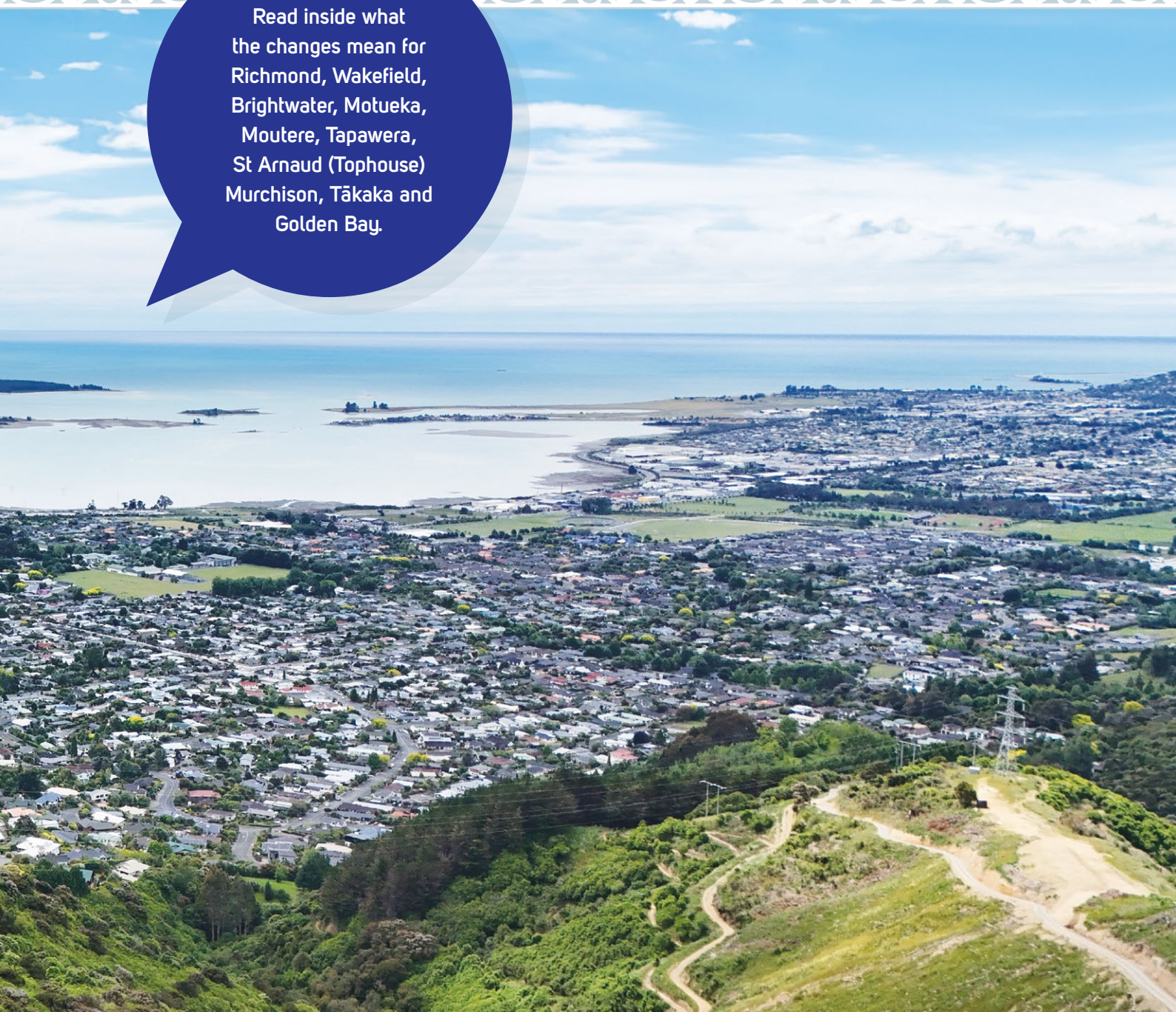
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ZONING FOR HOUSING AND BUSINESS

Providing for growth

Urban Growth Plan Change 81 and
Regional Policy Statement Change 1 – 2024/2025

Read inside what the changes mean for Richmond, Wakefield, Brightwater, Motueka, Moutere, Tapawera, St Arnaud (Tophouse) Murchison, Tākaka and Golden Bay.



This booklet provides important information on the upcoming public engagement for Draft Plan Change 81 to the Tasman Resource Management Plan and the draft Change 1 to the Tasman Regional Policy Statement (RPS).

