

CHAPTER 16: GENERAL RULES

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16.1 OUTDOOR SIGNS AND ADVERTISING

Refer to Policy sets 5.2, 6.7, 7.4, 8.1, 8.2, 9.1, 9.2, 9.3, 14.4.

16.1.1 Scope of Section

This section deals with outdoor signs and advertising throughout the District. Information required with resource consent applications is detailed in Chapter 19 (*refer, in particular, to 19.2.5*).

16.1.2 Traffic Signs on Roads

16.1.2.1 Permitted Activities (Traffic Signs on Roads)

The erection of a traffic sign on a road is a permitted activity that may be undertaken without a resource consent, if it complies with the following condition:

- (a) The sign has been approved for erection by the road controlling authority.

Note: Traffic signs include road marking, traffic control and enforcement signs erected by or on behalf of the road controlling authority.

16.1.3 Outdoor Signs in Residential Zone

16.1.3.1 Permitted Activities (Outdoor Signs in Residential Zone)

The erection of an outdoor sign in the Residential Zone is a permitted activity that may be undertaken without a resource consent, if it complies with the following conditions:

Location and Size

- (a) One permanent sign up to 0.5 square metres in display area and up to 2 metres in height per site is permitted (in accordance with Figure 16.1A).
- (b) The sign relates only to activities undertaken on the site unless it is a temporary sign provided for in rules 16.1.6.1 and 16.1.6.2.
- (c) A freestanding sign is set back at least 10 metres from any road intersection, and where it is within 10 metres of any access, to be set back at least 1 metre from the road boundary of the site.

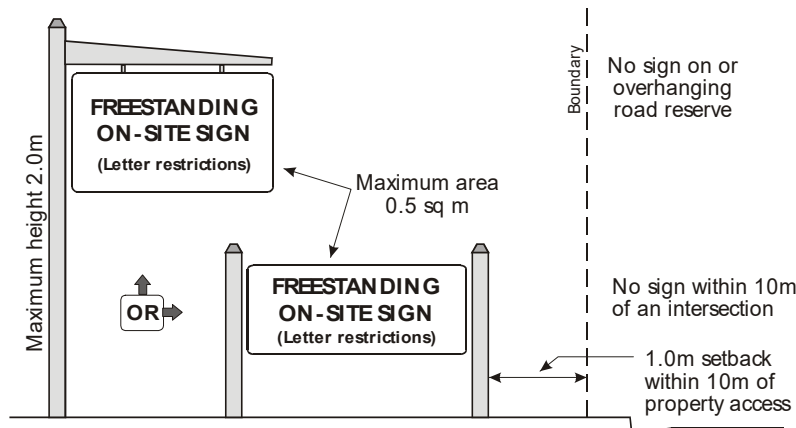
Appearance

- (d) The sign is maintained in a tidy, legible state.
- (e) A spotlight or floodlight used to illuminate a sign is permanently fixed so as to be directed solely at the sign.
- (f) No sign mimics the design, shape or colour combinations of statutory, regulatory or advisory traffic signs.
- (g) The sign does not incorporate retro-reflective material, flashing illumination, or aerial, animated or moving display.

Letter Size

- (h) Minimum vertical height of lettering is 150 millimetres and minimum spacing is 100 millimetres between lines.

Figure 16.1A: Residential Zone - Permanent On-site Sign Dimensions



Note: This diagram is not to scale and does not illustrate all requirements in the rules.

16.1.3.2 Discretionary Activities (Outdoor Signs in Residential Zone)

The erection of an outdoor sign in the Residential Zone that does not comply with the permitted conditions of rule 16.1.3.1 is a discretionary activity, if it complies with the following condition:

- (a) The sign does not incorporate retro-reflective material, flashing illumination, or aerial, animated or moving display.

A resource consent is required. Consent may be refused, or conditions imposed.

16.1.4 Outdoor Signs in Business and Industrial Zones

16.1.4.1 Permitted Activities (Outdoor Signs in Central Business, Commercial, Mixed Business, Tourist Services, and all Industrial Zones)

C10 10/07
Op 3/14

The erection of an outdoor sign in the Central Business, Commercial, Mixed Business, Tourist Services, Light Industrial, Heavy Industrial or Rural Industrial zone is a permitted activity that may be undertaken without a resource consent, if it complies with the following conditions:

- The sign is located, and has dimensions in accordance with Figure 16.1B.
- Conditions (b) to (h) in rule 16.1.3.1.
- The sign complies with the requirements indicated in Figure 16.1B.
- During the hours of darkness, any sign on any site adjoining a Residential Zone is illuminated only if the premises or service is open for business.
- A sign that is painted on, or attached to, a building complies with the following:
 - the sign is on the building to which the advertising relates;

- (ii) the sign does not extend beyond the verandah of the building to which the sign is attached;
 - (iii) the top of the sign is no higher than the roof peak or parapet of that part of the building to which the sign is attached;
 - (iv) no more than one projecting sign or flag is placed on a building. The maximum area of the sign or flag is 1 square metre;
 - (v) in the Central Business, Commercial and Mixed Business zones, the total area of wall signage does not exceed 50 percent of the front wall (including verandah fascia) or 30 percent of any other exposed walls; C10 10/07 Op 3/14
 - (vi) in the Heavy, Light or Rural Industrial zones, the total area of wall signage does not exceed 30 percent of the area of any wall;
 - (vii) a clearance of at least 2.3 metres from the footpath is provided under verandah signs.
- (f) A freestanding sign complies with the following and the requirements indicated in Figure 16.1B:
- (i) a freestanding sign is placed only on the site to which it relates; C68 7/18 Op 6/19
 - (ii) only one freestanding sign may be placed on a site, with a maximum area of 3 square metres area and a maximum height of 5 metres;
Refer to Schedule 17.2A in respect of a single permitted free-standing sign within the Three Brothers Corner Commercial Zone. C49 4/13 Op 8/14
Refer to Schedule 17.2B in respect of two permitted free-standing signs within the Richmond North Commercial Zone. C62 3/16 Op 10/17
 - (iii) an additional freestanding sign bearing only the words “entry” or “exit” may be placed on a site, with a maximum area of 0.75 square metres and a maximum height of 1.5 metres, located near the site access in a position that does not limit visibility from the access;

16.1.4.2 Restricted Discretionary Activities (Outdoor Signs in Central Business, Commercial, Mixed Business, Tourist Services and all Industrial Zones)

C10 10/07
Op 3/14

The erection of an outdoor sign in the Central Business, Commercial, Mixed Business, Tourist Services, Light Industrial, Heavy Industrial or Rural Industrial zone that does not comply with the conditions of rule 16.1.4.1 is a restricted discretionary activity.

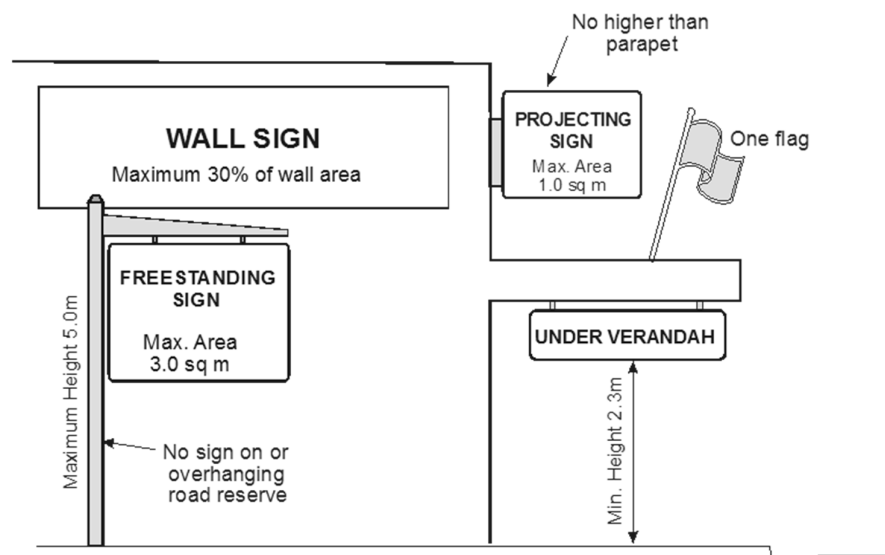
A resource consent is required. Consent may be refused, or conditions imposed, only in respect of the following matters to which Council has restricted its discretion:

- (1) Location and legibility in relation to traffic safety.
- (2) Any amenity effect on the surrounding area, including size and duration.

Figure 16.1B: Central Business, Commercial, Mixed Business, Tourist Services and Industrial Zone Signs

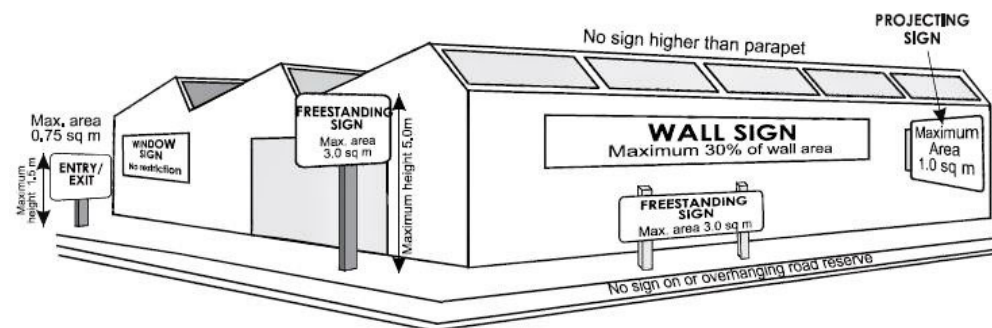
C10 10/07
Op 3/14

All Business Zones



C68 7/18
Op 6/19

All Industrial Zones



C68 7/18
Op 6/19

Note: These diagrams are not to scale and do not illustrate all requirements in the rules.

16.1.5 Outdoor Signs in the Rural 1, Rural 2, Rural 3, Rural Residential, Conservation, Recreation, Open Space and Papakainga Zones

16.1.5.1 Permitted Activities (Outdoor Signs in Rural 1, Rural 2, Rural 3, Rural Residential, and Papakainga Zones)

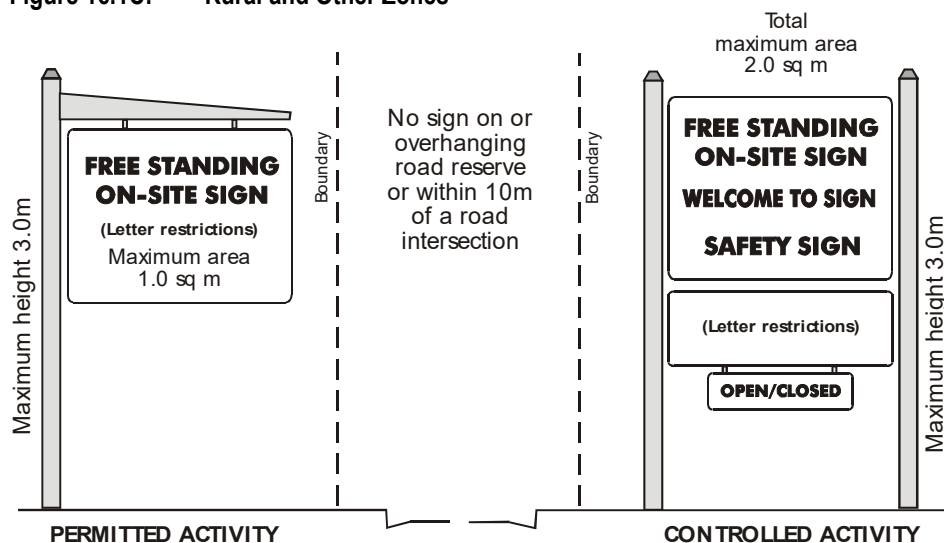
C73 12/20
Op 6/23

The erection of one outdoor sign per site in the Rural 1, Rural 2, Rural 3, Rural Residential, or Papakainga zone is a permitted activity that may be undertaken without a resource consent, if it complies with the following conditions:

- The sign is a property identification sign that gives the name of the property and/or the owners and/or the activity on the property and is erected on the property to which it relates, and is in accordance with Figure 16.1C.
- The maximum height is 3 metres.
- The maximum area is 1 square metre.

