require sensitive design to manage flood risk, protect ecological values, and provide for recreational linkages. There is also a need to consider the mature vegetation on site and the presence of a QEII open space covenant on adjoining land. Soil contamination from historic orchard use may require mitigation at the resource consent stage.

Benefits and Opportunities

Rezoning T-238 as proposed will enable the delivery of new dwellings in a location identified for growth in the Māpua Masterplan. The Outline Spatial Plan overlay will ensure that development is coordinated, with integrated provision for roads, reserves, and recreational links. The site's proximity to existing and planned infrastructure, as well as its location near the Māpua village centre, makes it highly suitable for residential intensification.

The inclusion of a reserve along the coastal margin and a no-build area in T-238c will enhance amenity, support ecological restoration, and improve connectivity for walking and cycling. The rezoning also responds to community feedback supporting a mixture of housing options and improved recreational access in Māpua. The presence of mature vegetation and the opportunity for restoration planting provide additional environmental benefits.

Effectiveness and Efficiency

The proposed rezoning is highly effective in implementing the strategic direction of the Māpua Masterplan, and the relevant objectives and policies of the TRPS and TRMP. By enabling medium density residential development in a well-located area, the plan supports compact urban form, efficient use of infrastructure, and coordinated growth. The Outline Spatial Plan overlay ensures that development is staged in line with infrastructure upgrades and hazard mitigation, reducing the risk of ad hoc or poorly serviced development. The approach is efficient, as it leverages planned infrastructure investments and aligns zoning with actual land use potential and community needs. By providing for a range of housing types and integrating open space and recreational linkages, the plan supports both social and environmental objectives.

Risk of Acting or Not Acting if There is Uncertain or Insufficient Information

There is a high degree of certainty regarding the site's suitability for residential development. The main risks of acting—rezoning to enable residential development—relate to the timing and delivery of servicing. These risks can be managed through the Outline Spatial Plan and resource consent conditions. The risk of not acting is more significant: retaining the current zoning would perpetuate underutilisation of land identified for growth, limit the district's ability to meet housing demand, and undermine the objectives of the Māpua Masterplan. Not acting would also miss the opportunity to deliver integrated recreational and ecological enhancements in the area.

Economic Benefits and Employment

Rezoning T-238 to enable medium density residential development will stimulate local construction activity, support the viability of local services and amenities, and contribute to the economic resilience of Māpua. By increasing the supply and diversity of housing, the plan will help attract and retain residents, support local businesses, and provide employment opportunities during the

development phase. The integration of recreational and open space amenities will enhance the attractiveness of the area, supporting both community wellbeing and the local economy.

Overall Appropriateness

Rezoning T-238 as proposed—Medium Density Residential and part Rural 1, with an Outline Spatial Plan overlay—is the most appropriate planning response. This approach is grounded in robust evidence, aligns with the strategic direction of the Māpua Masterplan, and reflects both technical advice and community aspirations. It addresses the identified need for additional housing, and provides a clear, future-focused framework for sustainable growth in Māpua. The risks associated with servicing are manageable and outweighed by the benefits of acting, particularly given the strong policy support for coordinated, resilient urban development.

10.7.10. ASSESSMENT AGAINST TRMP OBJECTIVES AND POLICIES

Assessment against TRMP Objectives and Policies:

The proposed rezoning of this site to the Medium Density Residential Zone has been assessed against the operative provisions of the TRMP, and the proposed objectives and policies introduced through Plan Change 81. The proposal is consistent with the relevant objectives and policies for urban growth and residential development, particularly those in Chapter 6 (Urban Environment Effects), including Section 6.4A (Land for Residential Activities) and the Māpua/Ruby Bay provisions in Section 6.15.

• Objective 6.4A.2.1 seeks to ensure sufficient residential capacity to meet demand in the urban environment and rural centres. The rezoning contributes to this objective by providing additional housing capacity within a planned Māpua growth area.

• Objective 6.4A.2.2 supports a well-functioning urban environment through intensification that provides a range of housing types and sizes and achieves appropriate urban design and amenity outcomes. The proposal is consistent with this objective by enabling medium density development in a location identified for growth.

• The proposal is supported by the Medium Density Residential Zone policy framework, in particular:
– Policy 6.4A.3.5, which enables a range of residential activities with greater intensity of built form;
– Policy 6.4A.3.6, which provides for baseline development while ensuring that the potential for comprehensive development is not compromised; and
– Policy 6.4A.3.7, which enables medium density development where it contributes to a well-functioning urban environment and achieves appropriate urban design and amenity outcomes.

• As a greenfield site, development will be guided by an Outline Spatial Plan, which provides a structured, spatial planning approach to coordinate the layout, density and form of development and ensure integrated and efficient development of land and infrastructure.

• The proposal supports efficient use of land and infrastructure (Objective 6.2.2.2 and Policy 6.2.3.2A), while also recognising the need to manage the loss of productive land in accordance with Policy 6.2.3.3.

• Section 6.15 supports growth in identified Māpua development areas through coordinated planning, a range of housing forms, and the use of Outline Spatial Plans for larger greenfield sites. The rezoning is consistent with this direction, including providing for comprehensive development and integration with infrastructure and access networks.

• The proposal is supported by policies that provide for a range of housing types and comprehensive development within the Medium Density Residential Zone and Outline Spatial Plan areas.

The proposal is therefore considered to give effect to the relevant operative and proposed objectives and policies of the TRMP for greenfield medium density residential development

Assessment of Overlay – Outline Spatial Plan (OSP):

The application of an Outline Spatial Plan overlay to this site is consistent with the operative and proposed objectives and policies of the TRMP, as it provides for a structured and coordinated approach to development of this greenfield area.

• The Outline Spatial Plan coordinates the spatial layout of development, including the arrangement of roads, blocks, open space, and infrastructure, ensuring the efficient and integrated development of the site.

• The overlay provides a framework for staging development and integrating the site with the surrounding Māpua urban area, including transport connections and servicing.

• The Outline Spatial Plan supports the achievement of high-quality urban design and amenity outcomes through coherent and comprehensively planned development.

• The approach also supports the efficient functioning of infrastructure and transport networks, including through well-connected street layouts and integration with existing networks.

The OSP overlay ensures that development of the site occurs in a planned, integrated and coordinated manner, consistent with the intended outcomes of the Medium Density Residential Zone.

10.8. Māpua – T-239

Area Name:	Part 120 Higgs Rd
Town/Location:	Māpua
Current Zone:	Rural 1 deferred Residential
Estimated Yield:	7000m2 of commercial land
Estimated Area (ha):	7000m^2

Recommended Zoning Change:

Commercial.

Add Outline Spatial Plan overlay

Note: Refer to PC81 s32 Evaluation Report Appendix 1.1 for proposed PC81 maps or https://eplan.tasman.govt.nz

10.8.1. PLANNING BACKGROUND

Zoning and Spatial Layers Overview

120 Higgs Road (part) is currently zoned Rural 1 deferred Residential in the TRMP.

The majority of 120 Higgs Road was rezoned from Rural 1 to Rural 1 deferred Residential in 2014 under Plan Change 22. Plan Change 22 introduced a comprehensive urban development strategy for the Māpua and Ruby Bay area following a lengthy and detailed planning process. The Plan Change provided for development, in appropriate locations, in areas away from coastal margins and low-lying locations. Some areas identified for development, such as the majority of site T-239, lacked appropriate infrastructure and those areas were given a deferred zoning subject to the upgrading of the infrastructure.

The site is identified in the TRMP as being within the Māpua Development Area. The Māpua Development Area was intended to accommodate residential and business growth through to 2031 and beyond. No changes are proposed to this overlay.

The site adjoins Designation 121 – State highway 60.

The TRMP includes an indicative reserve located over an area of mature vegetation. T-239 also includes indicative roading proposing a single entrance from Higgs Road, providing access to the remainder of 120 Higgs Road. These indicative items are proposed to be removed and replaced with a proposed Outline Spatial Plan. The Outline Spatial Plan includes vehicle access points, walkways and reserves.

Māpua Masterplan

This site was identified for commercial development in the Māpua Masterplan. Appropriate commercial greenfield land for large retail outside of inundation risk, centrally located and close to major transport links is limited in Māpua. The masterplan considered that T-239 was appropriate for commercial zoning because it meets all of these requirements.

Geotechnical Assessment

During submissions on the Masterplan, a submitter indicated that there were soil constraints for this site. As part of the masterplan a preliminary geotechnical assessment was undertaken to determine the soil suitability for commercial development. This assessment indicates that the land would be suitable for commercial development.

Part of the site is located in a gully with an ephemeral stream with a sizable catchment from the surrounding undeveloped properties. Either stormwater detention within the site or upgraded stormwater infrastructure downstream will be required. Development on the site will require either the removal of soft soils and replacement with certified fills or possibly use of piled foundations on top of the existing soils. Development of the hillside would likely require earthwork cuts to create level platforms for buildings and hard standings. Cuts could be achieved that did not result in slope instability hazards.[5]

Other considerations

There are no heritage buildings, protected trees or recorded archaeological sites located on T-239.

10.8.2. NATURAL HAZARDS CONSIDERATIONS Further detailed information is provided in Appendix 24 of the Plan Change 81 Section 32 Evaluation Report.
The site contains a small ephemeral stream and a low-lying area in its northern corner. Lower lying land adjacent to the stream and in the northern corner is exposed to flood hazard. The low-lying area in the northern corner will be progressively exposed to coastal inundation hazards over the 100-year planning horizon due to projected sea level rise. The risk levels from flooding and coastal inundation hazards are assessed as low once mitigation measures are applied. The residual risk remains low, although the exposure to coastal hazards is expected to increase over time. The tsunami risk level is assessed as medium and the residual risk remains medium.

10.8.3. SERVICING CONSIDERATIONS Further detailed information is provided in Appendix 3 of the Plan Change 81 Section 32 Evaluation Report.	
Water Supply Servicing	The site is partially serviced for water. For the scale of the development anticapated, the existing network is considered to have sufficient capacity.

[5] *TerraFirma (2025) Preliminary Geotechnical Executive Summary for Potential Land Rezoning at 120 Higgs and 49 Stafford Drive, Māpua.27 May 2025.*

Wastewater Servicing	The site is not currently connected to the reticulated wastewater network. The wider system is likely to have sufficient capacity to accommodate the anticipated yield for this site in the short-term..
Stormwater Servicing	Provision has been made in principle for stormwater discharge to the future Seaton Valley Detention Wetland. An existing open channel traversing the site will need to be retained and incorporated into the redevelopment. The proposed Outline Spatial Plan for the site shows this open waterway channel as a reserve area and allows for it's incorporation into the development of the site.
Transportation/ Roading Servicing	The site adjoins Designation 121 – State Highway 60 (Māpua Drive). The proposed Outline Spatial Plan includes access points and roading connections within the wider sites.

10.8.4. IWI INTERESTS Values, Cultural Heritage, and Te mana o te wai
Māpua is cultural and historically significant to the iwi of Te Tauihu. The Māpua area has an extensive history as an occupation and resource harvesting area and is extensively interspersed with wāhi tapu (sacred areas). For these reasons, Te Tauihu Iwi – in particular the descendants of those who occupied, cultivated and harvested kai, and exercised customary rights in Māpua – have a vested interest in current and future activities and developments in the area. More information can be found at; Māpua Masterplan | Shape Tasman.

10.8.5. COMMUNITY SERVICES AND FACILITIES	
Parks and Reserves	There is an indicative reserve shown in the TRMP for this site which encompasses an area of mature trees. This indicative reserve is replaced by the proposed Outline Spatial Plan which identifies reserve areas.
Other facilities	NA

10.8.6. PRODUCTIVE LAND
The land is identified as LUC3 however, the site is currently zoned Residential and surrounded by urban uses. In accordance with Clause 3.5(7) of the NPS-HPL, due the existing urban zoning, the site does not meet the definition of Highly Productive Land.

10.8.7. ECOLOGY AND GROUNDWATER Values, Streams and Rivers, SNAs, and Wetlands
A small, ephemeral stream flowing through the site. No SNA's are identified for this site. The site does contain mature vegetation.

10.8.8. CONTAMINATED LAND

One Hail site (1565) is identified for T-239. The site is a verified HAIL site and has been sampled, but not in sufficient detail to quantify risks to people and/or the environment from the hazardous substances present.

10.8.9. OPTIONS ASSESSMENT FOR SITE LOCATION T-239

Summary of Options

- **Option 1:** Retain the status quo and keep the existing Rural 1 deferred Residential zoning.
- **Option 2 (Preferred):** Rezone to Commercial.
- **Option 4 (Preferred):** Apply or amend spatial layers (other than zones), specifically the Outline Spatial Plan to guide development, infrastructure, and connectivity.

Options 2 and 4 are the preferred approach, as they align with the Māpua Masterplan, and the infrastructure planning for the area.

Costs and Constraints

Retaining the current zoning would maintain the site as Rural 1 deferred Residential, which would delay the delivery of much-needed commercial land in Māpua and would not make efficient use of land that is strategically located for business expansion.

The site is located in a gently sloping gully with an ephemeral stream, and development will need to accommodate this watercourse and manage stormwater appropriately. There is also a need to consider the presence of soft soils, which may require removal or engineering solutions such as piled foundations. The site contains pre-1970 orchard land and a historic chemical storage area, which may require soil contamination mitigation at the resource consent stage. Ground levels in the northern corner of the site are low lying and will progressively be impacted by sea-level rise which will also impact the management of stormwater. The site is also located within the yellow tsunami zone.

Benefits and Opportunities

Rezoning T-239 as proposed will enable the delivery of new commercial land in a location identified for business growth in the Māpua Masterplan. The Outline Spatial Plan overlay will ensure that development is coordinated, with integrated provision for access, reserves, and stormwater management. The site's proximity to existing and planned infrastructure, as well as its central location makes it highly suitable for commercial development.

The proposal provides for a significant expansion of business land, which will help address the district's shortfall in commercial capacity and support a more diverse and resilient local economy. The inclusion of a reserve area for the retention of the open waterway channel will enhance amenity, support ecological values, and improve connectivity for walking and cycling. The rezoning also responds to community feedback supporting more business opportunities and improved access to services in Māpua. The site's size and location make it suitable for larger retail or commercial uses that are not easily accommodated elsewhere in the town.

Effectiveness and Efficiency

The proposed rezoning is highly effective in implementing the strategic direction of the Māpua Masterplan, and the relevant objectives and policies of the TRPS and TRMP. By enabling commercial development in a well-located area, the plan supports compact urban form, efficient

use of infrastructure, and coordinated growth. The approach is efficient, as it aligns zoning with actual land use potential and community needs. By providing for commercial land and integrating open space and stormwater management, the plan supports both economic and environmental objectives.

Risk of Acting or Not Acting if There is Uncertain or Insufficient Information

There is a high degree of certainty regarding the site's suitability for commercial development, subject to the planned infrastructure upgrades, and geotechnical solutions. The main risks of acting—rezoning to enable commercial development—relate to the management of stormwater, and the mitigation of any contamination from historic orchard or chemical storage use. These risks can be managed through the Outline Spatial Plan, and resource consent conditions.

The risk of not acting is more significant: retaining the current zoning would perpetuate underutilisation of land identified for business growth, limit the district's ability to meet commercial demand, and undermine the objectives of the Masterplan. Not acting would also miss the opportunity to deliver integrated stormwater and ecological enhancements in the area.

Economic Benefits and Employment

Rezoning T-239 to enable commercial development will stimulate local construction activity, support the viability of local services and amenities, and contribute to the economic resilience of Māpua. By increasing the supply of business land, the plan will help attract and retain businesses, support local employment, and provide services for both residents and visitors. The integration of open space and stormwater management will enhance the attractiveness of the area, supporting both community wellbeing and the local economy. The site's location near State Highway 60 makes it particularly suitable for larger-scale commercial uses that can serve a wider catchment.

Overall Appropriateness

Rezoning T-239 as proposed—Commercial, with an Outline Spatial Plan overlay—is the most appropriate planning response. This approach is grounded in robust evidence, aligns with the strategic direction of the Māpua Masterplan, and reflects both technical advice and community aspirations. It addresses the identified need for additional business land, and provides a clear, future-focused framework for sustainable economic growth in Māpua. The risks associated with stormwater servicing, geotechnical stability, and environmental management are manageable and outweighed by the benefits of acting, particularly given the strong policy support for coordinated, resilient urban and business development.

10.8.10. ASSESSMENT AGAINST TRMP OBJECTIVES AND POLICIES

Assessment against TRMP Objectives and Policies:

The proposed rezoning of this site to a commercial zone is consistent with the objectives and policies of the TRMP, especially those in Section 6.6 (Land for Commercial Activities) and Chapter 13 (Natural Hazards).

- Objective 6.6.2.1 and Policy 6.6.3.1 provide for a supply of suitable land for commercial needs, supporting a strong, vibrant commercial focus in the main towns.
- The approach also aligns with Policy 6.3.3.1 (adequate services) and Policy 6.3.3.5 (well-connected transport networks).
- Objectives in 13.1.2 seek to manage areas subject to natural hazards by ensuring development is avoided or mitigated according to the level of risk, and that land development (including infrastructure) is resilient to natural hazards.

- With hazard mitigation measures, the approach is consistent with the Policies in 13.1.3 that seek to avoid or mitigate the effects of natural hazards on land use activities.

The proposal is considered consistent with the relevant objectives and policies of the TRMP for commercial land.

Assessment of Outline Spatial Plan Overlay (OSP):
The application of an OSP overlay to this site is consistent with TRMP objectives and policies, particularly Policy 6.4A.3.6, which requires OSPs for sites or groups of sites with undeveloped MDRZ areas of 5,000m² or greater, or where it would benefit efficient and effective development.

- OSPs coordinate the spatial layout of development, including roads, blocks, open space, and infrastructure, and support the integration of development with existing settlements and landscape features.
- OSPs are required to achieve quality urban design outcomes through planned, coherent development, as set out in Schedule 16.3D.
- The approach also supports Policy 6.3.3.5A (well-connected transport networks) and Policy 6.4A.3.7 (comprehensive developments in OSP areas).

The OSP overlay ensures that development is staged, integrated, and aligned with the strategic direction of the district.