COMMON TERMS

TASMAN RESOURCE MANAGEMENT PLAN

This is the "District Plan" that contains the planning rules and policies for how we can use our land and resources. It contains zones – for example, Residential Zone or Rural Zone – which identify the intended use of that land.

DRAFT PLAN CHANGE

This is a change to the Tasman Resource Management Plan. It is a public process requiring research, evaluation, drafting and consultation. The changes can be made to the maps (e.g. rezoning) or the words of the plan. If a plan change is "draft" then it is still being developed and worked on prior to formal notification.

ENGAGEMENT

This is just an early "heads up" and an indication of the content. We will be engaging on a draft of Plan Change 81 and Change to the Regional Policy Statement in early 2025. You will be sent further information at that time.

REGIONAL POLICY STATEMENT

Sets out the framework and priorities for resource management of natural and physical resources in the region.

MEDIUM DENSITY RESIDENTIAL ZONE (MDRZ)

Allows for the development of housing with moderate density such as apartments and townhouses and detached homes with smaller lots than those in low density zones.

PLAN CHANGE FOR URBAN GROWTH

Tasman is highly valued and sought after by new and returning residents, land and service-based sectors, innovators, and creatives.

PROVIDING FOR GROWTH

- Nelson Tasman Future Development Strategy 2022 – 2052 (FDS) identified the opportunity to consolidate growth along the State Highway 6 corridor from Atawhai to Wakefield, while also providing growth opportunities in Motueka and Māpua and some of Tasman's rural towns which are facing shortages of housing or business land.
- Starting a Plan Change that will rezone some of the FDS sites to provide more land for housing and business and make it easier to build up in some of our towns. Some sites will be zoned deferred until services are available.
- Regional Policy Statement (RPS) Change 1 proposes amendments that align with the Plan Change 81 objectives. This also includes amendments to help with unanticipated or out-of-sequence development proposals.

HOUSING AND BUSINESS OPTIONS

Work is now underway to prepare the draft Urban Growth Plan Change 81 to the Tasman Resource Management Plan.

Plan Change 81 will:

- Provide sufficient residential and business land capacity for at least the next 10 years.
- Ensure these new locations develop into high-quality living and working environments.
- Offer a more diverse range of housing options and living environments and provide for more business land where it is short.



Plan Change 81 identifies nine towns where zoning more land for housing and business is proposed: Richmond, Wakefield, Brightwater, Motueka, Moutere, St Arnaud (Tophouse), Tapawera, Tākaka and Murchison. A new Medium Density Residential Zone is proposed for central Richmond, Brightwater, Wakefield and potentially Motueka and Tākaka, to provide for intensification of existing built-up areas.

The plan change excludes rezoning land in Māpua where a Masterplan is in process, and Collingwood, where capacity above the already zoned land is not needed within the next 10 years.

KEY ACTIONS

- **Amending the Regional Policy Statement:** To provide high-level direction towards prioritising a suitable supply and variety of homes in the right locations, and to provide for sufficient business opportunities.
- **Zoning:** Housing and business land will be rezoned in key areas including Moutere, Richmond, Wakefield, Brightwater, Tākaka, Motueka, Murchison, St Arnaud (Tophouse), and Tapawera.
- **Infrastructure planning:** Introduce indicative walkways, roads, and outline development plans into the TRMP to ensure appropriate connections and development. Water, wastewater and stormwater projects to service the new zoned sites are included in Long Term Plan budgets.
- **Medium Density Residential Zone (MDRZ):** Establish a new MDRZ to enable intensification and smaller dwellings in central Richmond, Wakefield, Brightwater, Motueka and Tākaka while preserving the most important aspects of amenity and liveability.
- **Enable workers' accommodation:** Simplify the process for constructing workers' accommodation.
- **Richmond centres' hierarchy:** Establish a hierarchy of centres for Richmond to guide future development.



KEY MDRZ ELEMENTS

- The Residential Zone replaced in appropriate locations with incentives for comprehensive redevelopment of sites that result in smaller and more compact homes, including townhouses, terraced houses, and low-rise apartments.
- Incentivise good quality intensification and protection of existing amenities, while recognising that as Richmond, Wakefield, Brightwater, Motueka and Tākaka develop, there will be changes to the urban environment.
- A new approach to rules is being developed that will incentivise good quality urban design, such as attractive buildings, protecting neighbours' sun and privacy, retaining trees, smaller homes, parking for cycles, and electric vehicle supply equipment.