- (d) A freestanding sign does not restrict visibility of motorists at any intersection or access.
- (e) During the hours of darkness, a sign is illuminated only if the premises or business is open for business.
- (f) The minimum lettering height is 150 millimetres if located in an area where the speed limit does not exceed 70 kilometres per hour and 200 millimetres where the speed limit exceeds 70 kilometres per hour.
- (g) Conditions (d) to (g) in rule 16.1.3.1 [appearance].

Figure 16.1C: Rural and Other Zones



Note: This diagram is not to scale and does not illustrate all requirements in the rules.

16.1.5.1A Permitted Activities (Outdoor Signs for Public Purposes in Conservation, Recreation and Open Space Zones)

C73 12/20
Op 6/23

The erection of signage by, or on behalf of, Council or the Department of Conservation in the Conservation, Recreation or Open Space zone, or on land that is vested in Council for the purpose of a reserve, is a permitted activity that may be undertaken without resource consent, if it complies with the following conditions:

- (a) The sign or signs relate to an activity consistent with a reserve management plan, conservation management plan, or conservation strategy approved by Council or the Department of Conservation respectively, or is consistent with the classification purpose of the vested land; and
- (b) The sign or signs are located on the site where the activity occurs; and
- (c) The sign or signs are limited to that necessary for giving direction, identifying the site or facility, displaying public information or assisting public safety; and
- (d) No sign shall exceed 2 square metres in area or 3 metres in height; and
- (e) For signs intended to be read from a public road, the minimum lettering height is 150 millimetres if located in an area where the speed limit does not exceed 70 kilometres per hour and 200 millimetres where the speed limit exceeds 70 kilometres per hour; and
- (f) A free-standing sign is not erected within 10 metres of any road intersection, does not restrict visibility at any intersection or access, and does not overhang the legal road; and
- (g) Conditions (d) to (g) in rule 16.1.3.1.

16.1.5.2 Controlled Activities (Outdoor Signs in Rural 1, Rural 2, Rural 3, Rural Residential, and Papakainga Zones)

C73 12/20
Op 6/23

The erection of an outdoor sign in the Rural 1, Rural 2, Rural 3, Rural Residential, or Papakainga zone that does not comply with condition (c) of rule 16.1.5.1 is a controlled activity, if it complies with the following conditions:

- (a) The maximum area of any sign is 2 square metres, including a detachable “open/closed” panel as shown in Figure 16.1C.

A resource consent is required and may include conditions on the following matters to which the Council has reserved control:

- (1) The matters set out in rule 16.1.5.4, items (1) to (3).

16.1.5.3 Controlled Activities (Outdoor Signs in Rural 1, Rural 2, Rural 3, Rural Residential, and Papakainga Zones)

C73 12/20
Op 6/23

The erection of an outdoor sign in the Rural 1, Rural 2, Rural 3, Rural Residential, or Papakainga zone is a controlled activity, if it complies with the following conditions:

- (a) The sign:
 - (i) is a “welcome to” sign placed at a main entrance to any settlement in compliance with NZ Transport Agency bylaws; or
 - (ii) bears a primary message which is concerned with road safety, with or without a sponsor’s name or logo.
- (b) The minimum lettering height is 150 millimetres if located in an area where the speed limit does not exceed 70 kilometres per hour and 300 millimetres where the speed limit exceeds 70 kilometres per hour.
- (c) The maximum area of any sign is 2 square metres, as shown in Figure 16.1C.
- (d) The maximum height of any sign is 3 metres.
- (e) Conditions (d) to (g) in rule 16.1.3.1 [appearance].
- (f) The sign is sited at least 70 metres from any other sign.
- (g) A freestanding sign is not erected within 10 metres of a rural road intersection.
- (h) A freestanding sign does not restrict visibility of motorists at any intersection or access.

A resource consent is required and may include conditions on the following matters over which the Council has reserved control:

- (1) The matters set out in rule 16.1.5.4, items (1) to (3).

16.1.5.4 Restricted Discretionary Activities (Outdoor Signs in Rural 1, Rural 2, Rural 3, Rural Residential, Conservation, Recreation, Open Space and Papakainga Zones)

C73 12/20
Op 6/23

The erection of an outdoor sign in the Rural 1, Rural 2, Rural 3, Rural Residential, Conservation, Recreation, Open Space or Papakainga zone that does not comply with the permitted conditions of rule 16.1.5.1 or 16.1.5.1A or the controlled conditions of rule 16.1.5.2 or 16.1.5.3 is a restricted discretionary activity.

A resource consent is required. Consent may be refused or conditions imposed, only in respect of the following matters to which Council has restricted its discretion:

- (1) Location and legibility in respect to traffic safety.
- (2) Amenity effects on the surrounding area, including cumulative effects of signs.
- (3) The need for the sign to provide for ready identification of the activity, event or property to which the sign relates, including alternative means to provide for it.

16.1.6 Temporary Signs in All Zones

16.1.6.1 Permitted Activities (Temporary Signs)

The erection of a temporary sign in any zone is a permitted activity that may be undertaken without a resource consent, if it complies with the following conditions:

EITHER

- (a) The sign advertises that the land or building is for sale or lease and:
 - (i) the maximum area of each sign is 1.5 square metres and maximum height is 3 metres;
 - (ii) there are no more than two signs per site;
 - (iii) signs are removed as soon as the sale is complete;
 - (iv) a free standing sign does not restrict visibility of motorists at any intersection or access.

OR

- (b) The sign is for a temporary community event (including an election) or fundraising event and:
 - (i) the maximum size is 1.44 square metres in any urban area and 2.88 square metres in any rural area;
 - (ii) the maximum height for freestanding signs is 2 metres in any Residential Zone and 3 metres in any other zone;
 - (iii) there is no reflective material on the sign;
 - (iv) the lettering is legible as viewed at the speed limit of the nearest adjoining public road or nearest public viewing point (if there is no road);
 - (v) the sign is erected no more than two months before the event, or 9 weeks prior to polling day for election signs, and removed within 48 hours of the event finishing, or by midnight on the day before an election for election signs;
 - (vi) a freestanding sign does not restrict visibility of motorists at any intersection or access;

C60 1/16
Op 6/19

C68 7/18
Op 6/19

Note: The Electoral Act 1993 and the Electoral (Advertisements of a Specified Kind) Regulations 2005 contain requirements in relation to election signage

C68 7/18
Op 6/19

16.1.6.2 Restricted Discretionary Activities (Temporary Signs)

Any temporary sign that does not comply with the permitted conditions of rule 16.1.6.1 is a restricted discretionary activity.

A resource consent is required. Consent may be refused, or conditions imposed, only in respect of the following matters to which the Council has restricted its discretion:

- (1) Location and legibility in respect to traffic safety.
- (2) Amenity effects on the surrounding area, including size and duration.

16.1.20 Principal Reasons for Rules

Signs on Roads

A private sign on road reserve is not usually permitted because of possible conflict with traffic signs. Sandwich boards are managed by the road controlling authority concerned. Tasman District Council utilises the Traffic Control Bylaw 2016 for this purpose. On state highways, the road controlling authority is the NZ Transport Agency.

C10 10/07
Op 3/14
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Signs on the Property they relate to

This rule prevents the proliferation of commercial advertising throughout the District, including, for example, a supermarket advertising in the rural area distant from its operation. In stated circumstances, off-site or remote signs are provided for.

Mimicking of Traffic Control Signs

This rule preserves the purpose and effectiveness of traffic control signs. These are of a distinctive design and colour so that they are readily identified by motorists and therefore effective in their purpose. Attention afforded to any private sign that copies traffic control signs would compromise the driving environment.

Retro-reflective, Flashing, Aerial, Animated or Moving Signs

These characteristics have the potential to detract from road safety and local amenity values.

Illumination after Dark

This rule serves the purpose of providing ready identification of trading premises during normal trading hours, as well as minimising conflict with living environments and promoting energy efficiency.

Light Focusing

Misdirected external lighting has the potential to reduce the effectiveness of illumination and compromise both local living and traffic environments.

Freestanding Signs near Intersections

This rule protects visibility to and from intersections and the effectiveness of traffic control signs.

Sign Maintenance

This rule is to preserve amenity values.

“For Sale” Signs

These are permitted in addition to other signs in urban zones and as a permitted activity in rural zones because of the limited adverse effects of these. However, multiple “for sale” signs may detract from the amenity of an area.

Business Areas

Business areas offer opportunity for signs to be incorporated within the overall form of a building. The requirements are intended to:

- (a) encourage the use of walls for advertising purposes in preference to freestanding structures;
- (b) avoid the visual detracting of skyline signs and flags which penetrate the form of the building;
- (c) optimise the effectiveness of signs above verandahs when viewed from along a street;
- (d) balance the merits of on-wall advertising against the loss of amenity if buildings are totally covered in advertising;
- (e) avoid interference to pedestrians associated with under-verandah signs.

The standards for such signs are more lenient than in rural or residential areas because of the existing built environment and signage. The standards provide for the high signage requirements of some businesses, such as service stations. Provision for only one freestanding sign per site will encourage co-location of signs associated with complexes of multiple tenancies.

Industrial Areas

Control over the area of wall signage recognises the advertising opportunity afforded by large industrial premises and the amenity implications of these.

Residential Areas

An off-site sign (whether permanent or temporary, advertising public events or providing directional advice) is less appropriate in a residential area in view of the cumulative adverse amenity effects of excessive signage. This rule subjects off-site signs, apart from small temporary signs, to a resource consent application or, for directional advice, encourages people to pursue tourist symbol fingerboards.

Rural Areas

These rules ensure that signs are effective without compromising traffic safety or the visual environment. This is more crucial in the rural area than in the urban context because of open road driving conditions and the insignificance of the existing built environment. The sight distances generally adopt measurements given in Land Transport Safety Authority (1993) and Transit New Zealand (1994) publications.

The rules specify signs that are acceptable in rural areas, but give the Council discretion with respect to such matters as the location or colour of signs that cannot be quantified through performance standards. By permitting only one sign per site, early warning signs and the proliferation of signs in association with roadside stalls would be subject to resource consent.

The rules are intended to avoid the proliferation of directional signs, ensuring that those erected are effective without being pure advertising. Temporary signs are often acceptable in rural areas, but may be limited by number, location and duration for visual and traffic safety reasons.