10.9. Māpua – T-240a and b

Area Name:	109 and 119, Aranui Road (T-240a) and 123 Aranui Road (T-240b)
Town/Location:	Māpua
Current Zone:	Rural Residential deferred Residential (T-240a) and Residential (T-240b)
Estimated Yield:	9 dwellings
Area (ha):	0.53 Ha
Recommended Zoning Change:	
Medium Density Residential Add Outline Spatial Plan overlay	

Note: Refer to PC81 s32 Evaluation Report Appendix 1.1 for proposed PC81 maps or https://epln.tasman.govt.nz

10.9.1. PLANNING BACKGROUND

Zoning and Spatial Layers Overview

109 and 119 Aranui Road are currently zoned Rural Residential deferred Residential in the TRMP. The property at 123 Aranui Road is currently zoned Residential.

The majority of 109 and 119 Aranui Road was rezoned from Rural Residential to Rural Residential deferred Residential in 2014 under Plan Change 22. Plan Change 22 introduced a comprehensive urban development strategy for the Māpua and Ruby Bay area following a lengthy and detailed planning process. The Plan Change provided for development, in appropriate locations, in areas away from coastal margins and low-lying locations. Some areas identified for development, such as the majority of site T-240, lacked appropriate infrastructure and those areas were given a deferred zoning subject to the upgrading of the infrastructure.

The site is identified in the TRMP as being within the Māpua Development Area. It is proposed to retain the development area.

The land is proposed to be included in an Outline Spatial Plan (refer TRMP Schedule of Amendments Schedule 16.3D) to provide a comprehensive plan for the Higgs Road/ Aranui Road greenfield area. No indicative walkways or roads are proposed on the site.

Māpua Masterplan

As part of the Māpua Masterplan process the landowner of T-240a sought the inclusion of it as medium density residential in the masterplan due to its central location, topography and overall suitability for intensive development.

Following advice from councils subject matter experts specifically natural hazards and servicing – the masterplan recommended its inclusion as medium density housing with further assessments undertaken during the plan change process to ensure that this is the appropriate residential zoning for the sites.

Other considerations

There are no heritage buildings, protected trees or recorded archaeological sites located on the T-240a and b. There is a recorded archaeological site across the road and there may be more unrecorded sites within the area.

10.9.2. NATURAL HAZARDS CONSIDERATIONS

Further detailed information is provided in Appendix 24 of the Plan Change 81 Section 32 Evaluation Report.

These sites are relatively low lying and located on the landward edge of the Māpua coastal plain and will be progressively exposed to coastal inundation hazards over the 100-year planning horizon due to projected sea level rise. Liquefaction damage is possible in places, and both sites lie within the orange tsunami evacuation zone. The risk levels from rainfall and coastal inundation and liquefaction hazards are assessed as low once mitigation measures are applied, with the residual risk remaining low. The risk level for tsunami is assessed as medium and the residual risk remains medium.

10.9.3. SERVICING CONSIDERATIONS

Further detailed information is provided in Appendix 3 of the Plan Change 81 Section 32 Evaluation Report.

Water Supply Servicing	The site is currently serviced by the reticulated water supply network with existing capacity to accommodate the proposed level of development.
Wastewater Servicing	The site is currently serviced by the reticulated wastewater network with existing capacity to accommodate the proposed level of development.
Stormwater Servicing	The site is currently not connected to a public stormwater system and onsite soakage is assumed to be the primary stormwater management solution.
Transportation/ Roading Servicing	The small yield of this site is unlikely to have significant effects on the wider transport network. The Great Taste Trail runs along this section of Aranui Road, and a shared pedestrian/ cycle path runs along the boundary of this site. Sight distances in accordance with Figure 4-11 of the NTLDM will need to be provided at vehicle crossings across the shared path.

10.9.4. IWI INTERESTS Values, Cultural Heritage, and Te mana o te wai
Māpua is cultural and historically significant to the iwi of Te Tauihu. The Māpua area has an extensive history as an occupation and resource harvesting area and is extensively interspersed with wāhi tapu (sacred areas). For these reasons, Te Tauihu Iwi – in particular the descendants of those who occupied, cultivated and harvested kai, and exercised customary rights in Māpua – have a vested interest in current and future activities and developments in the area. More information can be found at; Māpua Masterplan | Shape Tasman. Adjoining land at 118 Aranui Road includes NZAA site N27-082 registered as a midden. There may be other non-registered sites identified within the area. A memorandum was sent to all nga iwi representatives outlining the Māpua PC81 sites with recorded archaeological sites on Archsite and seeking feedback[6]. No feedback has been received to date.

10.9.5. COMMUNITY SERVICES AND FACILITIES	
Parks and Reserves	There are no parks or reserves on the sites. However, T-240b adjoins Aranui Park. The site is well situated in terms of parks and reserves with the Aranui Park Scenic Reserve and the Māpua Recreation Reserve both located within walking distance (<200m) from the site.
Other facilities	NA

10.9.6. PRODUCTIVE LAND
LUC4: Flat to undulating coastal sand flats, sand dunes and old gravel beach ridges below 60 m asl with low fertility excessively drained. This site under the NPS-HPL is not considered to be highly productive.

10.9.7. ECOLOGY AND GROUNDWATER Values, Streams and Rivers, SNAs, and Wetlands
There are no SNA's or permanent streams on this site.

10.9.8. CONTAMINATED LAND
No HAIL sites are identified for T240.

[6] *Tasman District Council Memorandum to Ngā Iwi Representatives from Anna McKenzie dated 21 July 2025.*

10.9.9. OPTIONS ASSESSMENT FOR SITE LOCATION T-240

Summary of Options

- **Option 1:** Retain the status quo and keep the existing Rural Residential deferred Residential zoning.
- **Option 2 (Preferred):** Rezone to Medium Density Residential.
- **Option 4 (Preferred):** Apply or amend spatial layers (other than zones), specifically the Outline Spatial Plan to guide development, infrastructure, and connectivity.

Options 2 and 4 are the preferred approach, as they align with the Māpua Masterplan, and the infrastructure planning for the area.

Costs and Constraints

Retaining the current zoning would maintain the site as Rural Residential deferred Residential, which would delay the delivery of much-needed housing in Māpua and would not make efficient use of land that is strategically located for urban expansion.

The site is relatively low-lying but is well separated from the open coast, however the site will be progressively impacted by sea-level rise over the 100-planning horizon. Stormwater modelling shows ponding can occur on this site during periods of prolonged or intense rainfall. The site is in an area where liquefaction is possible and is in the orange tsunami evacuation zone.

There are no parks or reserves on the site, but it is well situated in terms of access to nearby reserves and recreational amenities. There are no heritage buildings, protected trees, or recorded archaeological sites on the property, but there is a registered archaeological site across the road and the entire Mapua area is culturally significant to local iwi.

Benefits and Opportunities

Rezoning T-240a/b as proposed will enable the delivery of new medium density housing in a location identified for growth in the masterplan. The Outline Spatial Plan overlay will ensure that development is coordinated, with integrated provision for access, and reserves. The site's proximity to existing and planned infrastructure, as well as its location near the Māpua village centre and recreational amenities, makes it highly suitable for residential intensification.

PC81 provides for a significant increase in housing supply, which will help address the district's shortfall in attached dwellings and support a more diverse and resilient local community. The site's location along Aranui Road, with access to the Great Taste Trail and shared pedestrian/cycle paths, supports active transport and connectivity.

Effectiveness and Efficiency

The proposed rezoning is highly effective in implementing the strategic direction of the Māpua Masterplan, and the relevant objectives and policies of the TRPS and TRMP. By enabling medium density residential development in a well-located area, the plan supports compact urban form, efficient use of infrastructure, and coordinated growth.

The approach is efficient, as it aligns zoning with infrastructure, actual land use potential and community needs.

Risk of Acting or Not Acting if There is Uncertain or Insufficient Information

There is a high degree of certainty regarding the site's suitability for residential development, subject to hazard mitigation measures. The main risks of acting—rezoning to enable residential development—relate to the management of flood risk, and the need to ensure appropriate ground levels for future climate scenarios. These risks can be managed through resource consent conditions.

The risk of not acting is more significant: retaining the current zoning would perpetuate underutilisation of land, and limit the district's ability to meet housing demand. Not acting would also miss the opportunity to deliver integrated urban development in a central area of Māpua.

Economic Benefits and Employment

Rezoning T-240a/b to enable medium density residential development will stimulate local construction activity, support the viability of local services and amenities, and contribute to the economic resilience of Māpua. By increasing the supply and diversity of housing, the plan will help attract and retain residents, support local businesses, and provide employment opportunities during the development phase.

Overall Appropriateness

Rezoning T-240a/b as proposed—Medium Density Residential, with an Outline Spatial Plan overlay—is the most appropriate planning response. This approach is grounded in robust evidence, aligns with the strategic direction of the Māpua Masterplan, and reflects both technical advice and community aspirations. It addresses the identified need for additional housing, supports integrated infrastructure and amenity provision, and provides a clear, future-focused framework for sustainable growth in Māpua. The risks are manageable and outweighed by the benefits of acting, particularly given the strong policy support for coordinated, resilient urban development.

10.9.10. ASSESSMENT AGAINST TRMP OBJECTIVES AND POLICIES

Assessment against TRMP Objectives and Policies:
The proposed rezoning of this site to the Medium Density Residential Zone has been assessed against the operative provisions of the TRMP, and the proposed objectives and policies introduced through Plan Change 81. The proposal is consistent with the relevant objectives and policies for urban growth and residential development, particularly those in Chapter 6 (Urban Environment Effects), including Section 6.4A (Land for Residential Activities) and the Māpua/Ruby Bay provisions in Section 6.15.

• Objective 6.4A.2.1 seeks to ensure sufficient residential capacity to meet demand in the urban environment and rural centres. The rezoning contributes to this objective by providing additional housing capacity within a planned Māpua growth area.

• Objective 6.4A.2.2 supports a well-functioning urban environment through intensification that provides a range of housing types and sizes and achieves appropriate urban design and amenity outcomes. The proposal is consistent with this objective by enabling medium density development in a location identified for growth.

• The proposal is supported by the Medium Density Residential Zone policy framework, in particular:
– Policy 6.4A.3.5, which enables a range of residential activities with greater intensity of built form;
– Policy 6.4A.3.6, which provides for baseline development while ensuring that the potential for comprehensive development is not compromised; and
– Policy 6.4A.3.7, which enables medium density development where it contributes to a well-functioning urban environment and achieves appropriate urban design and amenity outcomes.

• As a greenfield site, development will be guided by an Outline Spatial Plan, which provides a structured, spatial planning approach to coordinate the layout, density and form of development and ensure integrated and efficient development of land and infrastructure.

• The proposal supports efficient use of land and infrastructure (Objective 6.2.2.2 and Policy 6.2.3.2A), while also recognising the need to manage the loss of productive land in accordance with Policy 6.2.3.3.

• Section 6.15 supports growth in identified Māpua development areas through coordinated planning, a range of housing forms, and the use of Outline Spatial Plans for larger greenfield sites. The rezoning is consistent with this direction, including providing for comprehensive development and integration with infrastructure and access networks.

• The proposal is supported by policies that provide for a range of housing types and comprehensive development within the Medium Density Residential Zone and Outline Spatial Plan areas.

The proposal is therefore considered to give effect to the relevant operative and proposed objectives and policies of the TRMP for greenfield medium density residential development

Assessment of Overlay – Outline Spatial Plan (OSP):
The application of an Outline Spatial Plan overlay to this site is consistent with the operative and proposed objectives and policies of the TRMP, as it provides for a structured and coordinated approach to development of this greenfield area.

• The Outline Spatial Plan coordinates the spatial layout of development, including the arrangement of roads, blocks, open space, and infrastructure, ensuring the efficient and integrated development of the site.

• The overlay provides a framework for staging development and integrating the site with the surrounding Māpua urban area, including transport connections and servicing.

• The Outline Spatial Plan supports the achievement of high-quality urban design and amenity outcomes through coherent and comprehensively planned development.

• The approach also supports the efficient functioning of infrastructure and transport networks, including through well-connected street layouts and integration with existing networks.

The OSP overlay ensures that development of the site occurs in a planned, integrated and coordinated manner, consistent with the intended outcomes of the Medium Density Residential Zone.

10.10. Māpua – T-241

Area Name:	0 Seaton Valley Rd
Town/Location:	Māpua
Current Zone:	Rural 1 deferred Residential (Stage 2)
Estimated Yield:	NA
Area (ha):	1.62 Ha

Recommended Zoning Change:

Open Space

Add Outline Spatial Plan overlay

Note: Refer to PC81 s32 Evaluation Report Appendix 1.1 for proposed PC81 maps or https://eplan.tasman.govt.nz

10.10.1. PLANNING BACKGROUND

Zoning and Spatial Layers Overview

0 Seaton Valley Road is currently zoned Rural deferred Residential (Stage two) in the TRMP.

0 Seaton Valley Road was rezoned from Rural 1 to Rural 1 deferred Residential (Stage 2) in 2014 under Plan Change 22. Plan Change 22 introduced a comprehensive urban development strategy for the Māpua and Ruby Bay area following a lengthy and detailed planning process. The Plan Change provided for development, in appropriate locations, in areas away from coastal margins and low-lying locations. To enable the orderly roll out of infrastructure and development Plan Change 22 identified sites where development would be deferred pending the provisions of services, and sites that would be continue to be deferred until Stage 2 (after 2031) when it was anticipated that the services would be available. T241 was a Stage 2 deferral site. The Stage 2 deferred zoning is no longer required for this site and the notation will be uplifted through this Plan Change.

The site is identified in the TRMP as being within the Māpua Development Area. no change to this spatial overlay is proposed.

The land is proposed to be included in an Outline Spatial Plan (refer TRMP Schedule of Amendments Schedule 16.3D). This will enable a comprehensive spatial framework for the Seaton Valley Road area and includes amending existing indicative walkways on the subject land.

Māpua Masterplan

During deliberations on the Masterplan, a submitter requested the inclusion of all TRMP deferred sites within the Masterplan. 0 Seaton Valley Road was recognised as a Council owned stormwater detention basin and was identified as a utility reserve in the Masterplan.

Other considerations

There are no heritage buildings, protected trees or recorded archaeological sites located on the T-241.

10.10.2. NATURAL HAZARDS CONSIDERATIONS

Further detailed information is provided in Appendix 24 of the Plan Change 81 Section 32 Evaluation Report.

The site currently contains a stormwater detention pond and therefore by definition is subject to periodic inundation. Prior to the construction of the stormwater detention pond, a drainage channel (a straightened tributary stream) flowed across the site. The centre of the site is low lying with ground levels as low as 2.3 metres elevation (NZVD2016) (i.e. approximately 0.5 meters above present day MHWS).
As per the natural hazards assessment methodology, T-241 has not been assessed against the NPS-NH as the proposed zoning is Open Space.

10.10.3. SERVICING CONSIDERATIONS

Further detailed information is provided in Appendix 3 of the Plan Change 81 Section 32 Evaluation Report.

Water Supply Servicing	No assessment required as no services required.
Wastewater Servicing	No assessment required as no services required.
Stormwater Servicing	No assessment required as no services required. Contains a Council stormwater detention pond.
Transportation/ Roading Servicing	Adjoins Seaton Valley Road, open space so no transport servicing required.

10.10.4. IWI INTERESTS

Values, Cultural Heritage, and Te mana o te wai

Māpua is cultural and historically significant to the iwi of Te Tauihu. The Māpua area has an extensive history as an occupation and resource harvesting area and is extensively interspersed with wāhi tapu (sacred areas). For these reasons, Te Tauihu Iwi – in particular the descendants of those who occupied, cultivated and harvested kai, and exercised customary rights in Māpua – have a vested interest in current and future activities and developments in the area. More information can be found at; Māpua Masterplan | Shape Tasman.

10.10.5. COMMUNITY SERVICES AND FACILITIES	
Parks and Reserves	This site is proposed to be rezoned Open Space. The proposed Outline Spatial Plan for this site identifies recreational linkages from T-241 to proposed and existing reserves within the immediate area. Opposite the site, it also identifies a large land parcel to be developed as a recreational area (suitable for two sports fields and associated facilities).
Other facilities	This site is contains a Council dam for stormwater management (RM210613, RM210614 and RM210687).

10.10.6. PRODUCTIVE LAND
LUC3 - Undulating to rolling downland on weathered gravels below 300 m asl with low fertility NPS-HPL currently identifies land that is LUC3 however, the site is currently zoned Residential uses. In accordance with Clause 3.5(7) of the NPS HPL, due the existing urban zoning, the site does not meet the definition of Highly Productive Land.

10.10.7. ECOLOGY AND GROUNDWATER Values, Streams and Rivers, SNAs, and Wetlands
There are no SNA's associated with this site. There is a stream, dam and fresh water fish identified with this site.

10.10.8. CONTAMINATED LAND
No Hail sites are associated with T-241.

10.10.9. OPTIONS ASSESSMENT FOR SITE LOCATION T-241
Summary of Options • **Option 1:** Retain the status quo and keep the existing Rural 1 deferred Residential (Stage 2) zoning. • **Option 2 (Preferred):** Rezone to Open Space. • **Option 4 (Preferred):** Apply or amend spatial layers (other than zones), specifically the Outline Spatial Plan to guide future use and connectivity.

Options 2 and 4 are the preferred approach, as it aligns with the Māpua Masterplan and the site's current and intended function as a stormwater detention basin and utility reserve.

Costs and Constraints

Retaining the current zoning would maintain the site as Rural 1 deferred Residential, which would preserve the theoretical potential for future housing but would not reflect the site's actual use or suitability. The land is low-lying, contains a stormwater detention pond, and is subject to periodic inundation. Its elevation is only about half a metre above present-day mean high water springs, making it highly vulnerable to flooding and unsuitable for residential development. The current zoning also fails to recognise the site's value as a utility reserve and its role in the wider stormwater management network for the Seaton Valley area. There are no heritage buildings, protected trees, or recorded archaeological sites on the property, and no significant servicing is required for its intended open space and utility function.

Benefits and Opportunities

Rezoning T-241 as Open Space will formalise and protect its current and intended use as a stormwater detention basin and utility reserve. This aligns with the Māpua Masterplan, which identifies the site as a Council-owned stormwater detention basin and recommends its inclusion as a utility reserve. The Outline Spatial Plan overlay will ensure that the site is integrated into the wider network of reserves and recreational linkages in the Seaton Valley area. The site's location adjacent to Seaton Valley Road and opposite a proposed large recreational area (suitable for sports fields and associated facilities) provides opportunities for enhanced recreational connectivity and community benefit. The rezoning will also support the long-term resilience of the local stormwater management system, helping to mitigate flood risk for surrounding residential and commercial areas.