WHAT THE PROPOSED CHANGES MEAN FOR **RICHMOND**

DEMAND FOR NEW DWELLINGS

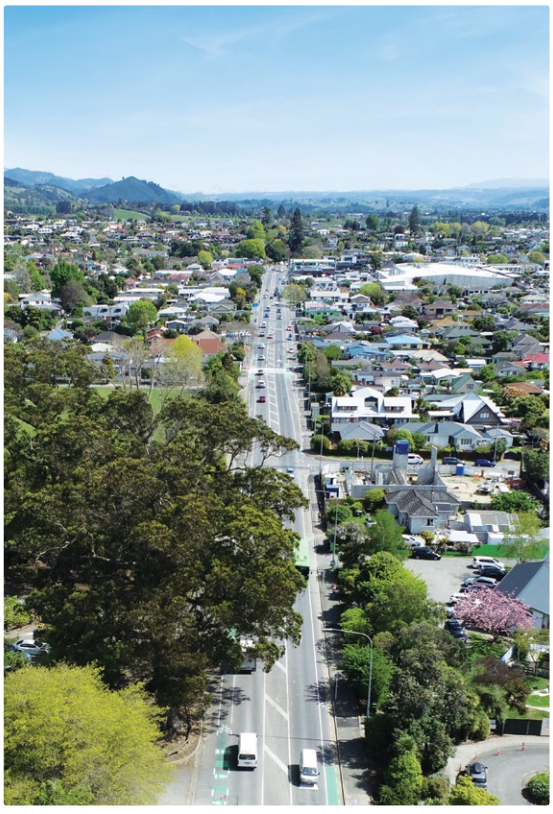
2024–2034 **1,382**

2034–2054 **2,480**

The proposed zone changes will help us meet Richmond's projected housing demand and provide additional capacity, supporting towns like Motueka and Brightwater that face housing land constraints. The focus for Richmond is to grow up, not out.

Over the next 30 years (2055), 63% of Tasman's new dwellings are needed in urban areas like Richmond, Brightwater, Wakefield, Māpua, and Motueka, highlighting their importance for commuters to Richmond and Nelson.

Richmond's rapid growth means more demand for commercial, and light industrial land so PC81 includes rezoning FDS business sites to sustain employment opportunities.



PROPOSED CHANGES

- Adopt the Medium Density Residential Zone in central Richmond, replacing the Richmond Intensive Development Area to allow for more housing. (Maps 1 and 4)
- Modify rules for Richmond's Commercial and Central Business Zones to enable residential intensification in the town centre.
- Rezone Light Industrial Zone land along Borck Creek to Residential Zone. (Map 3)
- Rezone land along Main Road Hope to accommodate more business land, likely as a mixture of Mixed Business and Light Industrial Zones, with site-specific rule interventions as needed to manage adverse effects. (Map 2)
- Rezone the existing Mixed Business zoned land in the Berryfields area to Medium Density Residential Zone and Commercial to provide more residential and commercial capacity. (Map 4)

Check out the plan process timeline and options for Richmond on the Shape Tasman interactive map or download them as a PDF if you prefer: **shape.tasman.govt.nz/urban-growth-PC81**



MAP 1



Site Code	Current Zone	Proposed Future Zone	Notes
RC1	Residential	Medium Density Residential	Medium Density Residential Zone with a higher density overlay, boundaries still to be refined. Current Open Space zoning within this site to remain.
RC2	Residential	Medium Density Residential	Boundaries still to be refined. Current Open Space and Recreation zoning within this site to remain.
RC4	Commercial	Central Business	
RC5	Tourist Services	Medium Density Residential	Boundaries still to be refined.
RNWC1	Mixed Business	Medium Density Residential	Medium Density Residential Zone with a higher density overlay, boundaries still to be refined.
RNWC2	Mixed Business	Commercial	
RNWC3	Mixed Business	Open Space	
RNWC4	Residential	Mixed Business	

MAP 2



Site Code	Current Zone	Proposed Future Zone	Notes
RS1	Rural 1	Light Industrial	
RS2	Rural 1	Mixed Business	

MAP 3



Site Code	Current Zone	Proposed Future Zone	Notes
RW3	Light Industrial	Residential	
RW4	Rural 1 deferred Residential	Residential	

MAP 4



Site Code	Current Zone	Proposed Future Zone	Notes
RNWC1	Mixed Business	Medium Density Residential	Medium Density Residential Zone with a higher density overlay, boundaries still to be refined.
RNWC2	Mixed Business	Commercial	
RNWC3	Mixed Business	Open Space	

MAP 5



Site Code	Current Zone	Proposed Future Zone	Notes
RSE1	Rural Residential Serviced	Rural 2	
RSE2	Rural Residential Serviced	Residential	

WHAT THE PROPOSED CHANGES MEAN FOR **WAKEFIELD**

DEMAND FOR NEW DWELLINGS

2024–2034 **298**

2034–2054 **659**

Over the next ten years Wakefield's small dwelling shortfall will be addressed by development in Richmond.