Hoardings and kiosks are desirable to allow advertising of public notices and other information of a non-commercial nature and to concentrate these in a few locations. The rules seek to avoid a proliferation of hoarding sites.

Conservation, Recreation and Open Space Zones and Land Vested for Reserves

C73 12/20
Op 6/23

The need for some signs on Conservation, Recreation and Open Space zones, and land that is vested for the purposes of a reserve, is recognised. These signs should relate to activities on site and care should be taken to ensure that the signs do not detract from the visual amenity of the site.

Notification

The consent of people affected by signs will be necessary in most cases to avoid notification of resource consent applications. This is because most concerns are expected to relate to cumulative effects.

16.2 TRANSPORT (ACCESS, PARKING AND TRAFFIC)

*Refer to Policy sets 5.2, 6.1, 6.3, 6.5, 7.3, 7.4, 8.1, 8.2, 9.1 – 9.3, 11.1, 11.2, 13.1.
Refer to Rule sections 16.3, 17.1 – 17.8, 17.12, 18.8.*

16.2.1 Scope of Section

This section deals with access, parking and traffic effects of land uses throughout the District. Information required with resource consent applications is stated in Chapter 19.

16.2.2 Land Use

C19 5/10
Op 8/12

16.2.2.1 Permitted Activities (Land Use – Vehicle Access Considerations)

Any land use is a permitted activity that may be undertaken without a resource consent, if it complies with the following conditions:

Access and Vehicle Crossings

C69 6/19
Op 6/20

- (a) The site of the activity is provided with an access and crossing, laid out and constructed in accordance with the matters listed in Figure 16.2A.

Figure 16.2A: Nelson Tasman Land Development Manual 2019 Access and Vehicle Crossing Standards

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MATTER	NTLDM REFERENCE
General	4.10.2.1 (a) – (e), 4.10.2.3 and 4.10.2.4 – 4.10.2.8
Higher speed environments	4.10.2.2
Grade and gradient design	4.10.3.2 – 4.10.3.4
Spacing	4.10.2.3 and 4.10.7
Tracking and turning	4.10.6
Sight distances	4.10.4

- (b) Visibility from the access and crossing complies with 4.10.4.1 and 4.10.4.2 of the Nelson Tasman Land Development Manual 2019.

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- (c) The design of the access and crossing complies with:

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EITHER:

- (i) Standard 4.10.5.1 of the Nelson Tasman Land Development Manual 2019 and the following conditions:
- (a) is located in the Residential, Papakainga, Rural Residential, Rural 3, Rural 1 or Rural 2 zone;
 - (b) gains access from a residential lane, local road or sub-collector road;
 - (c) does not cross a cycle path that is less than 3 metres from the property boundary; and
 - (d) is not a commercial activity,

OR

- (ii) Figure 4-11 of the Nelson Tasman Land Development Manual 2019.

- (d) There is no direct access onto the Richmond Deviation (SH6).

(e)	The site of the activity is in the Open Space, Recreation or Conservation zone, and the access and crossing complies with the following:	C69 6/19 Op 6/20
(i)	The set of standards in Table 4-11 of the Nelson Tasman Land Development Manual 2019 that are applicable to the zone adjoining or surrounding the Open Space, Recreation or Conservation Zone site; and	
(ii)	Where more than one other zone adjoins or surrounds the site, the applicable standards are the set with the widest crossing.	
Advice Notes:		
1.	Where the state highway is a Limited Access Road, it is not considered a road for the purposes of access and approval is required from the NZ Transport Agency for an access under the Government Roading Powers Act 1989.	
2.	Where private access is required from the state highway, or where the development will impact on an intersection or any part of the state highway, the NZ Transport Agency standards require consideration. Consultation with the NZ Transport Agency is recommended in these cases.	
(f)	Stormwater from any access is either:	C10 10/07 Op 3/14
(i)	discharged to a Council-maintained stormwater drainage network that has the capacity to receive the additional stormwater; or	
(ii)	the discharge complies with section 36.4 of this Plan.	
(g)	Any stormwater drainage feature that forms part of the stormwater drainage network is physically and legally protected from future development that may adversely affect the efficient functioning of the network.	C7 7/07 Op 10/10
(h)	Stormwater from any access with an area greater than 200 square metres in the Richmond West Development Area Mixed Business, Rural Industrial and Light Industrial zones (except in the Light Industrial Zone location at Beach Road as shown on the planning maps) is collected and conveyed through a stormwater interceptor treatment device so that any sediment, hydrocarbon or floating debris that may be present in the stormwater is able to be substantially retained by such a device before there is any discharge to the Council-maintained stormwater drainage network.	C10 10/07 Op 3/14
Note: Design information for stormwater interceptor treatment devices and stormwater treatment and collection systems is provided in the current Council's Engineering Standards and Policies.		
(i)	Where a vehicle crossing from an arterial or distributor road gives access to a car parking area containing more than 20 spaces, a queuing area at least 15 metres long is provided for vehicles entering the site. The queuing area length is measured from the road boundary of the site to the first point at which a vehicle can turn into a parking space or aisle.	C10 10/07 Op 3/14
On-site Turning		C69 6/19 Op 6/20
(j)	On-site manoeuvring space is provided on any site for the largest class of vehicle likely to need access to the site on a regular, frequent or predictable basis, so that a vehicle does not need to reverse to or from any road; except that this requirement does not apply to a site containing only a single dwelling that has access from a collector, access road or access place.	
Location of Gates		C69 6/19 Op 6/20
(k)	Any gate is hung to open into the site, and is set back sufficiently to ensure that the largest class of vehicle likely to need access to the site on a regular, frequent or predictable basis can be stopped off the road carriageway while the gate is being opened or shut.	

16.2.2.2 Permitted Activities (Land Use – Traffic)C19 5/10
Op 8/12

Any land use is a permitted activity that may be undertaken without a resource consent, if it complies with the following conditions:

- (a) Activities undertaken on RT 3C/906 (Appleby Highway, Appleby) do not exceed 60 vehicle trips per day. Compliance with this rule will be demonstrated by the maintenance of records of vehicle trips by the site operator, to be available for inspection on the request of the Council or the NZ Transport Agency at any reasonable time.

Frontage to Unformed Legal Roads

- (b) Vehicular access to the site of any activity is by formed legal road, or by an existing right-of-way or other legally enduring instrument over another property.

Traffic Sensitive Activities

- (c) Any elderly persons' housing, or any hospice, rest home or day care facility is not located on a site with frontage or access to an arterial road.
- (d) The activity is not a public transport depot.

16.2.2.3 Permitted Activities (Land Use – Provision for Parking and Loading)

Any land use is a permitted activity that may be undertaken without a resource consent, if it complies with the following conditions:

- (a) The activity is not car parking in the: C10 10/07
Op 3/14
- (i) Richmond West Development Area (except in the Light Industrial Zone location at Beach Road as shown on the planning maps); C19 5/10
Op 8/12
- (ii) Mapua public car parks; or C22 2/11
Op 1/15
- (iii) Mapua Commercial Zone; NPS-UD
9/21
- where more than five parking spaces are provided under condition (d) of this rule.
- (b) The activity does not use parking spaces on another site, except where the title of the site of the activity and the title of the site on which the parking for that activity is provided, are amalgamated or otherwise encumbered so that one site cannot be disposed of independently of the other.
- [Condition (c) deleted]* NPS-UD
9/21
- (d) Condition (b) above does not apply to the activities permitted by rule 17.12.2.1 for the Golden Edge Rural Industrial Zone where: C69 6/19
Op 6/20
- (i) all vehicle parking is to be off road and contained within Lot 1 DP 18146 and Lots 1, 2 and 4 DP 18918 (Lower Queen Street, Richmond) as shown in the annotated area on the planning maps and subject to condition (b) of this rule. NPS-UD
9/21
- [Condition (d)(ii) and Figure 16.2C deleted]*

Size of Parking Spaces

- (e) Any parking space and associated manoeuvring area (other than for residential activities) is designed to accommodate a 90 percentile design motor car in accordance Schedule 16.2A.
- (f) Any residential car park is 5 metres x 3 metres, but where two car parks are side-by-side, the combined area may be 5 metres x 5 metres.

C69 6/19
Op 6/20
NPS UD
9/21**Provision for Loading**

- (g) Any non-residential activity contains a loading area for vehicles servicing the activity.
- (h) Any loading area is at least 7.5 metres long and 3.5 metres wide, with a clear height of not less than 3.8 metres; except for activities of less than 1500 square metres gross floor area, where a loading area must not be less than 6 metres x 3.5 metres x 2.6 metres.
- (i) Any industrial or commercial activity, where the access frontage road is an arterial, distributor or collector road, contains a loading area with on-site turning for at least a 90-percentile truck as defined in Schedule 16.2A.

Figure 16.2D: Size of Parking Spaces

Size of parking spaces					
TYPE OF USER	PARKING ANGLE	STALL WIDTH ③ (METRES)	AISLE WIDTH (METRES)	STALL DEPTH ⑥ (METRES)	OVERHANG (METRES)
Class 1 ①	90 degrees	2.4	7	5	0.8
		2.5	6.6	5	0.8
		2.6	6.2	5	0.8
Class 2 ②	90 degrees	2.5	8	5	0.8
		2.6	7	5	0.8
		2.7	6.6	5	0.8
People with disabilities	90 degrees	3.6	8	5	0.8
All	0 degrees	2.5	3.5 ④ 5.5 ⑤	6.1	
All	30 degrees	2.5	3.5	4.4	0.6
All	45 degrees	2.5	3.8	5	0.7
		2.7	3.5	5	0.7
All	60 degrees	2.5	4.5	5.4	0.8
		2.7	4	5.4	0.8
		2.9	3.5	5.4	0.8
Footnotes:					
①	Class 1 users are medium to long term parking including areas such as places of work.		④	One-way aisle only.	
②	Class 2 users are short-term parking and where goods can be expected to be loaded to or from vehicles.		⑤	Two-way aisle.	
③	Spaces adjacent to walls or columns are 300 millimetres wider.		⑥	Stall depth is 5.8 metres where vehicles park nose-to-nose or tail-to-tail.	

Cycle Parking

- (j) Cycle parking laid out in accordance with Schedule 16.2B is provided.

C10 10/07
Op 3/14
NPS UD
9/21**Parking for People with Disabilities**

- (k) A carparking area must be included for people with disabilities. The dimensions of spaces for disabled people are detailed in Figure 16.2D.

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NPS UD
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Note: In accordance with provision D1.3.6 of the Building Act Code, vehicle spaces for use by people with disabilities shall be provided in sufficient numbers.

- (l) Car parking for people with disabilities is located as close as practicable to the activity or building entrance. Each space should be on a level surface and be clearly signed.