Effectiveness and Efficiency

The proposed rezoning is highly effective in implementing the strategic direction of the Māpua Masterplan, and the relevant objectives and policies of the TRPS and TRMP. By formalising the site's open space and utility function, the plan supports efficient land use, hazard management, and coordinated infrastructure planning. The Outline Spatial Plan overlay ensures that the site's role in stormwater management is protected and that recreational linkages are provided for the benefit of the wider community. The approach is efficient, as it avoids the costs and risks associated with inappropriate residential development on a flood-prone site and leverages the site's existing and planned infrastructure.

Risk of Acting or Not Acting if There is Uncertain or Insufficient Information

There is a high degree of certainty regarding the site's suitability for open space and utility use, given its current function as a stormwater detention basin and its low elevation. The main risks of acting—rezoning to Open Space—are minimal, as the site is already used for this purpose and no significant servicing or development is required. The risk of not acting is more significant: retaining the current zoning would perpetuate a planning misalignment, create unrealistic expectations for residential development, and potentially undermine the effectiveness of the local stormwater management system. Not acting would also miss the opportunity to deliver integrated recreational and utility benefits for the community.

Economic Benefits and Employment

While the economic benefits of rezoning T-241 to Open Space are modest, the change will support the long-term resilience and liveability of Māpua by protecting essential stormwater infrastructure and providing opportunities for recreational connectivity. The site's function as a utility reserve will help safeguard surrounding residential and commercial development from flood risk, supporting

property values and community wellbeing. The integration of recreational linkages may also enhance the attractiveness of the area for residents and visitors.

Overall Appropriateness

Rezoning T-241 as Open Space, with an Outline Spatial Plan overlay, is the most appropriate planning response. This approach is grounded in robust evidence, aligns with the strategic direction of the Māpua Masterplan, and reflects both technical advice and community aspirations. It recognises the site's actual and intended use, supports integrated infrastructure and amenity provision, and provides a clear, future-focused framework for sustainable land management in Māpua.

10.10.10. ASSESSMENT AGAINST TRMP OBJECTIVES AND POLICIES

Assessment against TRMP Objectives and Policies:
The rezoning of this site to Open Space is consistent with the objectives and policies of the TRMP, particularly those in Chapter 17.9 (Open Space Zone) and Section 6.7 (Urban and Rural Centre Character, Design and Development).

- Objective 6.7.2 and Policy 6.7.3.1 seek to maintain and enhance the distinctive character of urban and rural centres, including the provision of open space and recreation areas.
- The approach also aligns with Policy 17.9.2.1 (permitted activities in Open Space), which provide for a range of recreation and community uses, subject to amenity and environmental standards.

The proposal is considered consistent with the relevant objectives and policies of the TRMP for open space.

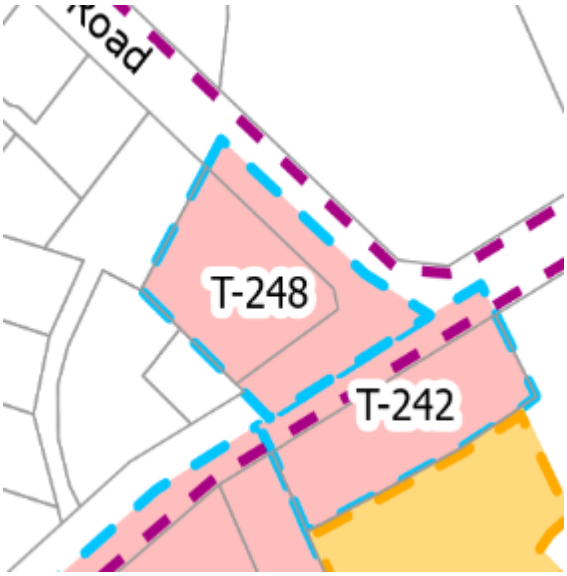
10.11. Māpua – T-242

Area Name:	150 Māpua Drive
Town/Location:	Māpua
Current Zone:	Rural 1 deferred Residential
Estimated Yield:	0.23 Hectares of Business land
Area (ha):	0.23 Ha

Recommended Zoning Change:

Commercial

Add Outline Spatial Plan overlay



Note: Refer to PC81 s32 Evaluation Report Appendix 1.1 for proposed PC81 maps or https://eplan.tasman.govt.nz

10.11.1. PLANNING BACKGROUND

150 Māpua Drive is currently zoned Rural 1 deferred Residential in the TRMP.

150 Māpua Drive was rezoned from Rural 1 to Rural 1 deferred Residential in 2014 under Plan Change 22. Plan Change 22 introduced a comprehensive urban development strategy for the Māpua and Ruby Bay area following a lengthy and detailed planning process. The Plan Change provided for development, in appropriate locations, in areas away from coastal margins and low-lying locations. To enable the orderly roll out of infrastructure and development Plan Change 22 identified sites where development would be deferred pending the provisions of services, T242 is a deferred site.

The site is identified in the TRMP as being within the Māpua Development Area. It is proposed to retain this spatial overlay. There are no other spatial layers relevant to the site.

The land is proposed to be included in an Outline Spatial Plan to facilitate a comprehensive spatial framework for the area.

Māpua Masterplan

The Masterplan recommended that T-242 is considered for rezoning as Commercial, in line with its existing use. It is included in the Masterplan as 'future Commercial'.

Other considerations

There are no heritage buildings, protected trees or recorded archaeological sites located on the T-242.

10.11.2. NATURAL HAZARDS CONSIDERATIONS Further detailed information is provided in Appendix 24 of the Plan Change 81 Section 32 Evaluation Report.
The site is relatively low lying and located on the margin of the coastal plain and will be progressively exposed to coastal inundation hazards over the 100-year planning horizon due to projected sea-level rise. Liquefaction damage is possible in places, and the site lies within the yellow tsunami evacuation zone. The risk levels from rainfall and coastal inundation and liquefaction are assessed as low once mitigation measures are applied, with the residual risk remaining low. The tsunami risk level has been assessed as medium and the residual risk remains medium.

10.11.3. SERVICING CONSIDERATIONS Further detailed information is provided in Appendix 3 of the Plan Change 81 Section 32 Evaluation Report.	
Water Supply Servicing	Connections are available and water supply is sufficient. The property currently has no connection.
Wastewater Servicing	Connections are available. Wastewater connections to the current network will need to be provided by the property owner.
Stormwater Servicing	Indicative provision has been made for stormwater to discharge to the proposed Seaton Valley Detention Wetland. Onsite stormwater management solutions are expected to be provided by the developer.
Transportation/ Roading Servicing	This site is currently operating as a Commercial enterprise. The impacts from changing the zone are expected to be minimal.

10.11.4. IWI INTERESTS Values, Cultural Heritage, and Te mana o te wai
Māpua is cultural and historically significant to the iwi of Te Tauihu. The Māpua area has an extensive history as an occupation and resource harvesting area and is extensively interspersed with wāhi tapu (sacred areas). For these reasons, Te Tauihu Iwi – in particular the descendants of those who occupied, cultivated and harvested kai, and exercised customary rights in Māpua – have a vested interest in current and future activities and developments in the area. More information can be found at; Māpua Masterplan | Shape Tasman.

10.11.5. COMMUNITY SERVICES AND FACILITIES	
Parks and Reserves	There are no parks identified within the site. Aranui Park Scenic Reserve sits to the east of the site.

	The Outline Spatial Plan includes a stormwater management area adjoining to the west which is expected to be utilised also as a recreational link.
Other facilities	NA

10.11.6. PRODUCTIVE LAND

LUC3 – Undulating to rolling downland on weathered gravels below 300 m above sea level, characterised by low soil fertility.

Under the NPS-HPL, LUC3 land is currently identified as highly productive; however, the site is currently zoned Residential and surrounded by urban uses. In accordance with Clause 3.5(7) of the NPS HPL, due the existing urban zoning, the site does not meet the definition of Highly Productive Land.

10.11.7. ECOLOGY AND GROUNDWATER

Values, Streams and Rivers, SNAs, and Wetlands

There are no SNA's associated with this site. The site is largely developed and is in commercial use.

10.11.8. CONTAMINATED LAND

One HAIL site (589) is associated with T-242. The site has been sampled and it was found that the hazardous substances were acceptably low and did not present risks to people and the environment.

10.11.9. OPTIONS ASSESSMENT FOR SITE LOCATION T-242

Summary of Options

- **Option 1:** Retain the status quo and keep the existing Rural 1 deferred Residential zoning.
- **Option 2 (Preferred):** Rezone to Commercial.
- **Option 4 (Preferred):** Apply or amend spatial layers (other than zones), specifically the Outline Spatial Plan to guide development, infrastructure, and connectivity.

Options 2 and 4 are the preferred approach, as they align with the Māpua Masterplan and the infrastructure planning for the area.

Costs and Constraints

Retaining the current zoning would maintain the site as Rural 1 deferred Residential, which would delay the delivery of much-needed commercial land in Māpua and would not make efficient use of land that is strategically located for business expansion.

The site is currently operating as a commercial enterprise, and the impacts from changing the zone are expected to be minimal. There are no heritage buildings, protected trees, or recorded archaeological sites on the property, and no significant ecological constraints have been identified.

The site is relatively low lying and on the margin of the coastal plain close to the mouth of Seaton Valley. Although it is well separated from the open coast, sea-level rise over the next 100 years is expected to progressively affect the northwestern margins of the site through coastal hazard processes.

This site is located within the yellow tsunami evacuation zone and part of this site is in an area where seismic liquefaction damage is possible.

Benefits and Opportunities

Rezoning T-242 as proposed will enable the delivery of new commercial land in a location identified for business growth in the Māpua Masterplan. The Outline Spatial Plan overlay will ensure that development is coordinated, with integrated provision for access, reserves, and stormwater management. The site's proximity to existing and planned infrastructure, as well as its location near the Māpua village centre and State Highway 60, makes it highly suitable for commercial development.

PC81 provides for a significant expansion of business land, which will help address the district's shortfall in commercial capacity and support a more diverse and resilient local economy. The inclusion of a stormwater management area adjoining to the west, which is expected to be utilised as a recreational link, will enhance amenity and support ecological values. The rezoning also responds to community feedback supporting more business opportunities and improved access to services in Māpua.

Effectiveness and Efficiency

The proposed rezoning is highly effective in implementing the strategic direction of the Māpua Masterplan, and the relevant objectives and policies of the TRPS and TRMP.

Risk of Acting or Not Acting if There is Uncertain or Insufficient Information

There is a high degree of certainty regarding the site's suitability for commercial development. The main risks of acting—rezoning to enable commercial development—relate to the management of flood risk, and the need to ensure appropriate ground levels for future climate scenarios.

Economic Benefits and Employment

Rezoning T-242 to enable commercial development may support the viability of local services and amenities, and contribute to the economic resilience of Māpua. Noting that this site already contains an operating business. By increasing the supply of business land, the plan will help attract and retain businesses, support local employment, and provide services for both residents and visitors.

Overall Appropriateness

Rezoning T-242 as proposed—Commercial, with an Outline Spatial Plan overlay—is the most appropriate planning response. This approach is grounded in robust evidence, aligns with the Māpua Masterplan, and reflects both technical advice and community aspirations. It addresses the identified need for additional business land, supports integrated infrastructure and amenity provision, and provides a clear, future-focused framework for sustainable economic growth in Māpua.

10.11.10. ASSESSMENT AGAINST TRMP OBJECTIVES AND POLICIES

Assessment against TRMP Objectives and Policies:

The proposed rezoning of this site to a commercial zone is consistent with the objectives and policies of the TRMP, especially those in Section 6.6 (Land for Commercial Activities) and Chapter 13 (Natural Hazards).

- Objective 6.6.2.1 and Policy 6.6.3.1 provide for a supply of suitable land for commercial needs, supporting a strong, vibrant commercial focus in the main towns.
- Policy 6.6.3.2 and 6.6.3.3 retain a compact, identifiable grouping of commercial activities in defined areas, and establish a hierarchy of commercial centres to serve the community's needs.
- The proposal ensures that commercial activities are located and designed to maintain high amenity and minimise adverse effects on surrounding land uses (Policy 6.6.3.4).
- The approach also aligns with Policy 6.3.3.1 (adequate services) and Policy 6.3.3.5 (well-connected transport networks).
- Objectives in 13.1.2 seek to manage areas subject to natural hazards by ensuring development is avoided or mitigated according to the level of risk, and that land development (including infrastructure) is resilient to natural hazards.
- With hazard mitigation measures, the approach is consistent with the Policies in 13.1.3 that seek to avoid or mitigate the effects of natural hazards on land use activities.

The proposal is considered consistent with the relevant objectives and policies of the TRMP for commercial land.

Assessment of Overlay – Outline Spatial Plan (OSP):

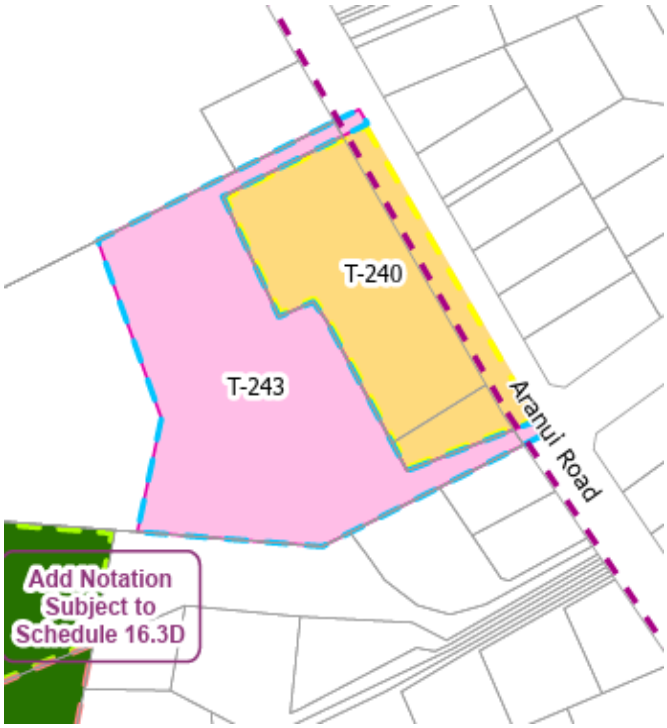
The application of an Outline Spatial Plan overlay to this site is consistent with the operative and proposed objectives and policies of the TRMP, as it provides for a structured and coordinated approach to development of this greenfield area.

- The Outline Spatial Plan coordinates the spatial layout of development, including the arrangement of roads, blocks, open space, and infrastructure, ensuring the efficient and integrated development of the site.
- The overlay provides a framework for staging development and integrating the site with the surrounding Māpua urban area, including transport connections and servicing.
- The Outline Spatial Plan supports the achievement of high-quality urban design and amenity outcomes through coherent and comprehensively planned development.
- The approach also supports the efficient functioning of infrastructure and transport networks, including through well-connected street layouts and integration with existing networks.

The OSP overlay ensures that development of the site occurs in a planned, integrated and coordinated manner, consistent with the intended outcomes of the Medium Density Residential Zone.

10.12. Māpua – T-243

Area Name:	107a/b Aranui Road
Town/Location:	Māpua
Current Zone:	Rural Residential deferred Residential
Estimated Yield:	NA
Estimated Area (ha):	0.472
Recommended Zoning Change:	
Rural Residential (serviced) Add Outline Spatial Plan overlay	



Note: Refer to PC81 s32 Evaluation Report Appendix 1.1 for proposed PC81 maps or https://eplan.tasman.govt.nz

10.12.1. PLANNING BACKGROUND

Zoning and Spatial Layers Overview

107a/b Aranui Road is currently zoned Rural Residential deferred Residential in the TRMP.

107a/b Aranui Road was rezoned from Rural Residential to Rural Residential deferred Residential in 2014 under Plan Change 22. Plan Change 22 introduced a comprehensive urban development strategy for the Māpua and Ruby Bay area following a lengthy and detailed planning process. The Plan Change provided for development, in appropriate locations, in areas away from coastal margins and low-lying locations. To enable the orderly roll out of infrastructure and development Plan Change 22 identified sites where development would be deferred pending the provisions of services.

The site is identified in the TRMP as being within the Māpua Development Area. It is proposed to retain this spatial overlay.

The land is proposed to be included in an Outline Spatial Plan to provide a comprehensive spatial framework for the area. No walkways, roads or reserves are proposed on the site.

The site is rural residential (serviced) deferred residential. It is proposed to be downzoned to rural residential (serviced). A substantial wetland forms part of the larger land parcel and other areas of

the land parcel are low-lying. As part of the Māpua Masterplan deliberations an email[7] was received by the landowner requesting that T-243 remain in rural residential zoning due to concerns around the viability of the QEII wetland. These concerns are shared by the Councils ecologist, Matt Moss who recommends downzoning T-243 to rural residential to protect the integrity of the wetland[8].

Māpua Masterplan

The Masterplan acknowledges the low-lying nature of T-243 and its existing wetlands. It recommends that these land parcels are identified as future Rural Residential.

Heritage Building

A heritage building registered with Heritage New Zealand is located on the site (#2973). A clay Pise house is located on this site.

Other considerations

There are no protected trees or recorded archaeological sites located on the T-243. There is a recorded archaeological site in the vicinity of T-243 and there may be other unrecorded archaeological sites in the area.

10.12.2. NATURAL HAZARDS CONSIDERATIONS

Further detailed information is provided in Appendix 24 of the Plan Change 81 Section 32 Evaluation Report.

Site T-243 is located at the landward edge of the Māpua coastal plain with much of the site relatively low-lying and will be progressively exposed to coastal inundation over the 100-year planning horizon. The southern corner is elevated and not subject to coastal hazards. The site is located in an area where liquefaction damage is possible and lies within the orange tsunami evacuation zone. The risk levels from coastal inundation and liquefaction hazards are assessed as low once mitigation measures are applied. The residual risk remains low, though long-term exposure to coastal hazards will increase as sea level rise progresses. The risk level for tsunami is assessed as medium and the residual risk remains medium.

10.12.3. SERVICING CONSIDERATIONS

Further detailed information is provided in Appendix 3 of the Plan Change 81 Section 32 Evaluation Report.