In the long term, with better water and sewage systems in place in the Waimea Plains, Wakefield will have sufficient housing and business land capacity.

Check out the plan process timeline and options for Wakefield on the Shape Tasman interactive map or download them as a PDF if you prefer: **shape.tasman.govt.nz/urban-growth-PC81**

PROPOSED CHANGES

- Rezone central parts of Wakefield to the Medium Density Residential Zone to facilitate intensification. (Map 6)
- Establish a new greenfield growth area with mixed housing densities. (Map 7)
- Establish a new Light Industrial Zone location for industrial businesses. (Map 7)

MAP 6



Site Code	Current Zone	Proposed Future Zone	Notes
WAK2	Residential	Medium Density Residential	
WAK3	Commercial	Medium Density Residential	
WAK4	Light Industrial	Medium Density Residential	

MAP 7



Site Code	Current Zone	Proposed Future Zone	Notes
WAK5	Rural 1	Light Industrial	
WAK6	Rural 1	Residential	Land between WAK6 and WAK7 subject to flooding, not suitable for Residential Zoning.
WAK7	Rural 2	Residential	Land between WAK6 and WAK7 subject to flooding, not suitable for Residential Zoning.

WHAT THE PROPOSED CHANGES MEAN FOR **BRIGHTWATER**

DEMAND FOR NEW DWELLINGS

2024–2034	2034–2054
290	**681**

Brightwater will face a small housing land capacity deficit over the next ten years until new trunk infrastructure – the Waimea Plains Water and Wastewater Plan – is in place.

In the long term, Brightwater will have sufficient housing capacity. For light industrial land, Richmond can meet some of Brightwater's demand in the next decade due to its proximity, until additional serviced capacity becomes available.



PROPOSED CHANGES

- Rezone central parts of Brightwater to the Medium Density Residential Zone. (Map 9)
- Provide new development opportunities at Katania Heights. (Map 9)
- Introduce a Rural Residential Zone that balances development with the protection of key areas. (Map 8)
- Correct technical zoning legacy issues, such as adjusting the Light Industrial and Tourist Services Zones. (Map 9)

Check out the plan process timeline and options for Brightwater on the Shape Tasman interactive map or download them as a PDF if you prefer: **shape.tasman.govt.nz/urban-growth-PC81**

MAP 8



Site Code	Current Zone	Proposed Future Zone	Notes
BW5	Rural 1	Rural Residential	Unserviced. Outline Development Plan to guide development layout.

MAP 9



Site Code	Current Zone	Proposed Future Zone	Notes
BW1	Residential	Residential	With Brightwater Development Area overlay.
BW2	Rural 1	Residential	With Brightwater Development Area overlay.
BW3	Tourist Services	Light Industrial	
BW4	Light Industrial	Commercial	
BW6	Residential	Medium Density Residential	Boundaries still to be refined.

WHAT THE PROPOSED CHANGES MEAN FOR **MOTUEKA** AND **MOUTERE**

DEMAND FOR NEW DWELLINGS

2024–2034 **773**

2034–2054 **1,257**

Motueka according to Council's 2021 Housing Preferences Survey, is Tasman's most popular town.

However, many people cannot afford to live there due to the lack of suitable land as Motueka is constrained by low-lying land, natural hazards, and highly productive land, making significant additional residential zoning difficult.

As a result, there will be significant housing land shortages in the medium future, notwithstanding that some demand is being met by surplus capacity in Richmond.

Plan Change 81 will start to address this by allowing for intensification with an expected benefit to community and economy.

Motueka has the highest concentration of Māori residents in Tasman, with 15% identifying as Māori, compared to 8% across the district (as at 2018).

PC81 includes provisions for papakāinga opportunities in Motueka.