Surface of Parking Areas

- | | | |
|------|--|---|
| (m) | The surface of any parking area in the Residential, Central Business, Commercial, Mixed Business, Tourist Services, Light Industrial and Heavy Industrial zones, and for allotments of 5000 square metres or less in the Papakainga and Rural Residential zones, is formed and sealed, and spaces marked on the ground, except that: | C10 10/07
Op 3/14

C69 6/19
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NPS-UD
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| (i) | sealing is not required for parking areas for residential development if no more than two spaces are provided for that development; and | |
| (ii) | marking of spaces is not required for residential development other than compact and comprehensive residential developments where there are more than two units. | C22 2/11
Op 1/15 |
| (n) | The surface of any parking area for any permitted activity in the Rural 1, 2 and 3 zones, and for allotments of more than 5000 square metres in the Papakainga and Rural Residential zones, is formed to an all-weather surface standard and spaces marked out if the number of car parks provided for the activity exceeds four. | C69 6/19
Op 6/20
NPS-UD
9/21 |

Stormwater for Parking, Manoeuvring and Loading Areas

C10 10/07 Op 3/14

- | | | |
|------|---|----------------------|
| (o) | Except in the Light Industrial Zone location at Beach Road as shown on the planning maps, stormwater from any parking, manoeuvring, and loading area is either: | C7 7/07
Op 10/10 |
| (i) | discharged to a Council-maintained stormwater drainage network that has the capacity to receive the additional stormwater; or | C10 10/07
Op 3/14 |
| (ii) | the discharge complies with section 36.4 of this Plan. | |
| (p) | Any stormwater drainage feature that forms part of the stormwater drainage network is physically and legally protected from future development that may adversely affect the efficient functioning of the network. | C7 7/07
Op 10/10 |
| (q) | Stormwater in the Richmond West Development Area, Mapua Commercial Zone and Mapua public car parks from: | C10 10/07
Op 3/14 |
| (i) | any parking and manoeuvring area greater than 200 square metres; and | C22 2/11
Op 1/15 |
| (ii) | any loading area where any substance loaded or unloaded has the potential to contaminate the stormwater drainage network; is collected and conveyed through a stormwater interceptor treatment device so that any sediment, hydrocarbon or floating debris that may be present in the stormwater is able to be substantially retained by such a device before there is any discharge to the Council-maintained stormwater drainage network. | |
| | Note: Design information for stormwater interceptor treatment devices and stormwater treatment and collection systems are provided in the current Council Engineering Standards and Policies. | |

Note: Design information for stormwater interceptor treatment devices and stormwater treatment and collection systems are provided in the current Nelson Tasman Land Development Manual.

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The next page starts on 16/23

16.2.2.4 Controlled Activities (Land Use - Carparking Layout and Landscape Design in Mapua Public Car Parks, Mapua Commercial Zone and Richmond West Development Area)

C10 10/07
Op 3/14

C19 5/10
Op 8/12

C22 2/11
Op 1/15

NPS-UD
9/21

Construction and landscape design of a car park in Mapua public car parks, the Mapua Commercial Zone or the Richmond West Development Area (except in the Light Industrial Zone location at Beach Road as shown on the planning maps) is a controlled activity, if it complies with the following conditions:

- (a) The activity complies with conditions (d) to (q) of rule 16.2.2.3.
- (b) Where more than five car parks are provided, the carparking area includes the following features:
 - (i) One specimen tree is planted for every five parking spaces, or where parking spaces are facing in pairs, one specimen tree for every five pairs of parking spaces.
 - (ii) Any trees planted under (i) comply with the following:
 - (a) are species capable of reaching a height of at least 8 metres;
 - (b) are no less than 1.8 metres high at the time of planting, and with a diameter of no less than 50 millimetres at a height of 1 metre;
 - (c) are species capable of growing to 5 metres within 10 years;
 - (d) are located within a protection area having a diameter or dimension of at least 1.8 metres (a minimum area of 2.5 square metres);
 - (e) are distributed throughout the carpark area;
 - (f) comprise a mix of evergreen and deciduous trees.
- (c) Any part of a carparking area (excluding access points) fronting to a road features one specimen tree, meeting conditions (b)(ii)(a) – (d) and (f) along every 10 metres of carparking frontage.
- (d) Trees planted to meet the requirements of condition (c) are planted to separate carparking area activities from pedestrian activities on the street.
- (e) Trees required under conditions (b) and (c), and other plantings where provided, are maintained and replaced where dead, damaged, or diseased.
- (f) Compliance with condition 16.2.2.3(q).

C10 10/07
Op 3/14

A resource consent is required and may include conditions on the following matters over which the Council has reserved its control.

Carpark Location

- (1) The location of the car park in relation to:
 - (a) ease of access to the building or outdoor area;
 - (b) integration with the building and street frontage;
 - (c) visual dominance when viewed from the road or adjoining Residential Zone;
 - (d) separation from loading, manoeuvring and storage areas.

Carpark Layout and Design

- (2) The layout and design of the car park in relation to:
- (a) provision of safe and efficient pedestrian access from the car park to the activity, including the use of design elements such as drop down kerbs, paths and raised crossing points to provide safe and comfortable pedestrian access;
 - (b) where the car park is intended to be used during the evenings, the illumination of the car park, adequacy of lighting, including lux levels, position of lighting and avoidance of contrasting light pools of light and darkness;
 - (c) the degree of visibility and passive surveillance of the car park, such as being viewed from windows;
 - (d) the shape of the car park and the ease and safety of entry and egress, and traffic circulation;
 - (e) the extent of separation of pedestrians from vehicles and dedicated pedestrian access and walkways.

Carpark Landscaping

- (3) The landscaping of the car park in relation to:
- (a) the tree species, spacing, height and location within the parking area;
 - (b) tree height and proximity of trees to buildings, and shading effects;
 - (c) the mix of deciduous and evergreen species;
 - (d) the degree of contribution that landscaped areas, including tree planting, makes to breaking up the scale of the car park, creating a pedestrian scale environment, and reducing the visual dominance and stark appearance of large areas of hard surface;
 - (e) the degree of contribution that planting makes to the integration of the car park with the building and assists with reducing visual impacts of bulk and scale; (f) the provision of trees for shading vehicles and creating a comfortable environment, and for lowering stormwater runoff temperatures;
 - (g) the appropriateness of species to the local environment, such as suitability and hardiness;
 - (h) provision of other planting;
 - (i) planting methods; C10 12/09 Op 3/14
 - (j) plant protection methods; C10 10/07 Op 3/14
 - (k) tree root management, including root pit dimensions, soil structure, aeration, irrigation, and proximity to underground services. C10 12/09 Op 3/14

16.2.2.5 Controlled Activities (Land Use – Transport Depots)C19 5/10
Op 8/12

Any public transport depot is a controlled activity, if it complies with the following conditions:

- (a) The activity is not on a site in or adjoining a Residential Zone. C69 6/19 Op 6/20

A resource consent is required and may include conditions on the following matters over which the Council has reserved control:

- (1) Location and design of accesses and on-site parking in order to provide for safe vehicle and pedestrian activity at the site.

- (2) The duration of the consent (Section 123 of the Act) and the timing of reviews of conditions and purpose of reviews (Section 128).
- (3) Financial contributions, bonds and covenants in respect of the performance of conditions, and administrative charges (Section 108).

16.2.2.6 Restricted Discretionary Activities (Land Use - General)C19 5/10
Op 8/12

Any land use that does not comply with the conditions of rules 16.2.2.1 to 16.2.2.5 is a restricted discretionary activity.

A resource consent is required. Consent may be refused, or conditions imposed, only in respect of the following matters to which the Council has restricted its discretion:

Access and Vehicle CrossingsC69 6/19
Op 6/20

- (1) The location and design of on-site access and vehicle crossings, including dimensions, gradient, surface standard and any effect on the safety and efficiency of traffic on the adjoining road.
- (2) The need to secure registered easements for the use of an access off the site of the activity.
- (3) The adverse effects of an overlength access.
- (4) The adverse effects of an access for more than six users.
- (5) Any mandatory and good practice matters of chapter 4.10 (access, etc.) and 4.12 (parking) of the Nelson Tasman Land Development Manual 2019.

C69 6/19
Op 6/20**Parking Areas**

- (6) The effects of the trip generation and demand for and supply of parking.
- (7) The securing of rights to use any parking off the site of the activity.
- (8) Special parking needs, such as for people with disabilities, and for cyclists.
- (9) Surface standard for parking areas.
- (10) Any adverse effects from the scale or form of a parking area.

C69 6/19
Op 6/20**Roads**

- (11) The appropriateness and cost-effectiveness of the formation of any unformed legal road.
- (12) The location and design of any new road formation, including visibility between any intersection or property access and traffic on the road.
- (13) Determining the road hierarchy class of any new road or newly formed road, or any required upgrading of an existing road.
- (14) The need for and extent of any contributions towards the formation of any unformed legal road.
- (15) The location and design of road formation, including driving visibility and any need for improvements at intersections.

C69 6/19
Op 6/20

Traffic Effects

- (16) The effects of the design of the road and its traffic flows and types on the adjoining activity.
- (17) The effects of traffic to, from, and within the site on safety and amenity (including dust and noise) for occupants or users of the site and adjoining properties. C69 6/19
Op 6/20
- (18) The potential effect of the activity on the safety and efficiency of the road network.
- (19) The effects of trip generation.
- (20) Traffic effects beyond the site, including effects on carriageway width, alignment and intersections.
- (21) The ability of the site to accommodate parking, loading, manoeuvring and access requirements. C69 6/19
Op 6/20
- (22) Effects of traffic on the pleasantness and vitality of commercial centres and on the environment, in terms of noise, generation of fumes and the safety and efficiency of the road network.

Stormwater

- (23) The location and design of any road, crossing, access or parking area, and associated structures, to manage stormwater quality.

Duration

- (24) The duration of the consent (Section 123 of the Act).

Review

- (25) The purpose and timing of any review of conditions of consent (Section 128 of the Act).
- (26) Financial contributions, bonds and covenants in respect of the performance of conditions, and administrative charges (Section 108).

16.2.20 Principal Reasons for Rules**Dust-free Vehicular Access**

The rule will avoid conflict between users of land either side of an unsealed access where dust effects are an issue. Traffic on unsealed roads can cause dust nuisance for residents and activities alongside roads. In most instances the severity of the dust effect is related to the numbers using the road. However, in the case of dust sensitive crops grown adjacent to unsealed roads, damage may be caused at low levels of vehicle activity.

Access and Vehicle Crossings**C69 6/19
Op 6/20**

The Nelson Tasman Land Development Manual 2019 provides mandatory and good practice matters, for the design and construction of vehicle crossings and access points from private property to the transportation network. The implementation of these matters can ensure that safety, effectiveness and efficiency objectives and policies of the Plan can be met.

Parking Requirements

The rule requires that sufficient parking spaces be provided on a given site in order to reduce cross-boundary and on-street effects arising from the parking generated by the activities on the site. The quantity and location of parking provided in accordance with those rules may not be sufficient for the total growth in parking demand that occurs in the District, nor will the rules ensure that parking is provided where it will most efficiently meet the parking needs of the District. Strategies outside the Plan are needed to meet those goals.

In the larger and busier towns of the District, the Council provides public car parking using funds from financial contributions. The increasing provision of outdoor dining facilities generates a car parking need that is not met by a formula that is related only to the area of buildings.

Size of Parking Spaces

Specific dimensional measurements for parking and manoeuvring of motor cars are provided to ensure ease of movement and safety in car parking areas.

Surface of Parking Areas

The appropriate surfacing of parking and loading area ensures that any adverse effects such as dust, mud or noise, created by manoeuvring vehicles are mitigated. These areas also require drainage to ensure that runoff does not cause inundation or scouring on the property or adjoining properties.

Queuing Space on Site

Queuing space at the entrance to car parking areas provides an area off the road for cars to queue while waiting for manoeuvring vehicles, or for a parking space. This protects the safety and efficiency of the frontage road by reducing blocking of traffic lanes and footpath crossings.