Water Supply Servicing	The site is currently serviced by the reticulated water supply network. Existing services are sufficient to support the level of development anticipated, and no water supply upgrades are required to enable the proposed growth.
Wastewater Servicing	The site is currently serviced by the reticulated wastewater network. Existing capacity is sufficient to accommodate the proposed level of development, and no wastewater upgrades

[7] *Email Judy Mitchell dated 12 May 2025.*
[8] *Email Matt Moss dated 29 July 2025.*

	are required to support the anticipated yield. T
Stormwater Servicing	The site is currently unserviced, with onsite soakage assumed to be the primary stormwater management solution.
Transportation/ Roading Servicing	The site has two access points onto Aranui Road. The current access is provided to two existing dwellings. No further development is expected on this site and therefore no transport impacts are envisaged.

10.12.4. IWI INTERESTS Values, Cultural Heritage, and Te mana o te wai
Māpua is cultural and historically significant to the iwi of Te Tauihu. The Māpua area has an extensive history as an occupation and resource harvesting area and is extensively interspersed with wāhi tapu (sacred areas). For these reasons, Te Tauihu Iwi – in particular the descendants of those who occupied, cultivated and harvested kai, and exercised customary rights in Māpua – have a vested interest in current and future activities and developments in the area. More information can be found at; Māpua Masterplan | Shape Tasman.

10.12.5. COMMUNITY SERVICES AND FACILITIES	
Parks and Reserves	This site adjoins the Aranui Park Scenic Reserve. The South-west portion of the site (wetland) is subject to an open space covenant.
Other facilities	NA

10.12.6. PRODUCTIVE LAND
LUC4: Flat to undulating coastal sand flats, sand dunes and old gravel beach ridges below 60 m asl with low fertility excessively drained. Under the NPS-HPL the site is not considered to be highly productive.

10.12.7. ECOLOGY AND GROUNDWATER Values, Streams and Rivers, SNAs, and Wetlands
No SNA identified for this site. Some mature vegetation. Adjoining the site (and within the same land parcel) is a QEII covenanted restored wetland (#2382). The Councils Ecologist supports reducing further development along the south of wetland (#2382) to reduce potential adverse impacts to the wetland.

10.12.8. CONTAMINATED LAND
No HAIL sites are identified within the site.

10.12.9. OPTIONS ASSESSMENT FOR SITE LOCATION T-243

Summary of Options

- **Option 1:** Retain the status quo and keep the existing Rural Residential deferred Residential zoning.
- **Option 2 (Preferred):** Rezone to Rural Residential (Serviced).
- **Option 4 (Preferred):** Apply or amend spatial layers (other than zones), specifically the Outline Spatial Plan to guide development, infrastructure, and connectivity.

Options 2 and 4 are the preferred approach, as they align with the Māpua Masterplan and the ecological constraints of the site.

Costs and Constraints

Retaining the current zoning would maintain the site as Rural Residential deferred Residential, which would preserve the theoretical potential for more intensive residential development. However, this approach does not reflect the site's physical and ecological constraints, particularly the presence of a substantial wetland on the property and the low-lying nature of much of the land. The site is located on the landward edge of the Māpua coastal plain and while well separated from the open coast, projected sea-level rise will progressively impact the site over the 100-year planning horizon. This site is located within the orange tsunami evacuation zone and part of this site is in an area where seismic liquefaction damage is possible.

The site is also subject to an open space covenant protecting the wetland, and both the landowner and Council's ecologist have recommended downzoning to rural residential to protect the integrity of the wetland.

The site contains a heritage building (a clay Pise house) and is adjacent to Aranui Park Scenic Reserve, further supporting a lower-density, environmentally sensitive approach.

Benefits and Opportunities

Rezoning T-243 as Rural Residential (Serviced) will better reflect the site's physical characteristics and ecological values, particularly the need to protect the wetland and maintain the open space covenant. This approach aligns with the Māpua Masterplan, which recommends future rural residential use for the site, and responds to both landowner and ecological advice. The Outline Spatial Plan overlay will ensure that any future development is coordinated and integration with the surrounding reserve network. The site's location adjacent to Aranui Park and the presence of mature vegetation provide opportunities for enhanced amenity, biodiversity, and recreational connectivity.

Effectiveness and Efficiency

The proposed rezoning is highly effective in implementing the strategic direction of the Māpua Masterplan, and the relevant objectives and policies of the TRPS and TRMP. The Outline Spatial Plan overlay ensures that development in the immediate area is designed to avoid adverse effects on the wetland and to integrate with the wider reserve and open space network. The approach is efficient, as it avoids the costs and risks associated with inappropriate intensification on a sensitive site.

Risk of Acting or Not Acting if There is Uncertain or Insufficient Information

There is a high degree of certainty regarding the site's suitability for rural residential use, given its physical constraints, ecological values, and servicing status. The main risks of acting—rezoning to Rural Residential (Serviced)—are minimal, as this approach aligns with both technical advice and

community/landowner expectations. The risk of not acting is more significant: retaining the current zoning would perpetuate a planning misalignment, create unrealistic expectations for more intensive development, and potentially threaten the integrity of the wetland and the open space covenant. Not acting would also miss the opportunity to deliver integrated ecological and recreational benefits for the community.

Economic Benefits and Employment

While the economic benefits of rezoning T-243 to Rural Residential (Serviced) are modest, the change will support the long-term resilience and liveability of Māpua by protecting essential ecological and cultural assets and providing opportunities for low-impact rural living. The site's function as part of the reserve and open space network will enhance the attractiveness of the area for residents and visitors.

Overall Appropriateness

Rezoning T-243 as Rural Residential (Serviced), with an Outline Spatial Plan overlay, is the most appropriate planning response. This approach is grounded in robust evidence, aligns with the strategic direction of the Māpua Masterplan, and reflects both technical advice and community/landowner aspirations. It recognises the site's actual and intended use, and provides a clear, future-focused framework for sustainable land management in Māpua. The risks associated with servicing and environmental management are minimal and outweighed by the benefits of acting, particularly given the strong policy support for coordinated open space and ecological planning.

10.12.10. ASSESSMENT AGAINST TRMP OBJECTIVES AND POLICIES

Assessment against TRMP Objectives and Policies:
The downzoning of this site to Rural Residential is consistent with the objectives and policies of the TRMP, particularly those in Section 7.2 (Provision for Activities other than Plant and Animal Production), Section 13.1 (Natural Hazards) and Section 8.2 (Natural Character).

- Objective 7.2.2 and Policy 7.2.3.2 enable rural residential activities in appropriate locations that do not adversely affect plant and animal production or rural character.
- Policy 7.2.3.4 and 7.2.3.5 encourage low impact design and enable further subdivision and residential development where land is not affected by natural hazards, can be adequately serviced, and does not adversely affect landscape or amenity values.
- Objective 8.2.2 seeks to keep the natural character of the edges of lakes, rivers, wetlands, and the coast, and protect them from harm caused by subdivision, development, or land use—including impacts on landforms, plants, habitats, ecosystems, and natural processes.
- Policies 8.2.3.2, 8.2.3.3, 8.2.3.4, 8.2.3.6 and 8.2.3.7 that control the loss of wetlands, protect their ecological values, promote restoration, and control activities—such as vegetation clearance, land disturbance, and subdivision—that could harm wetland margins or disrupt natural processes.
- Objectives in 13.1.2 seek to manage areas subject to natural hazards by ensuring development is avoided or mitigated according to the level of risk, and that land development (including infrastructure) is resilient to natural hazards.
- With hazard mitigation measures, the approach is consistent with the Policies in 13.1.3 that seek to avoid or mitigate the effects of natural hazards on land use activities.

The proposal is therefore considered consistent with the relevant objectives and policies of the TRMP for rural residential development, wetlands and natural hazards.

Assessment of Overlay – Outline Spatial Plan (OSP):

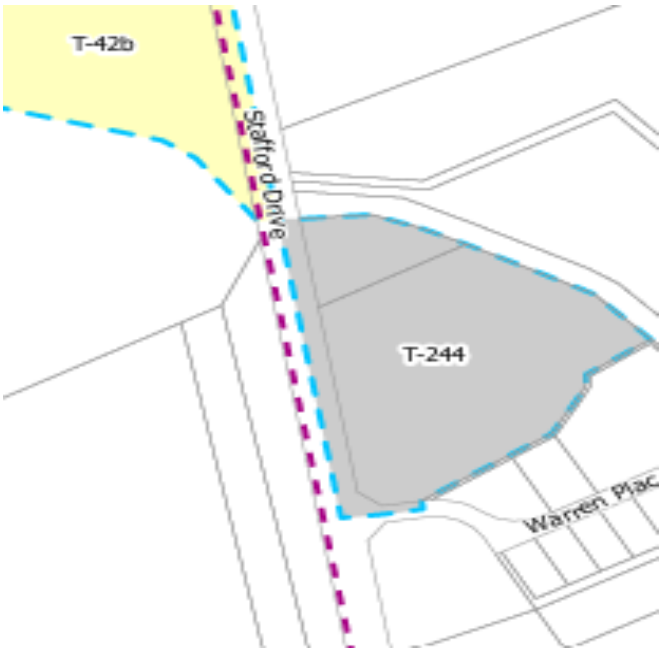
The application of an Outline Spatial Plan overlay to this site is consistent with the operative and proposed objectives and policies of the TRMP, as it provides for a structured and coordinated approach to development of this greenfield area.

- The Outline Spatial Plan coordinates the spatial layout of development, including the arrangement of roads, blocks, open space, and infrastructure, ensuring the efficient and integrated development of the site.
- The overlay provides a framework for staging development and integrating the site with the surrounding Māpua urban area, including transport connections and servicing.
- The Outline Spatial Plan supports the achievement of high-quality urban design and amenity outcomes through coherent and comprehensively planned development.
- The approach also supports the efficient functioning of infrastructure and transport networks, including through well-connected street layouts and integration with existing networks.

The OSP overlay ensures that development of the site occurs in a planned, integrated and coordinated manner, consistent with the intended outcomes of the Medium Density Residential Zone.

10.13. Māpua – T-244

Area Name:	18 and 34 Stafford Drive
Town/Location:	Māpua
Current Zone:	Rural 1 deferred Light Industrial
Estimated Yield:	1.7 hectares of light industrial land
Area (ha):	1.7 Ha
Recommended Zoning Change:	
Light Industrial	



Note: Refer to PC81 s32 Evaluation Report Appendix 1.1 for proposed PC81 maps or https://eplan.tasman.govt.nz

10.13.1. PLANNING BACKGROUND

Zoning and Spatial Layers Overview

18 and 34 Stafford Drive is currently zoned Rural 1 deferred Light Industrial in the TRMP.

18 and 34 Stafford Drive was rezoned from Rural 1 to Rural 1 deferred Light Industrial in 2014 under Plan Change 22. Plan Change 22 introduced a comprehensive urban development strategy for the Māpua and Ruby Bay area following a lengthy and detailed planning process. Site T-244 was rezoned to deferred Light industrial to provide for a modest expansion of the adjoining Warren Place business area.

The site adjoins Designation 121- State Highway 60.

The site is identified in the TRMP as being within the Māpua Development Area and Land Disturbance Area 1. No change is proposed to these spatial layer.

It is proposed to upzone this site to light industrial.

Māpua Masterplan

The Masterplan initially did not consider this land for change but after submissions on the draft Masterplan associated with the inclusion of deferred land it was recommended for light industrial zoning.

Other considerations

There are no heritage buildings, protected trees or recorded archaeological sites located on the T-244 site.

10.13.2. NATURAL HAZARDS CONSIDERATIONS

Further detailed information is provided in Appendix 24 of the Plan Change 81 Section 32 Evaluation Report.

Site T 244 is relatively low lying and located on the Māpua coastal plain and will be progressively exposed to coastal inundation over the 100-year planning horizon. The site is located in an area where liquefaction damage is possible and within the orange tsunami evacuation zone. The risk levels from rainfall and coastal inundation and liquefaction are low once mitigation measures are applied, with residual risk remaining low, although exposure to coastal hazards will increase as sea level rise progresses. The risk level from tsunami is assessed as medium and residual risk remains medium.

10.13.3. SERVICING CONSIDERATIONS

Further detailed information is provided in Appendix 3 of the Plan Change 81 Section 32 Evaluation Report.

Water Supply Servicing	Current services provide sufficient capacity.
Wastewater Servicing	Current services provide sufficient capacity.
Stormwater Servicing	Stormwater can drain to the adjacent Seaton Valley Stream. Stormwater servicing depends on site-specific design, developer-funded mitigation, and recognition of future SLR effects.
Transportation/ Roading Servicing	The site adjoins Designation 121- State Highway 60. The site currently has access from Strafford Drive and adjoins Warren Place.

10.13.4. IWI INTERESTS

Values, Cultural Heritage, and Te mana o te wai

Māpua is cultural and historically significant to the iwi of Te Tauihu. The Māpua area has an extensive history as an occupation and resource harvesting area and is extensively interspersed with wāhi tapu (sacred areas). For these reasons, Te Tauihu Iwi – in particular the descendants of those who occupied, cultivated and harvested kai, and exercised customary rights in Māpua – have a vested interest in current and future activities and developments in the area. More information can be found at; Māpua Masterplan | Shape Tasman.

10.13.5. COMMUNITY SERVICES AND FACILITIES	
Parks and Reserves	The Stafford Drain Walkway adjoins the site. The Seaton Valley Stream links Māpua, Ruby Bay, Seaton Valley and the Waimea Inlet and has an important role in managing stormwater, providing opportunities for off-road cycling and walking along its margins and enhancing ecological values.
Other facilities	NA

10.13.6. PRODUCTIVE LAND
LUC4: Under the NPS-HPL the site is not considered to be highly productive.

10.13.7. ECOLOGY AND GROUNDWATER Values, Streams and Rivers, SNAs, and Wetlands
There is a permanent stream with walkway (Stafford Drive Drain walkway) along the N- N/E boundary of the site. Some mature vegetation adjoins the walkway.

10.13.8. CONTAMINATED LAND
No HAIL sites are associated with T244.

10.13.9. OPTIONS ASSESSMENT FOR SITE LOCATION T-244
Summary of Options • **Option 1:** Retain the status quo and keep the existing Rural 1 deferred Light Industrial zoning. • **Option 2 (Preferred):** Rezone to Light Industrial • **Option 4:** Apply or amend spatial layers (other than zones), specifically the Outline Spatial Plan to guide development, infrastructure, and connectivity. Option 2 is the preferred approach, as it aligns with the Māpua Masterplan, and the infrastructure planning for the area. **Costs and Constraints** Retaining the current zoning would maintain the site as Rural 1 deferred Light Industrial, which would delay the delivery of business land in Māpua and would not make efficient use of land that is strategically located for light industrial expansion.

The site is relatively low-lying, approximately 1.5 to 2.0 metres above present-day mean high water springs, and is located about 450 metres inland from the open coast. As sea levels rise, the site will become increasingly exposed to coastal hazards, and at some point in the future, this will impact land use. The Seaton Valley Stream flows adjacent to the site. Flood modelling indicates that it does not present a pluvial/fluvial flood hazard to this site during a 1% AEP rainfall provided the channel capacity is maintained. The modelling shows ponding can occur on this site during periods of prolonged or intense rainfall.

Mitigation measures such as land use duration, finished ground levels, and freeboard requirements for buildings will need to be determined at the resource consent stage. This site is located within the orange tsunami evacuation zone and part of this site is in an area where seismic liquefaction damage is possible.

Benefits and Opportunities

Rezoning T-244 as proposed will enable the delivery of light industrial land in a location identified for business growth in both the TRMP and the Māpua Masterplan.

Effectiveness and Efficiency

The proposed rezoning is highly effective in implementing the strategic direction of the Māpua Masterplan, and the relevant objectives and policies of the TRPS and TRMP. By enabling light industrial development in a well-located area, the plan supports compact urban form, efficient use of infrastructure, and coordinated growth.

Risk of Acting or Not Acting if There is Uncertain or Insufficient Information

There is a high degree of certainty regarding the site's suitability for light industrial development. The main risks of acting—rezoning to enable light industrial development— the management of flood risk, and the need to ensure appropriate ground levels for future climate scenarios. These risks can be managed through resource consent conditions.

The risk of not acting is more significant: retaining the current zoning would perpetuate underutilisation of land identified for business growth, limit the district's ability to meet industrial demand, and undermine the objectives of the Masterplan.

Economic Benefits and Employment

Rezoning T-244 to enable light industrial development will stimulate local construction activity, support the viability of local services and amenities, and contribute to the economic resilience of Māpua. By increasing the supply of industrial land, PC81 will, support local employment, and provide services for residents and the local economy.

Overall Appropriateness

Rezoning T-244 as proposed—Light Industrial is the most appropriate planning response. This approach is grounded in robust evidence, aligns with the strategic direction of the Māpua Masterplan, and reflects both technical advice and community aspirations. It supports integrated infrastructure, and provides a clear, future-focused framework for sustainable economic growth in Māpua.

10.13.10. ASSESSMENT AGAINST TRMP OBJECTIVES AND POLICIES

Assessment against TRMP Objectives and Policies:
The proposed rezoning of this site to an industrial zone is consistent with the objectives and

policies of the TRMP, particularly those in Section 6.5 (Land for Industrial Activities), and Section 13.1 (Natural Hazards).

- Objective 6.5.2.1 and Policy 6.5.3.1A seek to provide a supply of suitable land for regional and district industrial needs for the medium to long term.
- Policy 6.5.3.3 and 6.5.3.4 promote the identification of areas for light industry with convenient access to the transport system, while avoiding the adverse effects of residential and retailing activities consuming industrial land.
- The proposal supports a form of settlement that enables industry to operate with required services and without adverse effects on other activities (Policy 6.5.3.1), and ensures that industrial activities are separated from sensitive environments and residential areas (Policies 6.5.3.5–6.5.3.8).
- The approach also aligns with Policy 6.3.3.1 (adequate services) and Policy 6.3.3.5 (well-connected transport networks).
- Objectives in 13.1.2 seek to manage areas subject to natural hazards by ensuring development is avoided or mitigated according to the level of risk, and that land development (including infrastructure) is resilient to natural hazards.
- With hazard mitigation measures, the approach is consistent with the Policies in 13.1.3 that seek to avoid or mitigate the effects of natural hazards on land use activities.