PROPOSED CHANGES

- Rezone land to Compact Density or Medium Density Residential Zone. (Map 11)
- Accommodate iwi and hapū values by providing more opportunities for papakāinga development. (Maps 10 and 12)
- Expand rural residential living options in the Motueka Valley and the western end of College Street in a future proof resilient location. (Map 12)

Check out the plan process timeline and options for Motueka and Moutere on the Shape Tasman interactive map or download them as a PDF if you prefer: **shape.tasman.govt.nz/urban-growth-PC81**

MAP 10



Site Code	Current Zone	Proposed Future Zone	Notes
MOTC4	Residential	Papakāinga	

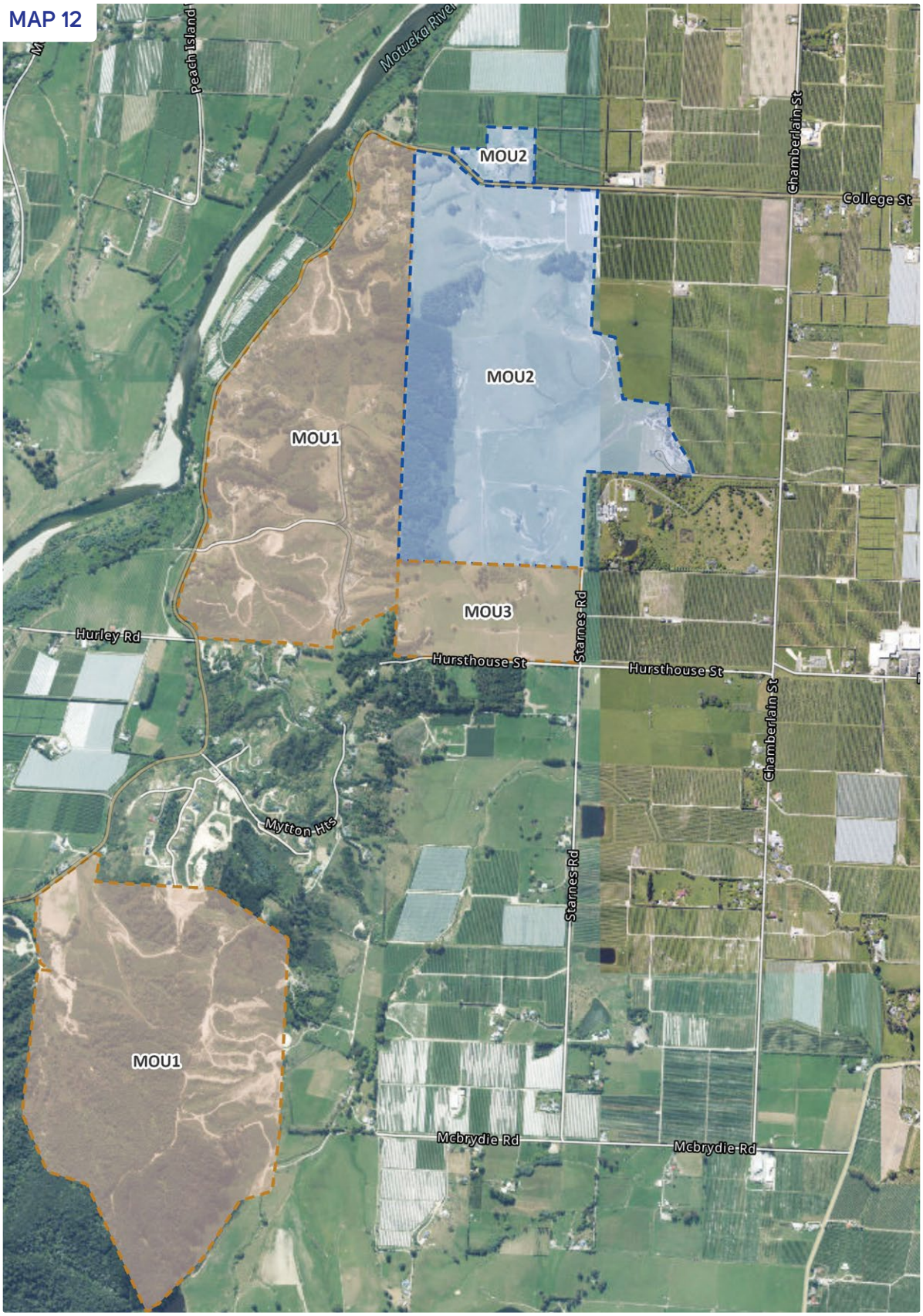


MAP 11



Site Code	Current Zone	Proposed Future Zone	Notes
MOT1	Tourist Services deferred Residential	Medium Density Residential Zone or Compact Density Residential Area	
MOT3	Rural 1 deferred Residential	Medium Density Residential Zone or Compact Density Residential Area	

MAP 12



Site Code	Current Zone	Proposed Future Zone	Notes
MOU1	Rural 2	Rural Residential	Unserviced. Indicative reserve and walkway (from McBrydie Rd) on the hill south of Mytton Heights.
MOU2	Rural 1	Papakāinga	
MOU3	Rural 1	Rural Residential	Unserviced.