Parking for People with Disabilities

The parking provision for disabled persons reflects the need to cater for a specific minority of the population which is dependent on vehicles.

Cycle Parking

The rule encourages the use of cycles for local travel to and from developments of a size that have the potential to attract reasonable numbers of cyclists.

Provision for Loading

The rules will reduce the occurrences of loading vehicles adversely affecting health and safety, and the efficient use of roads.

Traffic Sensitive Activities

The appropriate location of sensitive activities will provide most effectively for both the health and safety of people and their social and economic well-being.

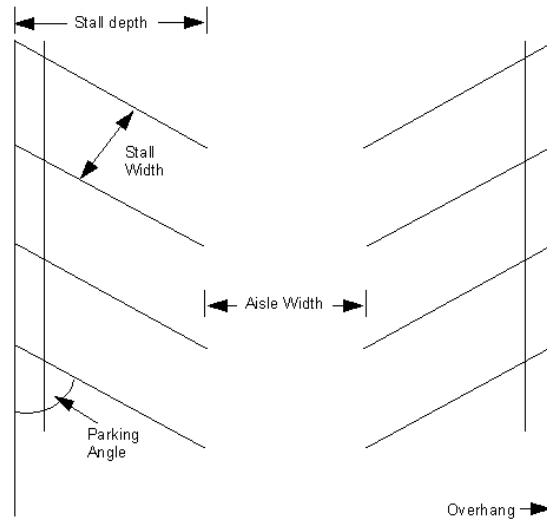
High Traffic-Generating Activity

The principal reason for the rules is to ensure that activities, which generate more than 40 vehicle trips per day, do not conflict with road safety or efficiency.

SCHEDULES

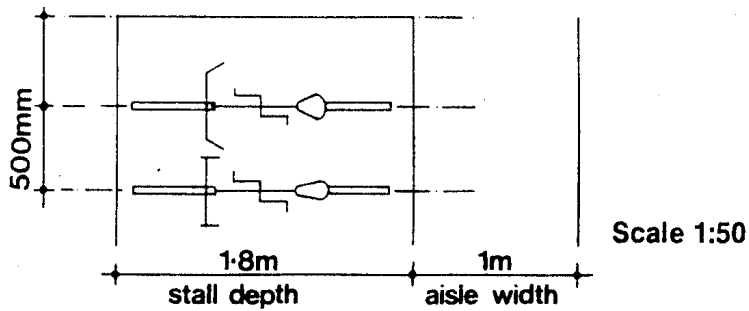
Schedule 16.2A: Example of Parking Layout

Refer to rule 16.2.2.3(e).



Schedule 16.2B: Bicycle Racks

Refer to rule 16.2.2.3



Bicycle parking

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16.3 SUBDIVISION

Refer to Policy sets 5.1 - 5.3, 6.1 - 6.6, 7.1 - 7.4, 8.1, 8.2, 9.1 - 9.3, 10.1 - 10.3, 11.1, 11.2, 13.1, 14.1 - 14.4, 21.4, 27.5, 33.3, 33.4.

Refer to Rule sections 16.2, 16.4 - 16.6, 16.11, 18.8, 18.12, 18.13, 36.2, 36.4.

16.3.1 Scope of Section

This section deals with subdivision throughout the District. Information required with resource consent applications is stated in Chapter 19 (*refer, in particular, to 19.2.2*). The subdivision of land adjacent to the coastal marine area, or adjacent to rivers or lakes over a certain size, is a discretionary activity dealt with in Section 16.4.

Advice Note: The Resource Management (National Environmental Standard for Freshwater) Regulations 2020 may apply to some activities, including farming activities and activities in or near wetlands and rivers. The National Environmental Standard may alter the activity status of an activity and impose additional standards, information requirements, matters for assessment and criteria. Please ensure you have met any requirements in the regulations in addition to those in this plan.

NES-FW (ca)
12/20

16.3.2 All Zones

16.3.2.1 No Permitted Subdivision (All Zones)

No subdivision is permitted in any zone without a resource consent.

16.3.2.2 Subdivision in the Slope Instability Risk Area

C31 8/10
Op 1/15

Subdivision in the Slope Instability Risk Area is subject to the rules in section 18.12.2, in addition to the relevant rules of section 16.3.

16.3.2.3 Subdivision in the Fault Rupture Risk Area

C21 8/10
Op 1/15

Subdivision in the Fault Rupture Risk Area is subject to the rules in section 18.13.2, in addition to the relevant rules of section 16.3.

16.3.2.4 Subdivision of Hazardous Activity and Industry List Land

Subdivision of land identified as currently or previously containing, or potentially containing, hazardous activities or industries must comply with the Resource Management (National Environmental Standard on Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011. This national standard may alter the activity status of an activity and impose additional standards, matters for assessment and criteria.

A copy of the Hazardous Activity and Industry List (HAIL) can be obtained from Council or through the Ministry for the Environment website.

16.3.2.5 Subdivision in any Zone Subject to Deferred Zone Rules, or Where Deferred Zoning Has Been Removed

C51 1/15
Op 9/16

In all zones, where subdivision is a controlled, restricted discretionary, or discretionary activity, and in addition to the applicable requirements of Schedule 16.3C, where land is, or was formerly, subject to Deferred Zone Rules (Section 17.14, and as set out in Schedule 17.14A), services are provided in accordance with:

EITHER

- (a) Mandatory standards of the Nelson Tasman Land Development Manual 2019. C69 6/19 Op 6/20
- OR C51 1/15
Op 9/16
- (b) The services meet the requirements of the deferred zone rules as set out in Section 17.14.2 and Schedule 17.14A ~~and concept engineering plans that formed the basis for Council's resolution to remove the deferral of the urban zone~~ for the whole or any part of that land. C79 11/24

Subdivision that does not comply with (a) or (b) is a discretionary activity.

Note: Other consents may be required besides subdivision consent where services are to be provided as part of the subdivision, for example, discharge permit, land disturbance consent.

16.3.3 Residential Zone

16.3.3.1 Controlled Subdivision (Residential Zone — Standard Density Development)

C66 10/17
Op 12/18

Subdivision for standard density development in the Residential Zone is a controlled activity, if it complies with the following conditions:

Allotment Area

- (a) Except as provided for in condition (n), every allotment has a minimum net area as set out in Figure 16.3A.

Figure 16.3A: Minimum Allotment Areas in the Residential Zone

DESCRIPTION OF LAND TO BE SUBDIVIDED	MINIMUM NET AREA (m ²)
Without reticulated wastewater servicing	1,000
Except Milnthorpe	1,800
With reticulated wastewater servicing	450
Except:	
(i) Motueka and Richmond complying with rule 16.3.3.1(c).	350
(ii) Allotments adjoining Rural 1 or Rural 2 zones except that on that part of land in Lot 1 DP20082 (Old Wharf Road) and as shown on the planning maps at Motueka as zoned Residential.	1,000
(iia) Allotments at Rototai Road Residential Zone.	700
(iii) Allotments adjoining Industrial Zones.	600
(iiia) Allotments adjoining the Light Industrial Zone at Bird Lane, Wakefield	800
(iv) Allotments in St Arnaud Residential Zone not crossed by Alpine Fault (except as specified in (v)).	1,000
(v) Allotments in St Arnaud on Lake Road, Robert Street, Holland Street, Arnaud Street and Bridge Street, south of Black Valley Stream in St Arnaud.	1,800
(vi) Allotment to be used exclusively as a site for a network utility or public work.	1, with no minimum diameter
(vii) Waimea Village	Refer Schedule 17.1D
(viii) Richmond South, Richmond West, Motueka West and Mapua development areas.	Refer rule 16.3.3.1 (n)(i)(a) – (d)
(ix) Richmond East Development Area south east of Hill Street.	600
(x) Richmond East Development Area south east of Hill Street: foothill precinct, as notated on the planning maps.	900

C58 11/15
Op 7/17C10 10/07
Op 3/14
C22 2/11 &
C43 4/13
Op 1/15
C20 8/10
Op 8/12
C20 8/10
Op 8/12

DESCRIPTION OF LAND TO BE SUBDIVIDED	MINIMUM NET AREA (m ²)	
(xi) Tahi St and Iwa St Residential Coastal Zone	One new allotment of at least 650m ² with a balance allotment of at least 650m ² may be created from a record of title existing as at 26 February 2011	C22 2/11 Op 1/15
(xii) Richmond Intensive Development Area	<i>Refer rule 16.3.3.1(n)(i)(a) – (d)</i>	C66 10/17 Op 12/18
(xiii) Brightwater Development Area where the parent title has a net area of 2 hectares or less.	450	C75 9/22 Op 10/23
(xiv) Brightwater Development Area where the parent title has a net area greater than 2 hectares, <u>and Wakefield Development Area.</u>	Refer to rule 16.3.3.1B <i>Residential Zone – Specific Location: Brightwater <u>and Wakefield Development Areas</u></i>	C75 9/22 Op 10/23 C76 9/22 D9/24

- (b) Except as provided in condition (n) and Figure 16.3A (ix), (x) and (xii), the minimum net area for new allotments (except for network utilities) in Motueka and Richmond is 350 square metres if reticulated wastewater servicing is available to the allotment and the following applies:
- (i) the land to be subdivided comprises less than 1 hectare and two or more allotments are to be created and the average net allotment area is at least 500 square metres in Motueka and 450 square metres in Richmond;
- (c) Except as provided in condition (n) and Figure 16.3A (ix), (x) and (xii), for subdivision in Motueka and Richmond where the land to be subdivided comprises more than 1 hectare:
- (i) at least 20 percent of residential allotments have a net area of 700 square metres or more;
- (ii) at least 60 percent of residential allotments have a net area between 550 and 800 square metres;
- (iii) not more than 20 percent of residential allotments have a net area of 550 square metres or less.
- (d) Except as provided in condition (n) and Figure 16.3A (ix), (x) and (xii), the land to be subdivided does not include any allotment in Motueka or Richmond of less than 1,000 square metres created by a subdivision approved since 1 January 1987, unless the subdivision is for a network utility.

Average Net Area

- (e) Except at St Arnaud and Waimea Village and as provided in condition (n) and Figure 16.3A (ix), (x) and (xii), for subdivisions producing three or more allotments the average net area of each allotment is:
- (i) 1,200 square metres in areas without reticulated wastewater servicing;
- (ii) 600 square metres in areas with reticulated wastewater servicing;
- (iii) 500 square metres in areas with reticulated wastewater servicing in Motueka and 450 square metres in Richmond, where the land to be subdivided comprises less than one hectare;
- (iv) 800 square metres in areas shown as Rototai Road Residential Zone.

Frontage

- (f) Except as provided for in condition (n), every allotment that has a frontage has a minimum frontage width of 3.5 metres, except for Waimea Village (*see Schedule 17.1D*).

Shape Factor

- (g) Every allotment is capable of containing, within its net area, a circle with a diameter of 16 metres, except for Waimea Village (*see Schedule 17.1D*).

Lot Width

- (h) Allotments created by a subdivision that adjoins any Rural or Industrial zone have a width of at least 30 metres between the zone boundary and the farthest boundary of the allotment.