The proposal is considered consistent with the relevant objectives and policies of the TRMP for industrial land.

10.14. Māpua – T-245

Area Name:	29 and 53 Seaton Valley Road
Town/Location:	Māpua
Current Zone:	Rural 1 deferred Residential
Estimated Yield:	101 dwellings
Area (ha):	10.2 Ha
Recommended Zoning Change:	
Residential Add Outline Spatial Plan overlay	

Note: Refer to PC81 s32 Evaluation Report Appendix 1.1 for proposed PC81 maps or https://eplan.tasman.govt.nz

10.14.1. PLANNING BACKGROUND

Zoning and Spatial Layers Overview

29 and 53 Seaton Valley Road is currently zoned Rural deferred Residential (Stage two) in the TRMP.

29 and 53 Seaton Valley Road was rezoned from Rural 1 to Rural 1 deferred Residential in 2014 under Plan Change 22. Plan Change 22 introduced a comprehensive urban development strategy for the Māpua and Ruby Bay area following a lengthy and detailed planning process. The Plan Change provided for development, in appropriate locations, in areas away from coastal margins and low-lying locations. To enable the orderly roll out of infrastructure and development Plan Change 22 identified sites where development would be deferred pending the provisions of services, and sites that would be continuing to be deferred until Stage 2 (after 2031) when it was anticipated that the services would be available. T-245 was a Stage 2 deferral site. The Stage 2 deferred zoning is no longer required for this site and the notation will be uplifted through this Plan Change.

The site is identified in the TRMP as being within the Māpua Development Area, a Services Contribution Area, a Wastewater Management Area, and Land Disturbance Area 1. No changes are proposed to these spatial overlays.

It is proposed to rezone T-245 to residential. It is proposed to include it within an Outline Spatial Plan which identifies indicative walkway, reserves and roads as well as urban design

requirements. All existing TRMP indicative items are proposed to be removed from T-245. All other spatial layers are proposed to be retained.

Māpua Masterplan

The Masterplan initially did not consider this land for change but after submissions on the draft Masterplan associated with the inclusion of deferred land it was recommended for residential zoning.

Other considerations

There are no heritage buildings, protected trees or recorded archaeological sites located on the T-245.

10.14.2. NATURAL HAZARDS CONSIDERATIONS Further detailed information is provided in Appendix 24 of the Plan Change 81 Section 32 Evaluation Report.
Site T-245 consists of undulating land with two small ephemeral streams, and apart from the existing stream channels, the wider site not considered to be subject to flood hazard. The risk level from flood hazards is low, with the residual risk remaining low. The risk level from tsunami is assessed as medium and residual risk remains medium.

10.14.3. SERVICING CONSIDERATIONS Further detailed information is provided in Appendix 3 of the Plan Change 81 Section 32 Evaluation Report.	
Water Supply Servicing	Three-water servicing for this site is covered by condition 23 of resource consent in RM240148.
Wastewater Servicing	
Stormwater Servicing	
Transportation/ Roading Servicing	Resource Consent RM240148 includes a connection between Seaton Valley Road and the roundabout at the Māpua Drive, Catherine Road intersection.

10.14.4. IWI INTERESTS Values, Cultural Heritage, and Te mana o te wai
Māpua is cultural and historically significant to the iwi of Te Tauihu. The Māpua area has an extensive history as an occupation and resource harvesting area and is extensively interspersed with wāhi tapu (sacred areas). For these reasons, Te Tauihu Iwi – in particular the descendants of those who occupied, cultivated and harvested kai, and exercised customary rights in Māpua – have a vested interest in current and future activities and developments in the area. More information can be found at; Māpua Masterplan | Shape Tasman.

10.14.5. COMMUNITY SERVICES AND FACILITIES	
Parks and Reserves	Resource Consent RM240148 includes reserves and recreational connections. These are all depicted in the proposed Seaton Valley Outline Spatial Plan.
Other facilities	NA

10.14.6. PRODUCTIVE LAND

The property contains LUC3 and LUC6.

LUC6: This part of the site is not considered to be highly productive under the NPS-HPL.
LUC3: NPS-HPL currently identifies land that is LUC3 as highly productive however, the site is currently zoned Residential. In accordance with Clause 3.5(7) of the NPS HPL, due the existing urban zoning, the site does not meet the definition of Highly Productive Land.

10.14.7. ECOLOGY AND GROUNDWATER

Values, Streams and Rivers, SNAs, and Wetlands

There are no SNA's associated with this site. There is a permanently flowing stream which flows through the adjoining Seaton Valley Road Reserve (T-241). A notable dry stream bed is present through the centre. Some large trees are present on the periphery.

10.14.8. CONTAMINATED LAND

One HAIL site (1901) is associated with T245. The site is a pre 1970's orchard and a former chemical storage area was located on the property boundary. The site is a verified HAIL and has been sampled, but not in sufficient detail to quantify risks to people and/or the environment from the hazardous substances present.

10.14.9. OPTIONS ASSESSMENT FOR SITE LOCATION T-245

Summary of Options

- **Option 1:** Retain the status quo and keep the existing Residential zoning.
- **Option 2 (Preferred):** Rezone to Residential.
- **Option 4 (Preferred):** Apply or amend spatial layers (other than zones), specifically the Outline Spatial Plan to guide development, infrastructure, and connectivity.

Options 2 and 4 are the preferred approach, as it aligns with the Māpua Masterplan, the TRMP and the infrastructure planning for the area.

Costs and Constraints

The site is already proposed to be developed for residential use with resource consent approval for part of the land and a consent pending further information.

The land is undulating and contains two small, ephemeral, tributary streams. Apart from the existing stream channels the site is elevated above expected inundation levels from a 1% AEP rainfall. Part of the site is in the yellow tsunami evacuation zone.

Benefits and Opportunities

Rezoning T-245 as proposed will enable the delivery of a significant number of new dwellings in a location identified for residential development. The Outline Spatial Plan overlay will ensure that development is coordinated within the Seaton Valley area, with integrated provision for roads, reserves, and recreational links.

Effectiveness and Efficiency

The proposed rezoning is highly effective in implementing the strategic direction of the Māpua Masterplan, and the relevant objectives and policies of the TRPS and TRMP. By enabling residential development in a well-located greenfield area, the plan supports compact urban form, efficient use of infrastructure, and coordinated growth.

The approach is efficient, as it leverages planned infrastructure investments and aligns zoning with actual land use potential and community needs. By providing for a housing and integrating open space and recreational linkages, the plan supports both social and environmental objectives.

Risk of Acting or Not Acting if There is Uncertain or Insufficient Information

There is a high degree of certainty regarding the site's suitability for residential development with resource consent already been granted for part of the site.

Economic Benefits and Employment

Rezoning T-245 to enable residential development will stimulate local construction activity, support the viability of local services and amenities, and contribute to the economic resilience of Māpua. By increasing the supply of housing, PC81 will help attract and retain residents, support local businesses, and provide employment opportunities during the development phase. The integration of recreational and open space amenities will enhance the attractiveness of the area, supporting both community wellbeing and the local economy.

Overall Appropriateness

Rezoning T-245 as proposed—Residential with an Outline Spatial Plan overlay—is the most appropriate planning response. It addresses the identified need for additional housing, supports integrated infrastructure and amenity provision, and provides a clear, future-focused framework for sustainable growth in Māpua.

10.14.10. ASSESSMENT AGAINST TRMP OBJECTIVES AND POLICIES

Assessment against TRMP Objectives and Policies:

The proposed zoning of this site as Residential, rather than Medium Density Residential Zone, has been assessed against the operative provisions of the TRMP, and the proposed objectives and policies introduced through Plan Change 81. The approach is considered appropriate and consistent with the relevant objectives and policies of the TRMP, particularly those in Chapter 6 (Urban Environment Effects), Section 6.4A (Land for Residential Activities), and Chapter 13 (Natural Hazards).

- Objective 6.4A.2.1 seeks to ensure sufficient residential capacity to meet demand in the urban environment and rural centres. Retaining the Residential Zone contributes to this

objective by enabling housing supply consistent with the existing consented development pattern.

- While the site is located within a broader growth area where medium density development could be appropriate, it is partially consented and currently being developed at standard residential densities. Retaining the Residential Zone recognises this established development pattern and provides certainty for landowners, developers, and the community.
- The proposal supports efficient use of land and infrastructure, while recognising the practical constraints associated with implementing a higher density zoning over a site that is already substantially committed.
- The approach aligns with Policy 6.2.3.3 by appropriately managing the use of land resources, and with Policy 6.3.3.1 by ensuring that development is supported by available infrastructure.
- Objectives in 13.1.2 seek to manage areas subject to natural hazards by ensuring development is avoided or mitigated according to the level of risk, and that land development is resilient to natural hazards.
- With hazard mitigation measures, the approach is consistent with the Policies in 13.1.3 that seek to avoid or mitigate the effects of natural hazards on land use activities.

Overall, while rezoning to the Medium Density Residential Zone could have been appropriate in principle, retaining Residential zoning is considered the most effective and practical means of achieving the relevant operative and proposed objectives and policies of the TRMP, given the site's existing consented status and development trajectory.

Assessment of Overlay – Outline Spatial Plan (OSP):

The application of an Outline Spatial Plan overlay to this site is consistent with the operative and proposed objectives and policies of the TRMP, as it provides for a coordinated and integrated approach to development within the wider area.

- The Outline Spatial Plan coordinates the spatial layout of development, including roads, blocks, open space, and infrastructure, ensuring integration with the surrounding Māpua urban area.
- The overlay supports a coherent and connected pattern of development across adjoining land, including the integration of transport networks, accessways, and open space.
- The Outline Spatial Plan assists in aligning the development of this site with the broader structure and sequencing of growth in Māpua, even where the underlying zoning differs from adjoining Medium Density Residential areas.

The OSP ensures that development of the site is integrated with the wider growth area and occurs in a coordinated manner, consistent with the overall strategic direction for Māpua.

10.15. Māpua – T-247

Area Name:	57, 59 and 69 Stafford Drive
Town/Location:	Māpua
Current Zone:	Rural 1 deferred Rural Residential (serviced)
Estimated Yield:	NA
Area (ha):	3.42 Ha
Recommended Zoning:	
Rural 1 deferred Rural Residential (Serviced)	

Note: Refer to PC81 s32 Evaluation Report Appendix 1.1 for proposed PC81 maps or https://eplan.tasman.govt.nz

10.15.1. PLANNING BACKGROUND

Zoning and Spatial Layers Overview

57, 59 and 69 Stafford Drive is currently zoned Rural 1 deferred Rural Residential (serviced) in the TRMP.

57, 59 and 69 Stafford Drive was rezoned from Rural residential to Rural 1 deferred Rural Residential (serviced) in 2014 under Plan Change 22. Plan Change 22 introduced a comprehensive urban development strategy for the Māpua and Ruby Bay area following a lengthy and detailed planning process. The Plan Change provided for development, in appropriate locations, in areas away from coastal margins and low-lying locations. To enable the orderly roll out of infrastructure and development Plan Change 22 identified sites where development would be deferred pending the provisions of services.

There is a ridgeline identified through the middle of site with TRMP provisions restricting building within the setback from the ridge. A small area in the north-east of the site is identified as being in the Coastal Risk Area. The land is also identified in the Māpua Development Area and Land Disturbance Area 1. No changes are proposed to these spatial layers.

T-247 has been reassessed as part of PC81, and it is proposed that the existing zoning be retained because wastewater services are not yet available, specifically the need for a new pump station on Stafford Drive.

Māpua Masterplan

The draft Masterplan initially did not consider these sites for change but after submissions on the draft Masterplan associated with the inclusion of deferred land it was recommended for rural

residential (serviced) pending detailed assessments through a plan change process. Following a detailed infrastructure assessment it was determined that wastewater services were not adequate in this location.

Other considerations

There are no heritage buildings, protected trees or recorded archaeological sites located on the T-247. There is a listed archaeological site on the adjoining property. The site is for a midden which may indicate occupation of the immediate area.

10.15.2. NATURAL HAZARDS CONSIDERATIONS

Further detailed information is provided in Appendix 24 of the Plan Change 81 Section 32 Evaluation Report.

Site T-247 is largely elevated above expected inundation levels. The eastern margin of the site is lower lying and separated from the remainder of the site by a relatively steep former sea cliff. The low-lying eastern part of the site will be progressively exposed to coastal inundation over the 100-year planning horizon and is an area where liquefaction damage is possible. The risk levels from rainfall and coastal inundation and liquefaction hazards are assessed as low once mitigation measures are applied. The residual risk remains low, although long term exposure to coastal hazards will increase as sea level rise progresses. The risk level for landslides and tsunami is assessed as medium, and the residual risk remains medium.

10.15.3. SERVICING CONSIDERATIONS

Further detailed information is provided in Appendix 3 of the Plan Change 81 Section 32 Evaluation Report.

Water Supply Servicing	Current services sufficient for growth.
Wastewater Servicing	The site is currently unserviced. It will need to be deferred until the New Stafford Drive Pump Station is developed.
Stormwater Servicing	The site is currently unserviced, with onsite soakage assumed to be the current primary stormwater management solution.
Transportation/ Roading Servicing	There are two current accesses provided from Stafford Drive.

10.15.4. IWI INTERESTS

Values, Cultural Heritage, and Te mana o te wai

Māpua is cultural and historically significant to the iwi of Te Tauihu. The Māpua area has an extensive history as an occupation and resource harvesting area and is extensively interspersed with wāhi tapu (sacred areas). For these reasons, Te Tauihu Iwi – in particular the descendants of those who occupied, cultivated and harvested kai, and exercised customary rights in Māpua – have a vested interest in current and future activities and developments in the area. More information can be found at; Māpua Masterplan | Shape Tasman.

10.15.5. COMMUNITY SERVICES AND FACILITIES	
Parks and Reserves	No particular values associated with this site.
Other facilities	NA

10.15.6. PRODUCTIVE LAND
LUC4: This site under the NPS-HPL is not considered to be highly productive. There is a ridgeline identified within the TRMP for this site.

10.15.7. ECOLOGY AND GROUNDWATER Values, Streams and Rivers, SNAs, and Wetlands
There are no SNA's or permanent streams noted for this site. There is a belt of mature vegetation on the ridge running through the middle of the site.

10.15.8. CONTAMINATED LAND
No HAIL sites are associated with T-247.

10.15.9. OPTIONS ASSESSMENT FOR SITE LOCATION T-247

Summary of Options

- **Option 1:** Retain the status quo and keep the existing Rural 1 deferred Rural Residential (serviced) zoning.
- **Option 2 (Preferred):** Rezone to Rural Residential (Serviced).
- **Option 4**: Apply or amend spatial layers (other than zones), specifically the Outline Spatial Plan to guide development, infrastructure, and connectivity.

Option 1 is the preferred approach, as it aligns with the servicing constraints of the site as detailed in the infrastructure report included in Appendix 3 of the Section 32 Evaluation Report.

Costs and Constraints

Retaining the current zoning would maintain the site as Rural 1 deferred Rural Residential (serviced). T-247 is already developed with limited potential for further development due to part of it being low-lying and the existing ridgeline.

The site is partially elevated (existing ridgeline) above expected inundation levels from coastal flooding and from the Seaton Valley Stream, but the eastern margin is lower lying and separated from elevated land by a steep remnant of a former sea cliff. As sea levels rise, the lower-lying land will become increasingly exposed to coastal hazards. Stormwater modelling shows ponding can occur along the eastern boundary (Stafford Drive) during periods of prolonged or intense rainfall.

The lower lying eastern part of this site is located within the orange tsunami evacuation zone and is an area where seismic liquefaction damage is possible.

The site is also subject to a ridgeline identified in the TRMP, which restricts building within the setback from the ridge.

There is a belt of mature vegetation on the ridge running through the middle of the site.

There are no heritage buildings, protected trees, or recorded archaeological sites on the property, but there is a listed archaeological site on the adjoining property.

Wastewater servicing is currently unavailable for this site.

Benefits and Opportunities

Retaining the T-247 as proposed aligns with the restrictions associated with the wastewater servicing.

Effectiveness and Efficiency

Retaining the current sites zoning is effective in implementing the relevant infrastructure objectives and policies of the TRPS and TRMP.

Risk of Acting or Not Acting if There is Uncertain or Insufficient Information

There is a high degree of certainty regarding the site's suitability for rural residential development however there is also certainty that wastewater can currently not be serviced to this site. The main risks of acting (retaining the current zoning) relate to short-term development opportunities.

Economic Benefits and Employment

Retaining T-247s zoning will provide minimal benefit for local construction activity.

Overall Appropriateness

Retaining T-247 as proposed is grounded in robust evidence and reflects technical advice.

10.15.10. ASSESSMENT AGAINST TRMP OBJECTIVES AND POLICIES

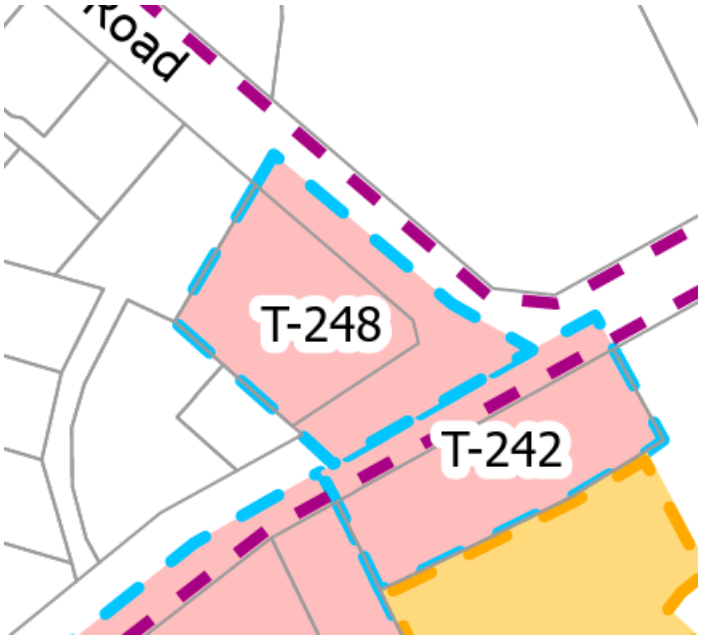
Assessment against TRMP Objectives and Policies:
Retaining this sites zoning is consistent with the objectives and policies of the TRMP, particularly those in Section 6.3 (Urban Infrastructure Services) and Section 13.1 (Natural Hazards).

