

Plan Change 81 to the Tasman Resource Management Plan
and Change 1 to the Tasman Regional Policy Statement

URBAN GROWTH



INTRODUCTION

Tasman has a demand for houses with a lot of people wanting to come here, and locals who want to be able to stay. Plan Change 81 (PC81) provides a proactive framework to manage this growth while safeguarding the unique character of our natural and built environments.

This plan change responds to an urgent demand for additional housing and business land capacity across our region. Grounded in extensive foundation work – including the Nelson Tasman Future Development Strategy 2022 – 2052, the Māpua Masterplan, and the Richmond Spatial Plan – PC81 seeks to ensure that as our population increases, we provide for growth in a way that is coordinated, well-planned, and sustainable.

A centerpiece of this proposal is the introduction of the Medium Density Residential Zone (MDRZ). This new zone is designed to offer more housing choices, including townhouses, duplexes, and small apartment buildings, making better use of land in existing towns.

By focusing growth near town centers and everyday services in areas like Richmond, Brightwater, Wakefield, Māpua, Motueka, and Tākaka, we can create walkable communities where residents have easier access to shops, schools, and public facilities.

Providing for growth also means honouring the cultural needs of our community through updated Papakāinga provisions. PC81 introduces new Papakāinga Zones for specific properties in Motueka, Tākaka, and Stringer Road to better support Māori aspirations for living on ancestral land.

Submitting is the formal way to have your say and influence the Tasman District Plan; every submission is read by decision-makers and helps uncover perspectives that might otherwise be missed.

Whether you support the changes or believe they should be modified, your input helps ensure that the final plan reflects the needs and values of our entire community. Visit Shape Tasman online to view the plan change reference material, maps and submission how to guides to share your feedback.



Your voice is an essential part of the plan change.



THE STREAMLINED PLANNING PROCESS

Tasman District Council is using a Streamlined Planning Process (SPP) under the Resource Management Act 1991 to prepare:

- Plan Change 81 to the Tasman Resource Management Plan (TRMP)
- Change 1 to the Tasman Regional Policy Statement (TRPS)

WHAT IS IT?

The Streamlined Planning Process is a special planning process approved by the Minister, designed to manage complex or urgent planning changes more efficiently, while still providing public input and independent scrutiny.

WHY IS IT BEING USED?

The Streamline Planning Process will enable a timely response to demand for additional housing and business land capacity in Tasman District. Significant foundation work and consultation has been undertaken to support the changes including the Nelson Tasman Future Development Strategy 2022 – 2052, the Māpua Masterplan and the Richmond Spatial Plan.



HOW DOES IT WORK?

1. Public notification

The proposed changes will be publicly notified and all key documents will be made available online.

2. Making a submission

You have 30 working days to make a written submission supporting, opposing or suggesting changes. You can submit online, via email or via hard copy (must be on the appropriate form available online or from the Council).

3. Further submissions

You can make a further submission which allows you to support or oppose submissions.

4. Hearing by an independent panel

An independent panel of experts will hear submissions in a public hearing. The panel will be able to ask questions, and cross-examination may be allowed.

5. Panel recommendations

The panel prepares a report and recommendations.

6. Council decision

Council considers the panel recommendations and notifies its decision.

HOW LONG DOES THE PROCESS TAKE?

The process must be completed within 240 working days from when the Minister's Direction takes effect.

HOW CAN I BE INVOLVED?

You can make a submission, a further submission, and speak at the public hearing if you wish. If you require assistance, a policy planner will be available to answer any questions on 03 543 8400 or at environmentalplan@tasman.govt.nz.

HAVE YOUR SAY

Community input is an essential part of planning for Tasman's future. All key dates and information will be published at shape.tasman.govt.nz/urban-growth-PC81.



WHAT IS THE MEDIUM DENSITY RESIDENTIAL ZONE (MDRZ)?

A new approach to support more homes, more choice, and better use of land.

In Plan Change 81 the Council is proposing the introduction of a Medium Density Residential Zone (MDRZ) to allow more homes to be built in existing towns.

This new zone focuses on areas close to town centres and everyday services, making it easier for people to walk, cycle and access shops, schools and public facilities. It will also be used in new development areas to ensure we are using land efficiently.