Services

- | | | |
|-----|---|--|
| (i) | Every allotment in the Richmond West, Brightwater, Motueka West, <u>Wakefield</u> , Richmond East, Richmond Intensive and Mapua development areas (excluding the Residential Coastal Zone) is provided with services as set out in Schedule 16.3C, except for allotments created for access, utility, segregation, road or road reserve purposes. The appropriate trenches, ducts, cables, pipes and other necessary works are provided to the internal boundary of each allotment. | C10 10/07 Op 3/14
C20 8/10 Op 8/12
C22 4/13 Op 1/15
C43 4/13 Op 1/15
C66 10/17 Op 12/18
C75 9/22
OP 10/23
C76 9/22
(D9/24) |
|-----|---|--|

Comprehensive Residential Development

- (k) The subdivision is not part of a comprehensive residential development.

Existing Buildings

- (l) Where a new allotment contains an existing building, the boundaries of the allotment are drawn relative to the building so that the building complies as a permitted activity with the relevant zone rules relating to building coverage, building setbacks, building height, daylight admission lines, outlook, privacy and outdoor living space; and with parking and access requirements under the relevant general rules.

Heritage Site or Item Present

- | | | |
|------|--|--|
| (m) | The land being subdivided does not include: | C10 10/07 Op 3/14
C16 9/09 Op 8/12 |
| (i) | a heritage site or item referred to in Schedule 16.13A [Heritage Buildings and Structures]; or | C20 8/10 Op 8/12
C22 2/11 Op 1/15
C43 4/13 Op 1/15 |
| (ii) | a protected tree referred to in Schedule 16.13B in the Richmond West, Brightwater, Motueka West, <u>Wakefield</u> , Richmond East, Richmond Intensive or Mapua development area. | C66 10/17 Op 12/18
C75 9/22
Op 10/23
C76 9/22
(D9/24)
C16 9/09
Op 8/12 |

Cultural Heritage Sites

- | | | |
|------|---|-----------------------|
| (ma) | An authority from Heritage New Zealand Pouhere Taonga has been obtained under the Heritage New Zealand Pouhere Taonga Act 2014 to modify, damage or destroy a cultural heritage site; or, written evidence from Heritage New Zealand Pouhere Taonga has been obtained to show that such an authority is not considered necessary. | C66 10/17
Op 12/18 |
| (mb) | Where the listed cultural heritage site is a wāhi tapu site, manawhenua iwi have given their written approval to the proposed activity as an affected party. | |

Notes:

- (1) An assessment may be required in accordance with requirement 19.2.2.41.
- (2) The modification, damage or destruction of any cultural heritage site that is an archaeological site under the Heritage New Zealand Pouhere Taonga Act 2014 must be authorised by an authority from Heritage New Zealand Pouhere Taonga.
- (3) If any cultural heritage site is exposed during site works then all site works must cease immediately. The areas must be immediately secured in a way that any artefacts or remains are untouched. Manawhenua Iwi, Heritage New Zealand Pouhere Taonga, Department of Conservation, and Tasman District Council must be notified, and the Police in the case of human remains, that an archaeological site has been exposed, so that appropriate action can be taken. This includes such persons being given reasonable time to record and recover archaeological features discovered before work may recommence on the site.

C16 9/09
Op 8/12
C66 10/17
Op 12/18

Stormwater

(mc) In the Residential Zone:

(i) EITHER:

Stormwater from every allotment is discharged to a Council-maintained stormwater drainage network that has the capacity to receive the additional stormwater.

OR

The discharge complies with section 36.4 of this Plan.

AND

(ii) All stormwater drainage features that form part of the stormwater drainage network are physically and legally protected from future development that may adversely affect the efficient functioning of the network.

(iii) A planting plan and design statement by an appropriately competent person in landscape architecture is provided with any plan submitted showing a stormwater retention area in Motueka West Development Area.

Note: A discharge consent may be required where new stormwater infrastructure is being created.

(md) In the Richmond Intensive Development Area, where a site or part of a site is located within a specified stormwater flood flow path as shown on the Part II Special planning map:

- (i) the development provides for the stormwater flood flow to cross the post-development site and retains the predevelopment upstream entry and downstream exit points of the stormwater flood flow to and from the site;
- (ii) the flood flow path surface is constructed or treated to prevent erosion of the surface.

Cross Boundary Effects

(me)

(i) Sites adjoining and within 60 metres of Designation 127 are subject to a consent notice to ensure compliance with condition 17.1.3.1(c).

(ii) In the Brightwater Development Area

a) A resource consent application for subdivision within 100m of the state highway's white edge line must be accompanied by an acoustic design report, prepared by a suitably qualified and experienced acoustic specialist which details the following:

i) The measured or predicted outdoor road traffic noise level, determined in accordance with NZS 6801:2008 *Acoustics – Environmental Noise* and NZS 6806:2010 *Acoustics – Road Traffic Noise – New and Altered Roads*.

ii) Where the measured or predicted outdoor road traffic noise level exceeds 57 dB L_{Aeq} (24h), the report must recommend how the subdivision can best include measures to mitigate the effects of road traffic noise on the inhabitants of any future dwellings and achieve an internal noise level of 40 dB L_{Aeq} (24h) in habitable rooms. The report must add 3 dB to the measured or predicted noise level to take into account future growth and peaks in road noise.

For the purpose of (a):

- Habitable room is defined as per the National Planning Standards – Any room used for the purpose of teaching or used as a living room, dining room, sitting room, bedroom, office or other room specified in the Plan to be a similarly occupied room.

- As a minimum, noise levels must be measured or predicted within the subdivision area at the boundary closest to the state highway, and at a point furthest from the state highway that is still within 100m of the state highway's white edge line.
 - Any extraneous noise sources such as abnormal events (e.g., cicadas and crickets, or a neighbour mowing the lawn or doing construction work) must be removed from the noise analysis.
- b) All lots (except network utility lots) within 20m of the state highway's white edge line must be demonstrated to be of sufficient size and dimension for a complying dwelling to be setback at least 20m from the state highway's white edge line.

TransportC66 10/17
Op 12/18

- (mf) The transport conditions in Schedule 16.3B are complied with, unless the subdivision is for a single allotment for a network utility.

Richmond South, Richmond West, Brightwater, Motueka West, Wakefield, Mapua and Richmond Intensive Development AreasC5 3/06 Op 10/10
C10 10/07 Op 3/14
C22 2/11 Op 1/15
C43 4/13 Op 1/15
C66 10/17 Op 12/18
C75 9/22
Op 10/23
C76 9/22
(D9/24)

- (n) Subdivision for standard density development in the Richmond South, Richmond West, Motueka West, Wakefield, Mapua, Brightwater and Richmond Intensive development areas, as shown on the planning maps, complies with the following conditions:

(i) AllotmentsC5 3/06 Op 10/10
C10 10/07 Op 3/14
C22 2/11 Op 1/15
C43 4/13 Op 1/15
C75 9/22
Op 10/23
C76 9/22
D9/24

- (a) The minimum net area of every allotment is at least 350 square metres, except in the Mapua Development Area where each allotment is at least 450 square metres and in the Brightwater and Wakefield Development Areas, where Rule 16.3.3.1B(a) and 16.3.3.1B (b) applies.
- (b) The minimum average net area for all allotments is 550 square metres, except in the Motueka West area where the minimum average net area is 500 square metres and in the Richmond Intensive Development Area, and in the Brightwater and Wakefield Development Areas, where there is no average.

C10 10/07 Op 3/14
C43 4/13 Op 1/15
C66 10/17 Op 12/18
C75 9/22
Op 10/23
C76 9/22
(D9/24)

- (c) Every allotment is capable of containing a circle with a diameter of 16 metres or greater.

- (d) Except for the Richmond Intensive Development Area, no fewer than 95 percent of all allotments have direct frontage to a public road or public reserve that is at least 10 metres wide. For the avoidance of doubt, this means that no more than 5 percent of allotments may be rear allotments without any road or reserve frontage.

C66 10/17
Op 12/18**(ii) Allotment Access and Road Network**

- (a) All roads are constructed in accordance with the standards set out in section 18.8 (Road Area rules).
- (b) Every road is through-connected, unless it is a cul-de-sac of 80 metres or less.
- (c) Where any property adjoining the subdivision may require complying road access across the common boundary with the subdivision, roads are located so that no adjoining property is left without a complying road access.
- (d) Except for the indicative roads shown in the Richmond South and the Richmond West development areas on the planning maps:
- (i) no road in the Richmond South Development Area is designed to connect directly with Hart/Bateup roads, Wensley/Paton roads, Hill Street or State Highway 6;
 - (ii) no road in the Richmond West Development Area is designed to connect to State Highway 6 or Lower Queen St; and

C69 6/19
Op 6/20C11 10/07
Op 10/10C10 10/07
Op 3/14C66 10/17
Op 12/18
C75 9/22
Op 10/23

- (iii) no road in the Richmond Intensive Development Area is designed to connect to Salisbury Road, Wensley Road, Oxford Street, Gladstone Road or Queen Street.
- (iv) no road in the Brightwater Development Area is designed to connect to State Highway 6.
- [Items (e) and (f) are deleted]* C69 6/19 Op 6/20
- (g) The transport conditions in Schedule 16.3B are complied with.
- (h) No allotment created after 28 July 2007 gains direct access from State Highway 6 in the Richmond South Development Area, except that existing lawful access crossings may continue to be used. C10 10/07 Op 3/14
- (i) No allotment in the Motueka West Development Area created after public notification of Motueka West plan change gains direct access on to Queen Victoria Street except that existing lawful crossings may continue to be used. C43 4/13 Op 1/15
- (j) No allotment access is located within 30 metres of the intersection of Hart/Bateup and Wensley/Paton roads, or Hart/Bateup roads and Hill Street, as measured from the intersection of the extension of the road boundary tangent points.
- (k) No allotment created after 6 October 2007 gains direct access from State Highway 6 or Lower Queen Street in the Richmond West Development Area, except that existing lawful access crossings may continue to be used. C10 10/07 Op 3/14
- (l) No allotment created after 28 August 2010 gains direct access from Champion Road or from Salisbury Road if the allotment is located within 215 metres or 100 metres respectively of the intersection of Champion and Salisbury roads as measured from the intersection of the extension of the road boundary tangent point, except that existing lawful crossings may continue to be used. C20 8/10 Op 8/12
- (m) No allotment in the Richmond Intensive Development Area created after 14 October 2017 gains direct access onto Salisbury Road, Wensley Road, Oxford Street, Gladstone Road or Queen Street. C66 10/17 Op 12/18
- (n) No allotment in the Brightwater Development Area gains direct access onto State Highway 6. Lawful existing accessways may continue to be used. C75 9/22 Op 10/23
- (iii) **Reserves** C5 3/06 Op 10/10
C10 10/07 Op 3/14
- Subject to but not limited by rule 16.4.2.1:
- (a) land that is subject to a notation on the planning maps as indicative reserve is set aside as reserve and vested in the Council upon subdivision in general alignment with the indicative reserve areas shown on the maps and dimensions where specified, as follows:
- 70 metre wide reserve along Borck Creek from the Light Industrial Zone to the Mixed Business Zone
 - 15 metre wide reserve along Poutama Drain
 - 15 metre wide reserve along Eastern Hills Drain adjoining State Highway 6 to Borck Creek
 - 10-metre-wide reserve separating the Mixed Business Zone from the Residential Zone west of Borck Creek which will vest in the Council as Local Purpose Reserve (walkway) without compensation or credit against Reserve Financial Contributions. C79 11/24
- C5 3/06
Op 10/10