- Objectives 6.3.2.1 and Objective 6.3.2.3, which require that urban development is aligned with infrastructure capacity and that development of deferred zoned land is appropriately sequenced. Policy 6.3.3.4 and Policy 6.3.3.4D reinforce that development should not occur until the necessary infrastructure is available.
- Policy 7.2.3.4 and 7.2.3.5 encourage low impact design and enable further subdivision and residential development where land is not affected by natural hazards, can be adequately serviced, and does not adversely affect landscape or amenity values.
- Objectives in 13.1.2 seek to manage areas subject to natural hazards by ensuring development is avoided or mitigated according to the level of risk, and that land development (including infrastructure) is resilient to natural hazards. With hazard mitigation measures, the approach is consistent with the Policies in 13.1.3 that seek to avoid or mitigate the effects of natural hazards on land use activities.

The proposal is considered consistent with the relevant objectives and policies of the TRMP.

10.16. Māpua – T-248

Area Name:	5 Seaton Valley Road
Town/Location:	Māpua
Current Zone:	Rural 1 deferred Residential
Estimated Yield:	0.21 hectares of business land
Area (ha):	0.21 Ha
Recommended Zoning Change:	
Commercial	



Note: Refer to PC81 s32 Evaluation Report Appendix 1.1 for proposed PC81 maps or https://eplan.tasman.govt.nz

10.16.1. PLANNING BACKGROUND

Zoning and Spatial Layers Overview

5 Seaton Valley Road is currently zoned Rural 1 deferred Residential in the TRMP.

The site is owned by Network Tasman and contains a building (substation). The substation is located in the centre of the site.

5 Seaton Valley Road was rezoned from Rural 1 to Rural 1 deferred Residential in 2014 under Plan Change 22. Plan Change 22 introduced a comprehensive urban development strategy for the Māpua and Ruby Bay area following a lengthy and detailed planning process. The Plan Change provided for development, in appropriate locations, in areas away from coastal margins and low-lying locations. To enable the orderly roll out of infrastructure and development Plan Change 22 identified sites where development would be deferred pending the provisions of services.

The site adjoins Designation 121 State Highway 60 Māpua Drive. Access to the site is currently provided from Seaton Valley Road.

The site is identified in the TRMP as being within the Māpua Development Area, Services Contribution Area, Wastewater Management Area and Land Disturbance Area 1. None of these spatial overlays are proposed to change.

T-248 is proposed for rezoning to commercial to create a commercial node adjoining other planned commercial sites along Māpua Drive. No amendments to the spatial overlays are

proposed. The site is currently occupied by Network Tasman for utility purposes and is not anticipated to be developed for commercial use in the short to medium term.

Māpua Masterplan

As mentioned previously in this report, the Council's latest Housing and Business assessment 2024 shows that the commercial land capacity in Māpua is limited over the next 30 years and this is based on a business land demand model that officers consider to be conservative. Existing commercial capacity is restricted to existing zoned areas in Iwa Street, Aranui Rd. and the Wharf.

The draft Masterplan initially did not identity this area however following a submission, during deliberations it was recommended for rezoning as future commercial which is more appropriate then residential in this location (providing a commercial node cluster) and assists with the commercial land shortage.

Other considerations

There are no heritage buildings, protected trees or recorded archaeological sites located on the T-248.

10.16.2. NATURAL HAZARDS CONSIDERATIONS Further detailed information is provided in Appendix 24 of the Plan Change 81 Section 32 Evaluation Report.
Site T-248 is located on the margin of the Māpua coastal plain and contains low lying areas that may experience ponding during rainfalls and will be progressively exposed to coastal inundation over the 100-year planning horizon. The site is within the yellow tsunami evacuation zone. The risk level from flooding and coastal inundation hazards are assessed as low with the adopted mitigation measures. The residual risk remains low, although the site will be progressively exposed to coastal hazards over the 100-year planning horizon as sea levels rise. The tsunami risk level is assessed as medium and the residual risk remains medium.

10.16.3. SERVICING CONSIDERATIONS Further detailed information is provided in Appendix 3 of the Plan Change 81 Section 32 Evaluation Report.	
Water Supply Servicing	Current services sufficient for the proposed zone.
Wastewater Servicing	Current services sufficient for the proposed zone.
Stormwater Servicing	Current services sufficient for the proposed zone.
Transportation/ Roading Servicing	Adjoins Designation 121 State Highway 60 -Māpua Drive, current Access from Seaton Valley Road

10.16.4. IWI INTERESTS Values, Cultural Heritage, and Te mana o te wai
Māpua is cultural and historically significant to the iwi of Te Tauihu. The Māpua area has an extensive history as an occupation and resource harvesting area and is extensively interspersed with wāhi

tapu (sacred areas). For these reasons, Te Tauihu Iwi – in particular the descendants of those who occupied, cultivated and harvested kai, and exercised customary rights in Māpua – have a vested interest in current and future activities and developments in the area. More information can be found at; Māpua Masterplan | Shape Tasman.

10.16.5. COMMUNITY SERVICES AND FACILITIES	
Parks and Reserves	No particular values noted for this site.
Other facilities	Network Tasman substation is located at this site.

10.16.6. PRODUCTIVE LAND

The land is classified as LUC3 however, the site is currently zoned Residential and developed. In accordance with Clause 3.5(7) of the NPS HPL, due the existing urban zoning, the site does not meet the definition of Highly Productive Land.

10.16.7. ECOLOGY AND GROUNDWATER

Values, Streams and Rivers, SNAs, and Wetlands

No SNA's are noted, however a permanent stream is recorded for this site. This site has been developed and landscaped.

10.16.8. CONTAMINATED LAND

Two HAIL sites (596, 1046) are associated with T-248. The property has been a historic orchard, a former bowling green and is currently an electricity substation. Any future change of use, substantial earthworks or subdivision might require a site investigation.

10.16.9. OPTIONS ASSESSMENT FOR SITE LOCATION T-248

Summary of Options

- **Option 1:** Retain the status quo and keep the existing Rural 1 deferred Residential zoning.
- **Option 2 (Preferred):** Rezone to Commercial.

Option 2 is the preferred approach, as it aligns with the Māpua Masterplan and provides additional provision for commercial land in a strategic location within Mapua.

Costs and Constraints

Retaining the current zoning would maintain the site as Rural 1 deferred Residential, which would delay the delivery of much-needed commercial land in Māpua and would not make efficient use of land that is strategically located for business expansion.

The site is relatively low-lying and located on the margin of the coastal plain, close to the mouth of Seaton Valley, and is approximately 1,000 metres inland from the open coast. Some parts of the site are less than one metre above present-day mean high water springs, making them potentially vulnerable to future inundation as sea levels rise. The lower lying southeastern half of this site is subject to ponding during rainfalls. The volume and extent of ponding is governed by the roads bounding the site and the capacity of the culverts beneath the roads.

The existing land use (electricity sub-station) is confined to the higher northwestern part of the site and is above inundation levels relevant to that land use and associated planning timeframes. The site is also located within the yellow tsunami evacuation zone.

The site is currently occupied by Network Tasman as a substation and is not anticipated to be developed for commercial use in the short to medium term.

Benefits and Opportunities

Rezoning T-248 as proposed will secure future commercial land in a location identified for business growth in the Māpua Masterplan. The site's proximity to existing and planned infrastructure, as well as its location adjoining future commercial land and State Highway 60, makes it highly suitable for commercial development.

PC81 provides for a modest expansion of the commercial node along Māpua Drive, which will help address the district's shortfall in commercial capacity and support a more diverse and resilient local economy. The site's current use as a substation means that commercial development is not expected in the short term, but the rezoning will future-proof the area for business needs as the town grows.

Effectiveness and Efficiency

The proposed rezoning is highly effective in implementing the strategic direction of the Māpua Masterplan. By enabling commercial development in a well-located area, the plan supports compact urban form, efficient use of infrastructure, and coordinated growth.

The approach is efficient, as it leverages planned infrastructure investments and aligns zoning with actual land use potential and community needs.

Risk of Acting or Not Acting if There is Uncertain or Insufficient Information

There is a high degree of certainty regarding the site's suitability for commercial development. The main risks of acting—rezoning to enable commercial development—relate to existing use and the need to ensure appropriate ground levels for future climate scenarios.

Economic Benefits and Employment

Rezoning T-248 to enable commercial development may stimulate local construction activity, support the viability of local services and amenities, and contribute to the economic resilience of Māpua. By increasing the supply of business land, PC81 will help attract and retain businesses, support local employment, and provide services for both residents and visitors.

Overall Appropriateness

Rezoning T-248 as proposed—Commercial is the most appropriate planning response. This approach is grounded in robust evidence, aligns with the strategic direction of the Māpua Masterplan. It addresses the identified need for additional business land, supports integrated infrastructure, and provides a clear, future-focused framework for sustainable economic growth in Māpua. The risks associated with servicing are manageable and outweighed by the benefits of acting, particularly given the strong policy support for coordinated, resilient urban and business development.

10.16.10. ASSESSMENT AGAINST TRMP OBJECTIVES AND POLICIES

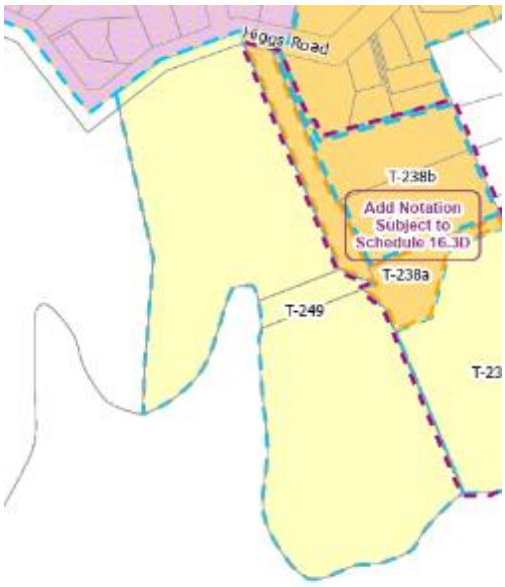
Assessment against TRMP Objectives and Policies:
The proposed rezoning of this site to a commercial zone is consistent with the objectives and policies of the TRMP, especially those in Section 6.6 (Land for Commercial Activities) and Section 13.1 (Natural Hazards).

- Objective 6.6.2.1 and Policy 6.6.3.1 provide for a supply of suitable land for commercial needs, supporting a strong, vibrant commercial focus in the main towns.
- Policy 6.6.3.2 and 6.6.3.3 retain a compact, identifiable grouping of commercial activities in defined areas, and establish a hierarchy of commercial centres to serve the community's needs.
- The proposal supports the role of Richmond as the Metropolitan Centre for Tasman District (Policy 6.6.3.5), and ensures that commercial activities are located and designed to maintain high amenity and minimise adverse effects on surrounding land uses (Policy 6.6.3.4).
- Objectives 6.3.2.1 and Objective 6.3.2.3, which require that urban development is aligned with infrastructure capacity and that development of deferred zoned land is appropriately sequenced. Policy 6.3.3.4 and Policy 6.3.3.4D reinforce that development should not occur until the necessary infrastructure is available.The approach also aligns with Policy 6.3.3.1 (adequate services) and Policy 6.3.3.5 (well-connected transport networks).
- Objectives in 13.1.2 seek to manage areas subject to natural hazards by ensuring development is avoided or mitigated according to the level of risk, and that land development (including infrastructure) is resilient to natural hazards.
- With hazard mitigation measures, the approach is consistent with the Policies in 13.1.3 that seek to avoid or mitigate the effects of natural hazards on land use activities.

The proposal is considered consistent with the relevant objectives and policies of the TRMP for commercial land and natural hazards.

10.17. Māpua – T-249

Area Name:	Part 55 Higgs Road
Town/Location:	Māpua
Current Zone:	Rural 1 deferred Residential
Estimated Yield:	NA
Area (ha):	Approx 4.5 ha
Recommended Zoning Change:	
Rural 1	



Note: Refer to PC81 s32 Evaluation Report Appendix 1.1 for proposed PC81 maps or https://eplan.tasman.govt.nz

10.17.1. PLANNING BACKGROUND

Zoning and Spatial Layers Overview

Part 55 Higgs Road (area identified as T-249) is currently zoned Rural 1 deferred Residential in the TRMP. The remainder of 55 Higgs Road is zoned Rural 1.

Part 55 Higgs Road was rezoned from Rural 1 to Rural 1 deferred Residential in 2014 under Plan Change 22. Plan Change 22 introduced a comprehensive urban development strategy for the Māpua and Ruby Bay area following a lengthy and detailed planning process. The Plan Change provided for development, in appropriate locations, in areas away from coastal margins and low-lying locations. To enable the orderly roll out of infrastructure and development Plan Change 22 identified sites where development would be deferred pending the provisions of services.

The Tasman Resource Management Plan (TRMP) identifies an indicative reserve on site T-249, comprising a 20-metre coastal margin intended to create a continuous connection between the Higgs Road Reserve and the Langford Drive walkway. Additionally, the TRMP shows an indicative walkway traversing the site from Higgs Road to the indicative road. It is proposed that this internal walkway be removed and recreational access redirected along a new proposed route following the boundary of 35 Higgs Road. This alternative alignment will reduce pedestrian access to the inlet, thereby minimising potential disturbance to sensitive ecological areas.

A second TRMP indicative walkway transversing the wider site (outside of the area identified as T-249) and extends along the boundary of 69 Higgs Road to an area of significant vegetation. No change is proposed to this indicative walkway.

T-249 is identified in the TRMP as being within the Māpua Development Area. It is proposed to retain the Development Area overlay. T-249 also includes a Land Disturbance Area 1 overlay which is proposed to be retained.

It is proposed to downzone T-249 to Rural 1 and remove the indicative walkway extending through the site. No other spatial layers are proposed to be changed as part of PC81.

QEII Open Space Covenant

The land is protected by a QEII Open Space Covenant (COV 8591111.1), which sets out objectives including the protection and enhancement of the land's natural character, with particular emphasis on native flora and fauna and the coastal margin of indigenous forest. The covenant also provides for the continued use of the land for pastoral farming and agricultural production, while expressly prohibiting subdivision.

Māpua Masterplan

This area was not identified for change in the Māpua Masterplan or the FDS.

Other considerations

There are no heritage buildings, protected trees or recorded archaeological sites located on the T-249. There is an archaeological site located on the adjoining land. The site is a midden which may suggest other unrecorded sites in the area associated with occupation.

10.17.2. NATURAL HAZARDS CONSIDERATIONS Further detailed information is provided in Appendix 24 of the Plan Change 81 Section 32 Evaluation Report.
The land is undulating and includes a small gully. The site extends to the coast with the land sloping upwards directly from the coastal margin. Being located inside an estuary and sheltered from wave action, this coast is subject to very low erosion hazard. The valley area adjacent to the coast of site T-249 is in the yellow tsunami evacuation zone. As per the natural hazards assessment methodology, T-249 has not been assessed against the NPS-NH as the proposed zoning is Rural 1.

10.17.3. SERVICING CONSIDERATIONS Further detailed information is provided in Appendix 3 of the Plan Change 81 Section 32 Evaluation Report.	
Water Supply Servicing	No servicing required. The change prompts no need for any change.
Wastewater Servicing	No servicing required. The change prompts no need for any change.

Stormwater Servicing	No servicing required. The change prompts no need for any change.
Transportation/ Roading Servicing	Access is currently provided from Higgs Road.

10.17.4. IWI INTERESTS Values, Cultural Heritage, and Te mana o te wai
Māpua is cultural and historically significant to the iwi of Te Tauihu. The Māpua area has an extensive history as an occupation and resource harvesting area and is extensively interspersed with wāhi tapu (sacred areas). For these reasons, Te Tauihu Iwi – in particular the descendants of those who occupied, cultivated and harvested kai, and exercised customary rights in Māpua – have a vested interest in current and future activities and developments in the area. More information can be found at; Māpua Masterplan | Shape Tasman.

10.17.5. COMMUNITY SERVICES AND FACILITIES	
Parks and Reserves	The TRMP identifies a 20 m coastal reserve on T-249 to link Higgs Road Reserve with the Langford Drive walkway, and an internal walkway from Higgs Road to the indicative road. It is proposed to remove the internal walkway and reroute access along the boundary of 35 Higgs Road to reduce ecological disturbance. A second indicative walkway near 69 Higgs Road remains unchanged.
Other facilities	NA

10.17.6. PRODUCTIVE LAND
The land is identified as LUC3 however, the site is currently zoned Residential. In accordance with Clause 3.5(7) of the NPS HPL, due the existing urban zoning, the site does not meet the definition of Highly Productive Land.

10.17.7. ECOLOGY AND GROUNDWATER Values, Streams and Rivers, SNAs, and Wetlands
The site has a large block of mature vegetation in the centre and along the coastal fringe. This entire site is subject to a QEII Open Space Covenant.

10.17.8. CONTAMINATED LAND
No HAIL sites are identified on the property.

10.17.9. OPTIONS ASSESSMENT FOR SITE LOCATION T-249

Summary of Options

- **Option 1:** Retain the status quo and keep the existing Rural 1 deferred Residential zoning.
- **Option 2 (Preferred):** Rezone to Rural 1.

Option 2 is the preferred approach, as it aligns with the Māpua Masterplan and the ecological and legal realities of the site.

Costs and Constraints

Retaining the current zoning would maintain the site as Rural 1 deferred Residential, which would preserve the theoretical potential for future housing but would not reflect the site's actual use, legal status, or ecological value.

The land is protected by a QEII Open Space Covenant, which sets out objectives for the protection and enhancement of natural character, native flora and fauna, and the coastal margin of indigenous forest. The covenant expressly prohibits subdivision, and the land is to be used for pastoral farming and agricultural production, not residential development.

The site is undulating, includes a small gully with an ephemeral stream, and extends to the coast with steep slopes. The TRMP identifies an indicative reserve and walkway, the sites internal walkway is proposed to be removed and access rerouted to minimize disturbance to sensitive ecological areas. There are no heritage buildings or protected trees on the property, but there is a large block of mature vegetation in the centre and along the coastal fringe, and the entire site is subject to the QEII covenant.

Benefits and Opportunities

Rezoning T-249 as Rural 1 will formalize and protect its current and intended use as productive land, in line with the QEII covenant. This approach removes unrealistic expectations for residential development and ensures that the land's ecological and landscape values are preserved.