The MDRZ enables a wider range of housing types, including:

- Townhouses
- Duplexes
- Small apartment buildings

This helps improve housing choice, affordability, and the efficient use of land.

The Council wants medium-density housing to be as simple and cost effective as possible, while still ensuring good-quality design outcomes.

The MDRZ will replace the Richmond Intensification Development Area (RIDA) and is proposed to apply in: Richmond, Brightwater, Wakefield, Māpua, Motueka, and Tākaka.

The Council wishes to ensure medium density developments can occur in as straight-forward a manner as possible, for the least cost to the community and the Council, and in a way that is also predictable and consistent.

THE MEDIUM DENSITY RESIDENTIAL DESIGN MATRIX

The Medium Density Residential Design Matrix (or just “the Matrix” for short) is a key feature of the MDRZ. It will be an effective and efficient technical tool for intensification that avoids poor designs and provides some protection for both neighbours and residents of the new homes. It sets out clear, measurable design standards covering things like:

- The contribution to the street environment
- Privacy and visual impact on neighbours
- The functioning of the site (wheelie bins etc).

But the Matrix is also flexible and allows a choice of solutions that are best for the site. If a development proposal meets the required Matrix score, Council must approve it. This provides greater certainty and faster decisions. If a development proposal does not meet the score, Council will assess only the areas that fall short.

OUTLINE SPATIAL PLANS

Outline Spatial Plans are long term land use plans that guide how new greenfield areas using the Medium Density Residential Zone should develop over time. They are not zoning plans, but set out the overall layout and structure of a future neighbourhood – including where roads, open spaces and connections should go, the general pattern of housing, and how the area should integrate with surrounding development.

Outline Spatial Plans provide a clear framework so development happens in a coordinated and well planned way as land is subdivided and built on.



KEY STANDARDS

The following proposed land use requirements set the baseline for development in the MDRZ.

Minimum housing density

- 30 homes per hectare for intensification sites
- 40 homes per hectare (Richmond Intensive Development Precinct around central Richmond)
- 20 homes per hectare for greenfield MDRZ locations with an Outline Spatial Plan unless otherwise specified

Building and site coverage

- Building coverage: 60%
- Site coverage: 70%

These higher limits support more housing and efficient land use.

Setbacks (distance from boundaries)

- 3m from the road
- 5.5m for garages facing the road
- 1.5m from side and rear boundaries

Sunlight and building design

Rules control building shape and placement to:

- Protect sunlight to neighbouring properties
- Reduce dominance of larger buildings
- Maintain privacy and outlook

Height limits

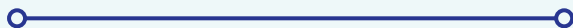
- 11m in most MDRZ areas
- 14m in Central Richmond Intensive Precinct
- 8m in Māpua (to maintain village character)

These three rules help maintain privacy, sunlight, and a pleasant streetscape.

Outdoor living space

- 8m² per bedroom (up to 32m² total)

This ensures usable outdoor space for residents.



Applications are generally non-notified (meaning neighbours are not formally consulted), except for infringements of side/rear setbacks and building envelope, which may require written approval from affected persons.



IN SUMMARY WHAT THIS MEANS FOR RESIDENTS

The MDRZ will:

- Provide more housing choices in well-located areas.
- Enable a mix of homes, including townhouses and apartments.
- Focus growth near centres, services, and transport options.
- Deliver faster and more predictable consenting decisions to keep costs down.
- Maintain good design, sunlight, and privacy.
- Ensure new neighbourhoods are well planned with supporting infrastructure.



For more information visit
shape.tasman.govt.nz/urban-growth-PC81.



PAPAKĀINGA AND PLAN CHANGE 81

WHAT IS PAPAKĀINGA?

Papakāinga refers to housing and community development on Māori ancestral land. It supports whānau to live close together, care for each other, and stay connected to their whenua, culture, and iwi.