- (b) except for the 10 metre wide reserve separating the Mixed Business Zone from the Residential Zone west of Borck Creek, indicative reserve areas are to be vested in the Council as Local Purpose Reserve (walkway/recreation) and Local Purpose Reserve (drainage) and the part of the area vested as Local Purpose Reserve (walkway/recreation) will form part of the financial contribution for reserves and community services in accordance with rule 16.5.2.4. C10 10/07
Op 3/14

- (c) within the Wakefield Development Area no credit against the reserve financial contributions will be provided for the Local Purpose (Esplanade) Reserve to vest based on an average total width of 40 metres relating to the Pitfure Stream. The 40-metre total esplanade width excludes Pitfure Stream's bed (as defined in the RMA). C76 9/22
D9/24

(iv) **Indicative Stormwater Retention Area**

- (a) Where applicable, a stormwater retention area is to be provided in the location of any indicative Stormwater Retention Area shown in the Richmond South and Motueka West development areas on the planning maps to enable stormwater to be retained in order to mitigate the downstream stormwater effects such as flooding. Where the stormwater retention area overlies an indicative reserve on the planning maps, all the land in that indicative reserve will vest with Council and reserve fund contributions will be adjusted in accordance with rule 16.5.2.4. C5 3/06
Op 10/10
C43 4/13
Op 1/15

Notes:

- (1) The Urban Design Guide (Part II, Appendix 2) should be considered in preparing applications under this rule. C5 3/06
Op 10/10
C10 10/07
Op 3/14
- (2) In the Richmond South and Mapua development areas, it is intended that all existing reservoirs not expressly forming part of the stormwater network will be dewatered at the time of subdivision. C22 2/11
Op 1/15

Allotment Access and Road Network – Richmond East

C66 10/17 Op 12/18

- (o) Subdivision in the Richmond East Development Area complies with conditions 16.3.3.1 (n)(ii)(a), (n)(ii)(c), and (n)(ii)(l). C20 8/10
Op 8/12

Sites in the Coastal Environment Area - Little Kaiteriteri

- (q) For residential sites on Record of Title NL 13A/194 (Talisman Heights, Kaiteriteri) or its successive titles between Cook Crescent at Stephens Bay and Rowling Road at Little Kaiteriteri and within the Coastal Environment Area, no more than 20 percent of indigenous coastal shrubland or coastal forest on a site may be cleared. C73 12/20
Op 6/23

In the notated area shown on the planning maps on Record of Title NL 13A/194 (Talisman Heights) or its successive titles, there shall be no more than three residential allotments.

Landscape Treatment – Old Wharf Road (Motueka) and Mapua Drive

C22 2/11 Op 1/15
C66 10/17 Op 12/18

- (r) Where allotments are created within 150 metres of the boundary of the Heavy Industrial Zone in Old Wharf Rd (Motueka), subdivision of Pt Lot 3 DP 1654, Lot 2 DP 424497 and Lot 1 DP 20082 (High Street and Old Wharf Road) incorporates a 12-metre wide landscaped earth mound at least 3 metres high along the boundary with the Heavy Industrial Zone.
- (s) Where allotments adjoin Mapua Drive between the Ruby Bay bypass (Te Mamaku Drive) and Aranui Park, amenity plantings 3 metres wide are provided, and there is no close-boarded or solid fencing. C22 2/11
Op 1/15

Amenity Plantings within a Boundary Setback – Richmond West Development Area

C10 10/07
Op 3/14

- (t) In the Richmond West Development Area, amenity plantings are provided within the boundary setbacks on allotments in the following locations and in accordance with the following specifications:

- (i) Adjoining Designation 127, amenity plantings are 20 metres wide incorporating a 2.5 metre bund, with a 2:1 batter, extending from the easternmost point of Poutama Drain southwest to the point where Poutama Drain intersects with the designation. C79 11/24
- (ii) Adjoining the ~~Indicative Collector Road~~ and indicative walkway that separates the Residential Zone from the Mixed Business Zone, west of Borck Creek, amenity plantings are 2.5 metres wide.

Amenity Plantings – Richmond West and Mapua Development Area

- (u) In the Richmond West and Mapua development areas, a planting plan, cross section and design statement, prepared by an appropriately competent person in landscape architecture, are provided with every application for subdivision that show the bunding (where specified), species, height at maturity, planting and spacing layout, maintenance and replacement programme, and the planting theme where the allotment is in the amenity planting setback or adjoins Mapua Drive at Mapua. C66 10/17
Op 12/18
- (v) In the Richmond West and Mapua development areas, the amenity planting of the setback is carried out prior to the issue of the Section 224(c) certificate, with such amenity planting managed and maintained on an ongoing basis under an appropriate legal instrument. C10 10/07
Op 3/14
C22 2/11
Op 1/15

A resource consent is required. The Council has reserved control over the following matters:

Traffic

- (1) Access.
- (2) The proximity, safety and ease of access between any site and the nearest collector, principal or arterial road, or state highway, including: C69 6/19
Op 6/20
- the number of intersections between the frontage of any site and the nearest of those roads;
 - the driving time between any site and the nearest of those roads;
 - the walking distance between any site and an arterial or principal road, along public roads, pedestrian ways, or footpaths through reserves. C69 6/19
Op 6/20
- (3) The provision, design and routes of cycleways, walkways and bridle-paths, including linkages between any site and local retail areas, schools, reserves, bus routes and arterial roads.
- (4) Any mandatory or good practice matters of chapter 4 of the Nelson Tasman Land Development Manual 2019 necessary to ensure the safe, efficient and effective provision of transportation and access. C69 6/19
Op 6/20
- (5) The relationship of any new road with existing roads, adjoining land, and any future roading requirements.

Services

- (6) Availability and provision of services, including the appropriate trenches, ducts, cables, pipes and other ancillary works provided to the road boundary for each allotment, except for rear allotments or those located off shared accesses where the services shall be provided to an internal boundary.

Stormwater Management

- (7) Any matter necessary to manage stormwater run-off, including low impact design solutions where appropriate. C7 7/07
Op 10/10
- (8) The physical and legal protection of primary and secondary stormwater flow paths and indicative reserves. C10 10/07
Op 3/14

- | | | |
|-----|---|---------------------|
| (9) | Any mandatory or good practice matters of chapter 5 of the Nelson Tasman Land Development Manual 2019 necessary to ensure the efficient and effective provision of stormwater network reticulation. | C69 6/19
Op 6/20 |
|-----|---|---------------------|

Open Space/Reserves

- | | | |
|------|--|-------------------|
| (10) | The extent and location of indicative reserves. | C10 10/07 Op 3/14 |
| (11) | The appropriate setback of allotment boundaries from the top of the bank of any open drain or natural watercourse. | C7 7/07 Op 10/10 |

Access for Earthworks

- | | | |
|------|--|-------------------|
| (12) | Location and effects of earthworks necessary to achieve (1) and (7). | C10 10/07 Op 3/14 |
|------|--|-------------------|

Natural Heritage

- | | | |
|------|---|---------------------|
| (13) | Potential effects on heritage protection and protected trees. | C10 10/07 Op 3/14 |
| (14) | Potential adverse effects on wetland values. | |
| (15) | Potential adverse effects on indigenous coastal vegetation and fauna values at Little Kaiteriteri/Stephens Bay. | |
| (16) | The degree of compliance with any mandatory requirements of the Nelson Tasman Land Development Manual 2019. | C69 6/19
Op 6/20 |

Cultural Heritage

- | | | |
|------|--|-----------------------|
| (17) | Where there is a listed cultural heritage site present on any part of the land being subdivided: | C16 9/09
Op 8/12 |
| (a) | any matters raised in a report prepared in accordance with Information Requirement 19.2.2.41; | C66 10/17
Op 12/18 |
| (b) | any matters raised in the authority granted by Heritage New Zealand Pouhere Taonga under the Heritage New Zealand Pouhere Taonga Act 2014, that are relevant to control of the design and construction of the proposed subdivision activity; | |
| (c) | any matter necessary to ensure the appropriate management, protection or enhancement of a cultural heritage site; | |
| (d) | any matter necessary to ensure kaitiakitanga over a wāhi tapu site or wāhi tapu area; | |
| (e) | any matters relevant to ensuring the appropriate management of a previously unknown cultural heritage site that is discovered during any land disturbance activities associated with the subdivision during construction. | |

Richmond South, Richmond West, Brightwater, Motueka West, Wakefield, Mapua and Richmond Intensive Development Areas

- | | | |
|------|--|--------------------------------------|
| (18) | For subdivision for standard density development in the Richmond South, Richmond West, Brightwater, <u>Wakefield</u> , Motueka West, Mapua and Richmond Intensive development areas, control over the following matters apply: | C5 3/06
Op 10/10 |
| (a) | The extent to which the road network is interconnected within the subdivision and with adjoining networks, including the street network, walkways and cycleway connectedness. | C10 10/07
Op 3/14 |
| (b) | Except for the Richmond Intensive Development Area, the layout of allotments in terms of providing for a range of allotment densities, street-facing frontages and with access to public spaces, walkways and reserves. | C22 2/11
& C43
4/13
Op 1/15 |
| (c) | The extent to which the proposed subdivision provides for reserves and public open spaces for the use and enjoyment of communities. | C66 10/17
Op 12/18 |
| (d) | The visibility of all public spaces, including roads, walkways and reserves, and the degree of passive surveillance from future dwellings. | C75 9/22
Op 10/23 |
| (e) | The degree to which the proposed subdivision has used landscaping and vegetation plantings within public spaces, including road reserve, to provide for a high amenity environment. | C76 9/22
(D/24) |

- (f) The ability of each allotment to accommodate a dwelling, accessory buildings, on-site parking and access in accordance with rule 17.1.3.1.
- (g) The effective management of stormwater, including the use of low impact design solutions, where practicable.
- (ga) In the Wakefield Development Area, any matter necessary to manage flood and dam break hazard risk.
- (h) The proposed management of any temporary or permanent effects arising from vegetation removal, earthworks and landscaping.
- (i) The management of risk of property damage or nuisance from potential natural hazards.
- (j) Except for the Richmond Intensive Development Area, the degree to which the potential for reverse sensitivity of existing rural activities arising from adverse cross-boundary effects on new residential development has been accounted for in the subdivision design.
- (k) The extent of retention and integration of existing trees and groups of trees into the subdivision design.
- (l) The degree of application of the design guidelines in the Urban Design Guide (Part II, Appendix 2) to the matters identified within the document, where relevant.
- (m) Ensuring adequate ongoing maintenance and replacement of amenity plantings.
- (n) The extent to which the number of individual allotment accesses onto Hart/Bateup and Wensley/Paton roads and Hill Street has been minimised.
- (o) In the Brightwater Development Area, where dwellings will be located within 100m of the state highway's white edge line, the type and extent of methods utilised to manage potential noise and vibration effects from the state highway.
- (p) In the Wakefield Development Area, the recommendations of the Integrated Transportation Assessment.

C76 9/22
(D/24)C75 9/22
Op 10/23C76 9/22
D9/22

Note: Further guidance about good urban design and low impact development can be found in the Urban Design Guide (Part II, Appendix 2).