The site's location on the coastal margin and its mature vegetation provide significant opportunities for biodiversity protection, landscape enhancement, and passive recreation. The rezoning also supports the broader network of reserves and walkways in the area, contributing to the ecological connectivity and recreational amenity of Māpua.

Effectiveness and Efficiency

The proposed rezoning is highly effective in implementing the strategic direction of the Māpua Masterplan, and the relevant objectives and policies of the TRPS and TRMP. By downzoning to Rural 1, the plan supports efficient land use, ecological protection, and coordinated open space planning, while avoiding the costs and risks associated with inappropriate residential development.

Risk of Acting or Not Acting if There is Uncertain or Insufficient Information

There is a high degree of certainty regarding the site's suitability for Rural 1 zoning, given the legal constraints of the QEII covenant, the ecological values, and the site's physical characteristics. The main risks of acting—rezoning to Rural 1—are minimal, as this approach aligns with the sites QEII requirements and ecological best practice. The risk of not acting is more significant: retaining the current zoning would perpetuate a planning misalignment, create unrealistic expectations for development, and potentially threaten the integrity of the covenant and the site's ecological values. Not acting would also miss the opportunity to deliver integrated landscape and ecological benefits for the environment and community.

Economic Benefits and Employment

The change will support the long-term resilience and liveability of Māpua by protecting essential ecological and landscape assets and providing opportunities for low-impact pastoral farming. The site's function as part of the open space network will enhance the attractiveness of the area for residents and visitors, supporting environmental and community wellbeing.

Overall Appropriateness

Rezoning T-249 as Rural 1, is the most appropriate planning response. This approach is grounded in robust evidence, and aligns with the strategic direction of the Māpua Masterplan. It recognises the site's actual and intended use, supports integrated open space and landscape provision, and provides a clear, future-focused framework for sustainable land management in Māpua. The risks associated are minimal and outweighed by the benefits of acting, particularly given the strong policy support for coordinated, resilient open space and ecological planning.

10.17.10. ASSESSMENT AGAINST TRMP OBJECTIVES AND POLICIES

Assessment against TRMP Objectives and Policies:
The retention of the Rural 1 Zone for this site is consistent with the objectives and policies of the Tasman Resource Management Plan (TRMP), particularly those in Chapter 7 (Rural Environment Effects) and Chapter 6 (Urban Environment Effects).

- Objective 7.1.2 and Policies 7.1.3.1–7.1.3.3 seek to avoid, remedy, or mitigate the adverse effects of subdivision and development on productive land, rural character, and natural values.
- Policy 7.2.3.11 and 7.2.3.13 enable rural living and other activities where the productive value of the land is retained and significant ecological, landscape, or open space values are protected.
- Objective 6.7.2 and Policy 6.7.3.1 support the maintenance and enhancement of distinctive character and integration of open space and ecological features within and around urban and rural centres.

Overall, the Rural 1 zoning is considered the most appropriate way to achieve the relevant objectives and policies of the TRMP, ensuring the long-term protection of ecological and open space values while recognising the lands QEII status.

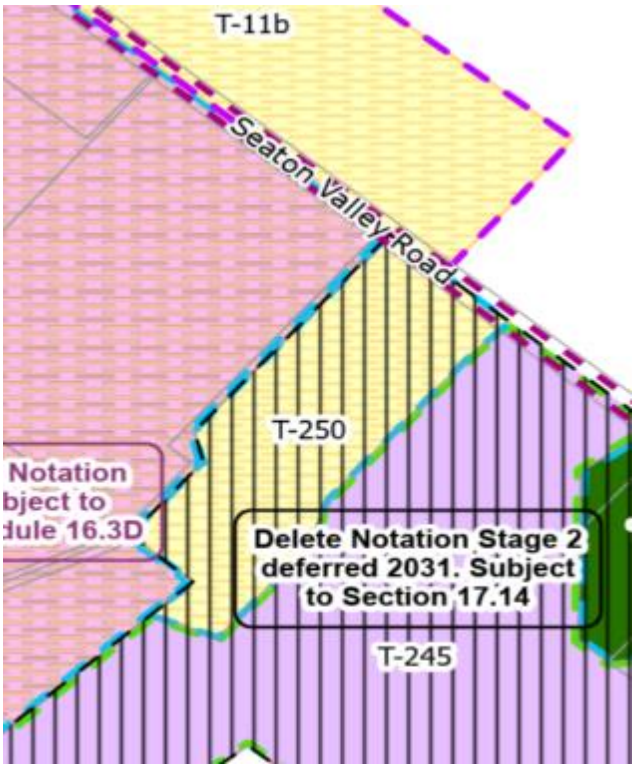
10.18. Māpua – T-250

Area Name:	59 Seaton Valley Rd
Town/Location:	Māpua
Current Zone:	Rural 1 deferred Residential
Estimated Yield:	54 dwellings
Area (ha):	3.0 Ha

Recommended Zoning Change:

Rural 1 deferred Medium Density Residential

Add Outline Spatial Plan overlay



Note: Refer to PC81 s32 Evaluation Report Appendix 1.1 for proposed PC81 maps or https://eplan.tasman.govt.nz

10.18.1. PLANNING BACKGROUND

Zoning and Spatial Layers Overview

59 Seaton Valley Road is currently zoned Rural 1 deferred Residential in the TRMP.

59 Seaton Valley Road was rezoned from Rural 1 to Rural 1 deferred Residential in 2014 under Plan Change 22. Plan Change 22 introduced a comprehensive urban development strategy for the Māpua and Ruby Bay area following a lengthy and detailed planning process. The Plan Change provided for development, in appropriate locations, in areas away from coastal margins and low-lying locations. To enable the orderly roll out of infrastructure and development Plan Change 22 identified sites where development would be deferred pending the provisions of services.

The site is located within the Māpua Development Area as identified in the TRMP. It is proposed to retain this overlay; however, the site will be subject to an Outline Spatial Plan that will set requirements such as density and will take precedence over the provisions of the Māpua Development Area. The site is also subject to the following TRMP overlays: Services Contribution Area, Wastewater Management Area, and Land Disturbance Area 1. No changes are proposed to these spatial layers.

A TRMP indicative walkway extends across the top of T-250.

T-250 is proposed to be rezoned to Rural 1 deferred medium density residential with an Outline Spatial Plan which identifies indicative walkways, reserves and roads and urban design requirements for the site and wider area. It is proposed to be deferred until Seaton Valley Road and the intersection of Seaton Valley Road and Māpua Drive is upgraded. It is also deferred for water and wastewater services including a new seaton valley road pump station and rising main (Refer Schedule 17.14a of the Pc81 Schedule of Amendments.)

Māpua Masterplan

This area was identified in the Māpua Masterplan (and the FDS) for residential development. Both of these processes went through robust community consultation process prior to being adopted.

Other considerations

There are no heritage buildings, protected trees or recorded archaeological sites located on the T-250.

10.18.2. NATURAL HAZARDS CONSIDERATIONS Further detailed information is provided in Appendix 24. of Plan Change 81 Section 32 Evaluation Report.
The site is undulating and is not considered to be subject to natural hazards.

10.18.3. SERVICING CONSIDERATIONS Further detailed information is provided in Appendix 3 of the Plan Change 81 Section 32 Evaluation Report.	
Water Supply Servicing	T-250 is not currently serviced for water. While some new services are planned by Year 10 to support a limited level of growth, trunk main upgrades planned beyond Year 10 are required to support wider growth in Māpua.
Wastewater Servicing	T-250 is not currently serviced for wastewater. While some new services are planned by Year 10 to support a limited level of growth, trunk main upgrades planned beyond Year 10 are required to support wider growth in Māpua.
Stormwater Servicing	The site is currently unserviced but is intended to be designed for stormwater discharge to the future Seaton Valley Detention Wetland.
Transportation/ Roading Servicing	Access is currently provided from Seaton Valley Road. A two staged upgrade of Seaton Valley Road is proposed to address the cumulative effect of several developments on the road, the walking and cycling environment, and the intersection with Māpua Drive. The 1st stage of this upgrade has been included in in the LTP for 2032/33. The second stage is proposed after 2034.

10.18.4. IWI INTERESTS Values, Cultural Heritage, and Te mana o te wai
Māpua is cultural and historically significant to the iwi of Te Tauihu. The Māpua area has an extensive history as an occupation and resource harvesting area and is extensively interspersed with wāhi tapu (sacred areas). For these reasons, Te Tauihu Iwi – in particular the descendants of those who occupied, cultivated and harvested kai, and exercised customary rights in Māpua – have a vested interest in current and future activities and developments in the area. More information can be found at; Māpua Masterplan | Shape Tasman.

10.18.5. COMMUNITY SERVICES AND FACILITIES	
Parks and Reserves	A TRMP indicative walkway within the site leads to an indicative reserve & indicative road on the adjoining site(T-245). The Seaton Valley Road walkway links SW T-250 to an area near Dawsons Road. The proposed Outline Spatial Plan includes a walkway on the property extending to connect with Seaton Valley Road, proposed reserves and Dawsons Road.
Other facilities	NA

10.18.6. PRODUCTIVE LAND
The site contains soil capability LUC3, however, the site is currently zoned Residential. In accordance with Clause 3.5(7) of the NPS HPL, due the existing urban zoning, the site does not meet the definition of Highly Productive Land.

10.18.7. ECOLOGY AND GROUNDWATER Values, Streams and Rivers, SNAs, and Wetlands
No SNA's identified for this site. Mature vegetation on the boundary.

10.18.8. CONTAMINATED LAND
One HAIL site (594) is associated with T-250. Part of this property is in the mapped area of historic orchard land and has the potential for the soil to have been contaminated with pesticide residues. A former chemical storage shed is also on this property. This is a site with the potential for contamination due to confirmation of past or present activities. At the resource consent stage mitigation measures will be required.

10.18.9. OPTIONS ASSESSMENT FOR SITE LOCATION T-250

Summary of Options

- **Option 1:** Retain the status quo and keep the existing Rural 1 deferred Residential zoning.
- **Option 2 (Preferred):** Rezone to Rural 1 deferred Medium Density Residential.
- **Option 4 (Preferred):** Apply or amend spatial layers (other than zones), specifically the Outline Spatial Plan to guide development, infrastructure, and connectivity.

Options 2 and 4 are the preferred approach, as they align with the Māpua Masterplan, the FDS, and the infrastructure planning for the area.

Costs and Constraints

Retaining the current zoning would maintain the site as Rural 1 deferred Residential, which would limit the potential for intensification and would not make efficient use of a strategically located site identified for urban growth. The current zoning also fails to leverage planned infrastructure investments, such as new water and wastewater services and upgrades to Seaton Valley Road and its intersection with Māpua Drive.

The site is undulating and not subject to natural hazards, though there is a small area of steeper slopes in the southern corner.

The Outline Spatial Plan overlay will need to address the integration of walkways and reserves, and ensure that stormwater is managed appropriately, with the site intended to discharge to the future Seaton Valley Detention Wetland.

The property contains LUC3 soils, which are currently identified as highly productive under the NPS-HPL, but the site is already identified for future urban development in the TRMP through its deferred residential status.

There is also a HAIL site associated with the property due to historic orchard use and a former chemical storage shed, so mitigation measures may be required at the resource consent stage.

Benefits and Opportunities

Rezoning T-250 as proposed will enable the delivery of approximately 54 new dwellings in a location identified for medium density residential growth in both the FDS and the Māpua Masterplan. The Outline Spatial Plan overlay will ensure that development is coordinated, with integrated provision for walkways, reserves, and roads, as well as urban design requirements for the site and wider area.

The medium density residential zone provides for a mix of housing types, which will help address the district's shortfall in smaller dwellings and support a more diverse and resilient community. The integration of walkways and reserves will enhance amenity, support ecological values, and improve connectivity for walking and cycling. The rezoning also responds to community feedback supporting a mixture of housing options in Māpua.

Effectiveness and Efficiency

The proposed rezoning is highly effective in implementing the strategic direction of the FDS, the Māpua Masterplan, and the relevant objectives and policies of the TRPS and TRMP. By enabling medium density residential development in a well-located area, the plan supports compact urban form, efficient use of infrastructure, and coordinated growth. The approach is efficient, as it leverages planned infrastructure investments and aligns zoning with actual land use potential and community needs. By providing for a range of housing types and integrating open space and recreational linkages, the proposal supports both social and environmental objectives.

Risk of Acting or Not Acting if There is Uncertain or Insufficient Information

There is a high degree of certainty regarding the site's suitability for medium density residential development, subject to the planned infrastructure upgrades. The main risks of acting—rezoning to enable residential development—relate to the timing and delivery of servicing specially wastewater and water supply and transport upgrades, and the mitigation of any contamination from historic orchard or chemical storage use. These risks can be managed through the deferral of the site, the Outline Spatial Plan and resource consent conditions. The risk of not acting is more significant: retaining the current zoning would perpetuate underutilisation of land identified for intensification, limit the district's ability to meet housing demand, and undermine the objectives of the FDS and Masterplan.

Economic Benefits and Employment

Rezoning T-250 to enable medium density residential development will stimulate local construction activity, support the viability of local services and amenities, and contribute to the economic resilience of Māpua. By increasing the supply and diversity of housing, the plan will help attract and retain residents, support local businesses, and provide employment opportunities during the development phase. The integration of walkways and reserves will enhance the attractiveness of the area, supporting both community wellbeing and the local economy.

Overall Appropriateness

Rezoning T-250 as proposed—Rural 1 deferred Medium Density Residential, with an Outline Spatial Plan overlay—is the most appropriate planning response. This approach is grounded in robust evidence, aligns with the strategic direction of the FDS and Māpua Masterplan, and reflects both technical advice and community aspirations. It addresses the identified need for additional housing, supports integrated infrastructure and amenity provision, and provides a clear, future-focused framework for sustainable growth in Māpua. The risks associated with servicing and environmental management are manageable and outweighed by the benefits of acting, particularly given the strong policy support for coordinated, resilient urban development.

10.18.10. ASSESSMENT AGAINST TRMP OBJECTIVES AND POLICIES

The proposed rezoning of this site to the Medium Density Residential Zone has been assessed against the operative provisions of the TRMP, and the proposed objectives and policies introduced through Plan Change 81. The proposal is consistent with the relevant objectives and policies for urban growth and residential development, particularly those in Chapter 6 (Urban Environment Effects), including Section 6.4A (Land for Residential Activities), and the Māpua/Ruby Bay provisions in Section 6.15.

- Objective 6.4A.2.1 seeks to ensure sufficient residential capacity to meet demand in the urban environment and rural centres. The rezoning contributes to this objective by providing additional housing capacity within a planned Māpua growth area.
- Objective 6.4A.2.2 supports a well-functioning urban environment through intensification that provides a range of housing types and sizes and achieves appropriate urban design and amenity outcomes. The proposal is consistent with this objective by enabling medium density development in a location identified for growth.
- The proposal is supported by the Medium Density Residential Zone policy framework, in particular:
  – Policy 6.4A.3.5, which enables a range of residential activities with greater intensity of built form;
  – Policy 6.4A.3.6, which provides for baseline development while ensuring that the

potential for comprehensive development is not compromised; and
– Policy 6.4A.3.7, which enables medium density development where it contributes to a well-functioning urban environment and achieves appropriate urban design and amenity outcomes.

- As a greenfield site, development will be guided by an Outline Spatial Plan, which provides a structured, spatial planning approach to coordinate the layout, density and form of development and ensure integrated and efficient development of land and infrastructure.
- The proposal supports efficient use of land and infrastructure (Objective 6.2.2.2 and Policy 6.2.3.2A), while also recognising the need to manage the loss of productive land in accordance with Policy 6.2.3.3.
- Section 6.15 supports growth in identified Māpua development areas through coordinated planning, a range of housing forms, and the use of Outline Spatial Plans for larger greenfield sites. The rezoning is consistent with this direction, including providing for comprehensive development and integration with infrastructure, access networks, and urban form.
- The proposal is also consistent with policies that support connected street networks, walking and cycling access, public open space, and high-quality urban design outcomes, contributing to a well-integrated and functional urban environment.

The proposal is therefore considered to give effect to the relevant operative and proposed objectives and policies of the TRMP for greenfield medium density residential development.

Assessment of Overlay – Outline Spatial Plan (OSP):

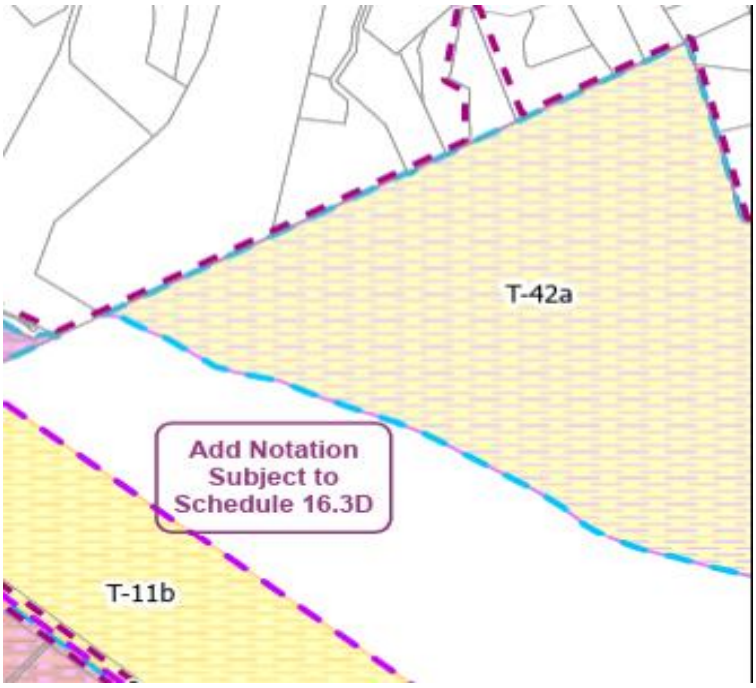
The application of an Outline Spatial Plan overlay to this site is consistent with the operative and proposed objectives and policies of the TRMP, as it provides for a structured and coordinated approach to development of this greenfield area.