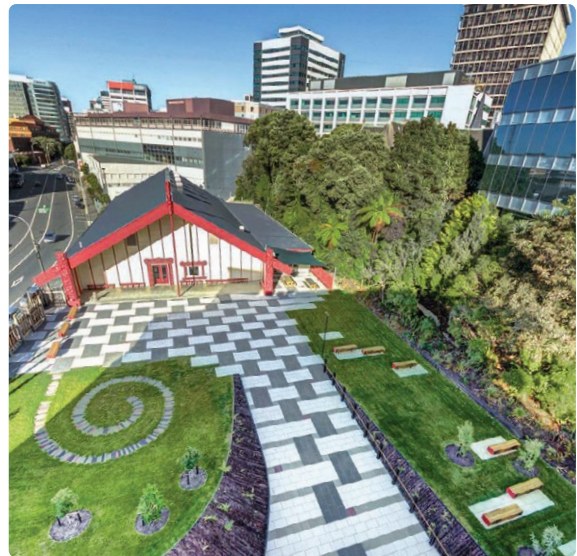
Papakāinga can include:

- Homes for whānau
- Kaumātua housing
- Marae and community facilities
- Cultural, social, educational, and economic activities

WHY MAKE CHANGES?

Current TRMP rules do not fully support Māori aspirations for papakāinga. Plan Change 81 aims to support Māori to live on their ancestral land, strengthen whanaungatanga, and enable culturally appropriate development.

Feedback from iwi highlighted the need for clearer, more enabling provisions.



KEY CHANGES PROPOSED IN PLAN CHANGE 81

- New Papakāinga Zones for selected properties in Motueka, Takaka, and Stringer Road.
- New TRMP policies to better guide papakāinga development.
- More activities allowed in Papakāinga Zones, including all housing types and community activities.
- Streamlined resource consent processes with reduced notification requirements.



HOW TO WRITE A SUBMISSION



BEFORE YOU START

Find out what changes are being proposed before you begin writing a submission. Information about the plan changes can be found at shape.tasman.govt.nz/urban-growth-PC81.

If you have any questions, a Council Policy Planner can help during business hours. Phone 03 543 8400.

WHY SUBMISSIONS MATTER

Decision makers read every submission, and your views can influence change. Submitting is the formal way to have your say. You can also choose to speak at a public hearing.

KEY POINTS TO INCLUDE

- Say what you support and why.
- Say what you want changed, why and how. Be specific about objectives, policies or rules.
- Add any maps, diagrams and professional opinions that help explain your points.
- Stick to the facts and give examples.
- Use clear everyday language.
- Tell the Council what you want them to do – don't leave them to guess.
- State if you want to speak at the hearing – it can help to highlight what you write in your submission. You don't have to, your submission is just as valid if you don't speak.
- Remember: be respectful – submissions are public.

Note: One well-reasoned submission can be more effective than multiple submissions that don't have much detail.

WHAT NOT TO DO

Avoid information that decision-makers cannot consider:

- Personal comments about the Council or its staff.
- Matters unrelated to Plan Change 81.
- Issues outside Council's control.
- Trade competition concerns (e.g. a competitor affecting your business).
- Offensive or frivolous content – these can be struck out.

LODGING YOUR SUBMISSION

Choose how to submit:

- **Online:** Complete the submission form at shape.tasman.govt.nz/urban-growth-PC81
- **Email:** environmentplan@tasman.govt.nz
- **Post:** Tasman District Council, Private Bag 4, Richmond 7050 (Attention: Urban Growth)

If you email or post your submission use *Form 5 of the Resource Management (Forms, Fees and Procedure) Regulations 2006* and include:

- Your name, address, telephone and email.
- The plan change number and the specific provisions you are submitting on.
- Whether you support or oppose the plan change provisions (in whole or in part).
- Your reasons.
- The decision you want Council to make.
- Whether you wish to be heard at the hearing.
- Whether you could gain an advantage in trade competition.

Each plan change requires a separate submission

Two plan changes are being notified. If you want to submit to both you will need to make two different submissions. Find the how-to guide on Shape Tasman.

Make sure you lodge your submission before the closing date and time.



Please note: Your submission, including your personal information, will be publicly available as part of the decision-making process.

WHAT HAPPENS NEXT

- Submissions are reviewed alongside expert advice and other evidence.
- There is an opportunity to provide a further submission.
- A public report is prepared for decision makers.
- Public hearings are held. You can speak if you chose to be heard.
- The decision and reports are published on our website, including the reasons for the decision.





Te Kaunihera o
te tai o Aorere