WHAT THE PROPOSED CHANGES MEAN FOR **TAPAWERA, ST ARNAUD (TOPHOUSE)** AND **MURCHISON**

DEMAND FOR NEW DWELLINGS

2024–2034 **180**

2034–2054 **120**

Lakes-Murchison ward, which includes St Arnaud, Murchison, and Tapawera, faces constraints to growth, however, the proposed rezoning can provide sufficient land for housing and business.

Murchison has seen considerable increase in demand for dwellings in recent years and remaining light industrial land availability is very sparse. The recent PC77 rezoned land for rural residential and residential to meet demand. PC81 proposes a new light industrial site and rezoning some residentially zoned land to commercial.

To help people find homes, PC81 also wants to rezone some land to rural residential outside St Arnaud in Tophouse.



PROPOSED CHANGES

- Rezone a site at Tophouse to Rural Residential Zone, ensuring protection of wetlands and defining minimum lot sizes. (Map 15)
- Rezone land at the eastern end of Murchison to Light Industrial to support economic growth. (Map 13)
- Rezone properties in the commercial centre of Murchison to Commercial Zone to address business land shortages. (Map 14)
- Rezone a light industrial section in Tapawera as Residential Zone. (Map 16)

Check out the plan process timeline and options for Tapawera, St Arnaud (Tophouse) and Murchison on the Shape Tasman interactive map or download them as a PDF if you prefer: **shape.tasman.govt.nz/urban-growth-PC81**



MAP 13



Site Code	Current Zone	Proposed Future Zone	Notes
MURCH1	Rural 2	Light Industrial	Visual screening to be required.

MAP 14



Site Code	Current Zone	Proposed Future Zone	Notes
MURCH2	Residential	Commercial	

MAP 15



Site Code	Current Zone	Proposed Future Zone	Notes
STA1	Rural 2	Rural Residential	Unserviced.

MAP 16



Site Code	Current Zone	Proposed Future Zone	Notes
TAP1	Light Industrial	Residential	

WHAT THE PROPOSED CHANGES MEAN FOR **TĀKAKA** AND **GOLDEN BAY**

DEMAND FOR NEW DWELLINGS

2024–2034 **360**

2034–2054 **300**

Overall, there is sufficient housing land capacity in the Golden Bay ward, and Tākaka's planned wastewater treatment plant will address future capacity constraints.

PC81 proposes a mix of sites for rezoning, including rural self-serviced sites and sites that will use existing wastewater capacity allocation.

PC81 includes three sites for rezoning in Tākaka to offer both short- and long-term options for businesses and to address the shortage of light industrial land.

Check out the plan process timeline and options for Tākaka and Golden Bay on the Shape Tasman interactive map or download them as a PDF if you prefer: **shape.tasman.govt.nz/urban-growth-PC81**

PROPOSED CHANGES

- Provide short- and medium-term capacity for Light Industrial growth in Mohua / Golden Bay. (Maps 18 and 19)
- Rezone some existing Light Industrial land in Tākaka to Residential or Medium Density Residential Zone, subject to wastewater treatment plant capacity limitations. (Map 18)
- Rezoning Onetahua Marae in Pōhara from Residential Zone to Papakāinga Zone. (Map 20)
- Potentially rezone further Residential Zone land at Park Avenue, and Rototai Road, subject to wastewater treatment plant capacity limitations. (Maps 17 and 18)

MAP 17



Site Code	Current Zone	Proposed Future Zone	Notes
TAK17	Rural 1	Residential	

MAP 18



Site Code	Current Zone	Proposed Future Zone	Notes
TAK1	Rural 1	Light Industrial	
TAK14	Rural 1	Residential	Boundaries still to be refined.
TAK20	Residential	Light Industrial	
TAK5	Light Industrial	Medium Density Residential	
TAK6	Rural 1	Light Industrial	

MAP 19



Site Code	Current Zone	Proposed Future Zone	Notes
TAK2	Rural 2	Light Industrial	
TAK3	Rural 2	Rural Residential	Unserviced.

MAP 20



Site Code	Current Zone	Proposed Future Zone	Notes
POH1	Residential	Papakāinga	Onetahua Marae