- The Outline Spatial Plan coordinates the spatial layout of development, including the arrangement of roads, blocks, open space, and infrastructure, ensuring the efficient and integrated development of the site.
- The overlay provides a framework for staging development and integrating the site with the surrounding Māpua urban area, including transport connections, pedestrian and cycling links, and servicing.
- The Outline Spatial Plan supports the achievement of high-quality urban design and amenity outcomes through coherent and comprehensively planned development.
- The approach also supports the efficient functioning of infrastructure and transport networks, including through well-connected street layouts and integration with existing networks.

The OSP overlay ensures that development of the site occurs in a planned, integrated and coordinated manner, consistent with the intended outcomes of the Medium Density Residential Zone.

10.19. Māpua – T-42a and T-42b

Area Name:	Part 49 Stafford Drive
Town/Location:	Māpua
Current Zone:	Rural 1 deferred Rural Residential (serviced)
Estimated Yield:	140 dwellings
Estimated Area (ha):	18
Recommended Zoning Change:	
Rural 1 deferred Residential (T-42a) and Rural 1 (T-42b) Add Outline Spatial Plan overlay	



Note: Refer to PC81 s32 Evaluation Report Appendix 1.1 for proposed PC81 maps or https://eplan.tasman.govt.nz

10.19.1. PLANNING BACKGROUND

Zoning and Spatial Layers Overview

Part 49 Stafford Drive is currently zoned Rural 1 deferred Rural Residential (serviced) in the TRMP.

Part 49 Stafford Drive (T-42a) was rezoned from Rural Residential to Rural 1 deferred Rural Residential (serviced) in 2014 under Plan Change 22. The south eastern part of the site (T-42b) was zoned Rural 1 deferred Rural Residential (serviced) prior to Plan Change 22.

The TRMP includes a network of indicative roads within T-42a and b with access provided from Stafford Drive.

The TRMP also includes an Indicative Reserve connecting the Indicative Reserve (sports fields) proposed for Seaton Valley Road to Stafford Drive along the valley floor. A network of Indicative Walkways connect the Indicative Roads to the Indicative Reserve and the Seaton Valley Stream. The area also includes Indicative Walkways connecting to Crusader Drive, Korepo & Pomana Road.

T-42a is also subject to the Māpua Development Area, Services Contribution Area, Wastewater Management Area, Land Disturbance Area 1 overlays in the TRMP. No change is proposed to these overlays.

T-42a is proposed to be rezoned to Rural 1 deferred Residential with an Outline Spatial Plan detailing specific requirements around walkways, roads, reserves, wildlife protection areas and urban design. The existing TRMP indicative items for roads, reserves and walkways are proposed to be removed. All other overlays are proposed to be retained.

T-42a is proposed to be deferred for the upgrade of the intersection of Seaton Valley Road and Māpua Drive and the SH60 and Māpua Drive intersection. It is also proposed for deferral for footpath upgrades on the eastern side of Stafford Drive from Māpua Valley Stream to Māpua School and for water and wastewater upgrades.

T-42b is proposed to be downzoned to Rural 1 due to natural hazards, and cultural and ecological values. The existing TRMP indicative road is proposed to be removed. All other overlays are proposed to be retained.

Māpua Masterplan

This area was identified in the Māpua Masterplan (and the FDS) for residential development. Both of these processes went through robust community consultation process prior to being adopted.

Other considerations

There are no heritage buildings, protected trees located on the T-42 a/b. There is an archaeological site recorded on site T-42a which indicates previous occupation in the area.

10.19.2. NATURAL HAZARDS CONSIDERATIONS

Further detailed information is provided in Appendix 24 of Plan Change 81 Section 32 Evaluation Report.

Site T-42a is undulating with ephemeral streams within the valleys. Part of this site is located within the yellow tsunami evacuation zone. The risk level for flooding is assessed as low with mitigation measures, and the residual risk remains low. The tsunami risk level is assessed as medium and the residual risk remains medium.

The bulk of site T-42b is located on the landward edge of the Mapua coastal plain close to the mouth of Seaton Valley, with a relatively small area extending to the northwest up onto the adjacent hill

slopes. The coast is approximately 350 metres northeast of the site. On the coastal plain the site is low lying with ground levels of approximately 2.0 to 3.5 meters elevation (NZVD 2016). Mean High Water Springs (MHWS) is currently 1.71 meters elevation (NZVD 2016). Current relative sea-level rise projections for 100 years are approximately 2m (based on climate change scenario SSP5-8.5 H+) and as such this part of the site will be progressively impacted by coastal hazards. The part of the site on the coastal plain is in an area where seismic liquefaction damage is possible and is within the orange tsunami evacuation zone.

As per the natural hazards assessment methodology, T-42b has not been assessed against the NPS-NH as the proposed zoning is Rural 1.

10.19.3. SERVICING CONSIDERATIONS Further detailed information is provided in Appendix 3 of the Plan Change 81 Section 32 Evaluation Report.	
Water Supply Servicing	The site is currently not serviced for water. Some new services are planned by year 10 to support development. Deferral is proposed until the Māpua reticulation upgrades are undertaken.
Wastewater Servicing	The site is currently not serviced for wastewater. Some new services are planned by year 10 to support development. Deferral is proposed until the New Stafford Drive Pump Station has been developed.
Stormwater Servicing	The site is currently unserviced; however, it is intended to be designed to discharge stormwater to the proposed Seaton Valley Detention Wetland which is proposed for the low-lying area adjoining the site.
Transportation/ Roading Servicing	Current access to the land is provided from Stafford Drive. The TRMP includes a network of indicative roads to provide access. It is proposed to remove the TRMP indicative road network and replace with roading requirements included in the Outline Spatial Plan. These requirements include access off Seaton Valley Road and a secondary access off either Pomona Road or Stafford Drive. There is concern that pedestrian access from the eastern side of Stafford Drive from Seaton Valley Stream to Māpua School is limited. The development of T-42a is proposed for deferral based on this limitation. The site is also deferred for intersection upgrades at Māpua Drive and Seaton Valley Road and the State Highway 60.

10.19.4. IWI INTERESTS Values, Cultural Heritage, and Te mana o te wai
Māpua is cultural and historically significant to the iwi of Te Tauihu. The Māpua area has an extensive history as an occupation and resource harvesting area and is extensively interspersed with wāhi tapu (sacred areas). For these reasons, Te Tauihu Iwi – in particular the descendants of those who occupied, cultivated and harvested kai, and exercised customary rights in Māpua – have a vested

interest in current and future activities and developments in the area. More information can be found at; Māpua Masterplan | Shape Tasman.

10.19.5. COMMUNITY SERVICES AND FACILITIES	
Parks and Reserves	A TRMP indicative reserve runs along the foot of the hillslope along Seaton Valley Stream, joining to Stafford Drive. Indicative walkways are also identified for this site joining the indicative reserve to the indicative roads and Crusader Drive. The purpose of the indicative reserve was to provide an ecological corridor from the Māpua Estuary to the inland wetlands at Seaton Valley. The existing TRMP indicative reserves are proposed to be deleted and replaced with reserves included in the Outline Spatial Plan which includes a 20 metre esplanade reserve along Seaton Valley Stream. The Seaton Valley Stream links Māpua, Ruby Bay, Seaton Valley and the Waimea Inlet and has an important role in managing stormwater, providing opportunities for off-road cycling and walking along its margins and enhancing ecological values. The Outline Spatial Plan includes a recreational reserve (sportsfields) and a stormwater detention wetland on the lower portion of 49 Stafford Drive (outside of T-42a and b). Note that onsite stormwater detention areas are also included within T-42a in the Outline Spatial Plan. The outline spatial plan also includes a wildlife protection area over part of the site - it is identified as an area where cat ownership is restricted to provide some protection to wildlife inhabiting the stormwater detention wetland. T-42b is culturally significance to nga iwi and contains an existing wetland.
Other facilities	NA

10.19.6. PRODUCTIVE LAND
LUC4 : The majority of the site under the NPS-HPL is not considered to be highly productive. A small portion of the site is LUC3 which is identified as highly productive under the NPS-HPL. However,

Clause 3.6(6) of the NPS HPL states that Tier 2 territorial authorities (Tasman) may allow urban rezoning of LUC3 Highly Productive Land.

10.19.7. ECOLOGY AND GROUNDWATER

Values, Streams and Rivers, SNAs, and Wetlands

No SNA's are identified for T-42 a/b. There are three ponds and a stream located on the site. The site is undulating with ephemeral streams within the valleys.

The Seaton Valley Stream runs along the base of the sites. The Councils Senior Resource Scientist Freshwater & Estuarine Ecology, Trevor James[9] has provided the following information about Seaton Valley Stream;

Fish Communities:
Fish surveys using spotlighting methods in this creek were carried out by Tasman District Council at four sites along Seaton Valley Stream in 2006 and 2008 and two sites with electric fishing in 2006. These surveys found a marked difference between fish and macro-invertebrate diversity and abundance of fish upstream, compared to the downstream portion of Seaton Valley Stream. Within the upstream portion there was a high abundance of fish and reasonable diversity i.e. 5 fish species including giant kokopu, common bully, inanga, long fin eel and banded kokopu, as well as koura and Paratya shrimp. Downstream all the way to the estuary surveys found only a few short fin eel and a few inanga. Records of fish recovered during channel drying and stream diversion associated with a culvert project near the Māpua School showed moderate abundances of long-fin eel and inanga. Surveying fish in this way typically recover a greater quantities of fish. The low fish diversity and abundance in the lower reaches is most certainly to do with the quality of habitat and degree of disturbance (the channel is dug out every 2-3 years according to Mr Gerald Senior).

Fish Passage:
Surveys of in-stream structures in 2008 showed that fish passage was provided up to the access driveways upstream of 192 Seaton Valley Road. The culvert on that driveway was remediated for climbing fish (eels, banded kokopu and koaro) was remediated with conveyor belt in 2012 and was inspected in January 2022 as intact. A more complete fish passage survey will be completed in this catchment in the coming 1-2 years.

Water quality:
Water quality was sampled quarterly at a site just downstream of Stafford Drive over the period 2006-2016. Water quality is in a poor state with very low dissolved oxygen, high water temperatures, high levels of fine sediment, low water clarity, poor invertebrate condition (all samples below 80 MCI units). Much of this is likely to do with stock access, over-deepening and regular stream excavation in the 1200m upstream of the sampling site.

***Enhancement potential in the lower reaches of this waterway**.*
There is huge opportunity to improve the state of water quality and aquatic ecology in Seaton Valley Stream and associated flood plain. There is considerable potential to bring back moderate populations of rare species such as giant kokopu in the stream and mātuku/ Australasian Bittern, spotless crake and other marshbirds.

[9] *Email 20 June 2022- Trevor James, Tasman District Council Senior Resource Scientist Freshwater and Estuarine Ecology.*

The Ruby Bay Wetland 3 (2741) is located on the north west corner of T-42b. The wetland is described by Matt Moss, the Councils Ecologist as a small stand of raupo and willow trees[10].

10.19.8. CONTAMINATED LAND

No HAIL sites are associated with T42 a/b.

10.19.9. OPTIONS ASSESSMENT FOR SITE LOCATION T-42a and T-42b

Summary of Options

- **Option 1:** Retain the status quo and keep the existing Rural 1 deferred Rural Residential (serviced) zoning for T-42a and Rural 1 for T-42b.
- **Option 2 (Preferred):** Rezone T-42a to Rural 1 deferred Residential and T-42b to Rural 1.
- **Option 4 (Preferred):** Apply or amend spatial layers (other than zones), specifically the Outline Spatial Plan to guide development, infrastructure, and connectivity.

Options 2 and 4 are the preferred approach, as they align with the Māpua Masterplan, the FDS, and the physical and environmental realities of the site.

Costs and Constraints

Retaining the current zoning would maintain T-42a as Rural 1 deferred Rural Residential (serviced) and T-42b as Rural 1, which would preserve the theoretical potential for future housing but would not reflect the site's actual suitability for development.

Site T-42a is undulating and contains a number of small, ephemeral tributary streams, of which some have been dammed to form small ponds. The adjacent land to the south comprises the Seaton Valley stream flood plain with the stream channel currently aligned along the base of the hill slopes right at the edge of the flood plain. Parts of the channel are within the site and parts lie adjacent to it. Site T-42a is intended to include the hillslopes adjacent to the flood plain and not extend onto the flood plain. It is anticipated that development of the site will adopt a pragmatic approach to this boundary and development earthworks will ensure any flood hazards and impacts to the stream channel are avoided. Parts of the valleys on site T42a are within the yellow tsunami evacuation zone.

T-42b is low lying, contains a wetland and will become increasingly exposed to coastal hazards as sea levels rise.

The TRMP currently includes a network of indicative roads, reserves, and walkways across the site, these are proposed to be removed and replaced with requirements included in the Outline Spatial Plan.

There is a 20-metre esplanade reserve along Seaton Valley Stream. There are no heritage buildings or protected trees on the property, but there is an archaeological site recorded on T-42a, indicating previous occupation in the area.

[10] *Email 24 July 2025 - Matt Moss Tasman District Council Ecologist*

The site contains LUC4 soils, which are not considered highly productive under the NPS-HPL, but a small portion of the site is LUC3, which is currently identified as highly productive but as the land is already identified for residential development it is excluded from the requirements of the NPS-HPL.

Benefits and Opportunities

Rezoning T-42a and T-42b as proposed will enable the delivery of new residential and open space areas. The Outline Spatial Plan overlay will ensure that development is coordinated, with integrated provision for roads, reserves, and walkways, as well as urban design requirements for the site and wider area.

Effectiveness and Efficiency

The proposed rezoning is highly effective in implementing the strategic direction of the FDS, the Māpua Masterplan, and the relevant objectives and policies of the TRPS and TRMP. By enabling residential development (T-42a) in a well-located area, the plan supports coordinated growth.

The approach is efficient, as it leverages planned infrastructure investments and aligns zoning with actual land use potential and community needs. By providing for a range of housing types and integrating open space and recreational linkages, the plan supports both social and environmental objectives.

Risk of Acting or Not Acting if There is Uncertain or Insufficient Information

There is a high degree of certainty regarding site T-42a's suitability for residential subject to the planned infrastructure upgrades and hazard mitigation measures. The main risks of acting—rezoning to enable residential development—relate to the timing and delivery of servicing, the management of stormwater, traffic safety and coastal hazard risk, and the protection of archaeological and landscape values. These risks can be managed through the deferral of the land, Outline Spatial Plan and resource consent conditions. The risk of not acting is more significant: retaining the current zoning would perpetuate underutilisation of land identified for urban growth, limit the district's ability to meet housing demand, and undermine the objectives of the FDS and Masterplan. Not acting would also miss the opportunity to deliver integrated recreational and ecological enhancements in the area (T-42b).

Economic Benefits and Employment

Rezoning T-42a to enable staged residential will stimulate local construction activity, support the viability of local services and amenities, and contribute to the economic resilience of Māpua. By increasing the supply and diversity of housing, the plan will help attract and retain residents, support local businesses, and provide employment opportunities during the development phase. The integration of walkways, reserves, and landscape protection will enhance the attractiveness of the area, supporting both community wellbeing and the local economy.

Overall Appropriateness

Rezoning T-42a and T-42b (Part 49 Stafford Drive, Māpua) as proposed—Rural 1 deferred Residential and Rural 1, with an Outline Spatial Plan overlay—is the most appropriate planning response. This approach is grounded in robust evidence, aligns with the strategic direction of the FDS and Māpua Masterplan, and reflects both technical advice and community aspirations. It addresses the identified need for additional housing, provides protection for a wetland, supports integrated infrastructure and provides a clear, future-focused framework for sustainable growth in Māpua. The risks associated with servicing, environmental management are manageable and outweighed by the benefits of acting, particularly given the strong policy support for coordinated, resilient urban development.

10.19.10. ASSESSMENT AGAINST TRMP OBJECTIVES AND POLICIES

Assessment against TRMP Objectives and Policies:

The zoning of this site as Residential, with the adjoining area (T-42b) retained as Rural 1, is consistent with the objectives and policies of the TRMP (including the amended schedule of amendments), particularly those in Chapter 6 (Urban Environment Effects) and Chapter 13 (Natural Hazards) such as;

- Objective 6.1.2.1 as it supports a well-functioning urban environment.
- Objectives 6.3.2.1 and Objective 6.3.2.3, which require that urban development is aligned with infrastructure capacity and that development of deferred zoned land is appropriately sequenced. Policy 6.3.3.4 and Policy 6.3.3.4D reinforce that development should not occur until the necessary infrastructure is available.
- Objective 6.4A.2.1 seeks to ensure sufficient residential capacity to meet demand in the urban environment and rural centres, including at the margins of growth areas.
- Objective 6.4A.2.2 and Policies 6.4A.3.1–6.4A.3.4 promote a variety of housing types and sizes and support residential development that responds to local housing needs and the planned urban character of the area.
- Policy 6.4A.3.2(b) provides for a choice of residential density and form, taking into account people's preferences, the existing character of neighbourhoods, and the need for a transition between higher-density and lower-density environments.
- The adjoining area (T-42b) is of significance to iwi and is retained as Rural 1 to ensure ongoing protection of its cultural and ecological values consistent with Objective 7.2.2 and Policy 7.2.3.11 (protection of significant natural and cultural values).
- The proposal also aligns with Policy 6.2.3.3 (minimising loss of productive land), and Policy 6.3.3.1 (ensuring adequate services).
- Objectives in 13.1.2 seek to manage areas subject to natural hazards by ensuring development is avoided or mitigated according to the level of risk, and that land development (including infrastructure) is resilient to natural hazards.
- With hazard mitigation measures, the approach is consistent with the Policies in 13.1.3 that seek to avoid or mitigate the effects of natural hazards on land use activities.

Overall, the combination of Residential zoning for the elevated, visible site and Rural 1 zoning is considered the most appropriate way to achieve the relevant objectives and policies of the TRMP, supporting both urban growth, the protection of important cultural and ecological values and avoiding or mitigating the effects of natural hazards.

Assessment of Overlay – OSP:

The application of an OSP overlay to this site is consistent with TRMP objectives and policies, particularly Policy 6.15.3.13A to provide comprehensive developments in outline spatial areas within Māpua and Policy 6.3.3.5A to promote well-connected and efficient transport connections.

- OSPs coordinate the spatial layout of development, including roads, walkways, open space, and infrastructure, and support the integration of development within existing settlements and landscape features.
- OSPs are required to achieve quality urban design outcomes through planned, coherent development, as set out in Schedule 16.3D.

The OSP overlay ensures that development is staged, integrated, and aligned with the strategic direction of the district.