Richmond East Development Area

C20 8/10
Op 8/12

- (19) For subdivision in the Richmond East Development Area, the following matter applies:
- (a) The extent to which the number of individual allotment accesses onto Champion Road or Salisbury Road, if located within 215 metres or 100 metres respectively of the intersection of Champion and Salisbury roads, has been minimised.

C66 10/17
Op 12/18

Amenity Plantings - Richmond West Development Area

C10 10/07
Op 3/14

- (20) For subdivision in the Richmond West Development Area, the following matters apply:
- (a) Landscaping and amenity plantings for the identified allotments, including the type, height (at planting time and at maturity), girth at planting, location of species to be planted, planting plan, planting and maintenance programme, and bunding.
 - (b) The variation in the use of trees, shrubs and groundcovers to create a planting framework, including the utilisation of existing plantings, where appropriate.
 - (c) The extent to which the amenity plantings create a visually attractive appearance when viewed from public roads and reserves, and adjoining zones.
 - (d) The degree of application of a consistent landscape theme that links amenity plantings with plantings within the Residential and Mixed Business zones, and reserves.

C66 10/17
Op 12/18

- (e) The depth and height of plantings.
 - (f) The extent of use of both fast-growing species for initial screening and suitable longer-lasting species, and the use of open-grassed areas or low vegetation of varying depth.
 - (g) The appropriateness of the species to the local environment and conditions.
 - (h) The legal instrument for ensuring ongoing management, maintenance and replacement of amenity plantings.
- (21) The degree to which the width and height of planting and bunding mitigates adverse effects arising from the operation of the State Highway network and contributes to the enhancement of major traffic corridors. C10 10/07
Op 3/14
C66 10/17
Op 12/18
- (22) Financial contributions. C66 10/17
Op 12/18
- (23) All matters referred to in Section 220 of the Act.
- (24) Bonds and covenants. C10 10/07 Op 3/14
C66 10/17 Op 12/18

16.3.3.1A Controlled Subdivision (Residential Zone – Specific Location: Richmond Intensive Development Area)

C66 10/17
Op 12/18

Subdivision for intensive development in the Richmond Intensive Development Area is a controlled activity, if it complies with the following conditions:

Allotment Area

- (a) The minimum net allotment area is 200 square metres.

Allotment Access and Road Network

NPS-UD
9/21

- (b) The subdivision meets the controlled conditions (n)(ii)(a)-(d), (n)(ii)(g), (n)(ii)(m) and (n)(iii)(b) of rule 16.3.3.1.

Complying Building Envelope

- (c) Each application is accompanied by a complying building envelope showing a building location area and compliance with the conditions contained in rule 17.1.3.4C relating to building and site coverage, building setbacks from internal and external boundaries, building envelope, outdoor living space, fences, building height, building length and the parking and access conditions for the Richmond Intensive Development Area in Figures 16.2A.

Services, Heritage Site or Item Present, Cultural Heritage Sites, Protected Trees, Stormwater and Transport

C66 10/17
Op 12/18

- (d) The subdivision meets controlled conditions 16.3.3.1(i), (m) to (mf).

C73 12/20
Op 6/23

Existing Buildings

C73 12/20
Op 6/23

- (e) Where a new allotment contains an existing building, the boundaries of the allotment are drawn relative to the building so that the building complies as a Restricted Discretionary activity with the 17.1.3.4C zone rules relating to site and building coverage, fences, outdoor living space, setbacks, building envelope, building height and length, stormwater; and with parking and access requirements under the relevant general rules.

A resource consent is required. The Council has reserved control over the following matters:

- (1) Matters (2) and (3) listed in 16.3.3.3 relating to site layout.
- (2) Matter (4) listed in 16.3.3.3 relating to solar access and privacy.
- (3) Matters (6) and (7) listed in 16.3.3.3 relating to servicing.
- (4) Matters (8) and (9) listed in 16.3.3.3 relating to landscape treatment.
- (5) Matter (12) listed in 16.3.3.3 relating to open space/reserves.
- (6) Matters (29) and (30) listed in 16.3.3.3 relating to energy efficiency.

General

- (7) Taking into account local land form, whether allotments are of a regular shape that will maximise the range and efficiency of potential activities that may take place on the land in the future.
- (8) The granting or reservation of an easement over any private land for the purpose of locating stormwater systems to convey stormwater to any reticulated network utility under the control of the Council.
- (9) The vesting in Council of any allotment in connection with the servicing of any other land by a stormwater network utility under the control of the Council.

Earthworks

- (10) The extent to which any earth cut or fill will remove existing vegetation, alter existing landforms, affect water quality, or affect existing natural features, such as water courses.
- (11) Whether the proposed earthworks will increase or decrease the risks from natural hazards either on, or outside, the land being subdivided.

Stormwater

- (12) The actual and potential adverse effects of the subdivision in terms of existing catchment drainage characteristics, stormwater flow, erosion and sedimentation, and stormwater quality, including the following:
 - (a) The extent to which all stormwater drainage features that form part of the stormwater drainage network are physically and legally protected from future development that may adversely affect the efficient functioning of the network.
 - (b) The extent to which the subdivision design has taken into account changes in land cover and the proposed measures to avoid, remedy or mitigate the effects of those changes on stormwater flows and water quality.
 - (c) The degree to which the subdivision has used Low Impact Design solutions in the management of stormwater.

- (d) The degree of maintenance or enhancement of natural drainage characteristics in the overall subdivision design and allotment layout.
- (e) The regard for existing and reasonably expected future land-use changes within the catchment of the subdivision.
- (f) The degree to which the design of the stormwater management network accounts for any possible future changes in development that may have an effect on, or be affected by, the development.
- (g) The degree to which water conservation principles, such as rainwater collection and stormwater detention, have been applied to the subdivision design.
- (h) The methods proposed to avoid damage to downstream properties from altered stormwater flows and effectiveness of those methods.

Archaeological or Heritage Sites

- (13) In relation to land, including a heritage site or item referred to in Schedules 16.13A, 16.13C or 18.1A:
 - (a) whether the proposed subdivision would have an adverse or beneficial effect on the integrity or heritage value of the site or item, and the extent of that effect;
 - (b) the extent to which land integral to the significance of an archaeological site or site of significance to Māori would be separated from that site;
 - (c) the provisions of any relevant management plan.

Protected Trees

- (13A) In relation to a protected tree referred to in Schedule 16.13B:
 - (a) whether the proposed subdivision would have an adverse or beneficial effect on the protected tree, and the extent of that effect;
 - (b) the provisions of any relevant management plan.

Access and Roads

- (14) The extent to which an existing road needs to be upgraded to manage effects of traffic generated by the subdivision, taking into account the existing state and use of the road and the construction standards of section 18.8 rules for that particular class of road.
- (15) The ability to comply with the site access and vehicle crossing requirements of rule 16.2.2.1.
- (16) Financial contributions.
- (17) All matters referred to in Section 220 of the Act.
- (18) Bonds and covenants.

Non-Notification

Applications for resource consent that comply with the conditions of this rule (16.3.3.1A) will be decided without limited notification and without public notification.

In respect of non-compliance with condition 16.3.3.1(n)(ii)(b) [cul-de-sac length], applications for resource consent for an activity under this rule will be decided without limited notification and without public notification.

C66 10/17
Op 12/18

16.3.3.1B Controlled Subdivision (Residential Zone – Specific Location: Brightwater and Wakefield Development Areas)C75 9/22
Op 10/23
C76 9/22
D9/24

Subdivision in the Brightwater and Wakefield Development Areas is a controlled activity, if it complies with the following conditions:

Allotment Area

- (a) In the Brightwater Development Area every allotment created by the subdivision has a net area as stated in Figure 16.3AB, except where Compact Density Provisions are used in which case there are no minimum allotment area requirements for the Compact Density Development.
- (b) In the Wakefield Development Area, at least 15% of the allotments have an average net site area of 360m² or less, with a minimum of 200m² and a maximum of 450m² (reserve lots are excluded from these calculations). The minimum net area for the remaining allotments is 200m². However, these provisions do not apply where Compact Density Provisions are used in which case there are no minimum allotment area requirements for the Compact Density Development.

Figure 16.3AB: Minimum Allotment Areas in the Brightwater Development Area:

DESCRIPTION OF LAND TO BE SUBDIVIDED	NET AREA REQUIREMENTS (M ²)
(i) Where the land to be subdivided has a net area of 2 hectares or less	Refer to Rule 16.3.3.1 Figure 16.3A (xiii) <i>Standard Density Subdivision</i>
(ii) Where the land to be subdivided has a net area greater than 2 hectares	<p>a) A minimum of 20% of the allotments created have a net area of between 270m² and 350m².</p> <p>And</p> <p>b) A minimum of 20% of the allotments created have a net area of between 350m² and 450m².</p> <p>A maximum of 50% of the allotments created can utilise the allowances under (ii)(a) and (ii)(b) above. The minimum net area for the remaining allotments is 450m².</p> <p>NOTE: The net area requirements do not apply to Compact Density, however, Compact Density subdivision and land use rules (16.3.3.3 and 17.1.3.3) can contribute to achieving the requirements of this rule in both size categories (ii)(a) and (ii)(b).</p>

Allotment Access and Road Network

- (b)(c) The subdivision meets ~~the controlled~~ conditions: 16.3.3.1(n)(i)(c-d), (n)(ii)(g), and (n)(ii)(n) of Rule 16.3.3.1. Allotment Access and Road Network.

C75 9/22
Op 10/23
C76 9/22
D6/24

Services, Existing Buildings, Heritage Site or Item Present, Cultural Heritage Sites, Protected Trees, Stormwater, Transport and ReservesC75 9/22
Op 10/23

~~(e)~~(d) In the Wakefield Development Area, no fewer than 85 percent of all allotments have direct frontage to a public road or public reserve that is at least 10 metres wide. For the avoidance of doubt, this means that no more than 15 percent of allotments may be rear allotments without any road or reserve frontage.

C76 9/22
D6/24

~~(e)~~(e) The subdivision meets the conditions of:

- (i) 16.3.3.1(i) *Services*
- (ii) 16.3.3.1(l) *Existing Buildings*
- (iii) 16.3.3.1(m) *Heritage Site or Item Present*
- (iv) 16.3.3.1(ma)-(mb) *Cultural Heritage Site*
- (v) 16.3.3.1(mc) *Stormwater*
- (vi) 16.3.3.1(me)(ii) *Cross Boundary Effects (this applies to the Brightwater Development Area only and not the Wakefield Development Area).*
- (vii) 16.3.3.1(mf) *Transport*
- (viii) 16.3.3.1(n)(iii)(a), 16.3.3.1(n)(iii)(b), 16.3.3.1(n)(iii)(c) *Reserves*
- (ix) 16.3.3.2A (f) *Comprehensive Development*

Matters of ControlC75 9/22
Op 10/23
C76 9/22
D6/24

- (i) Matters (1)-(18) and (22)-(24) listed in 16.3.3.1
- (ii) The ability to achieve a variety of housing density options.
- (iii) Financial Contributions.
- (iv) All Matters referred to in Section 220 of the Act
- (v) Bonds and covenants.

16.3.3.2 Restricted Discretionary Subdivision (Residential Zone – Listed Cultural Heritage Site)C16 9/09
Op 8/12

Subdivision in the Residential Zone that does not comply with controlled condition (ma) of rule 16.3.3.1 is a restricted discretionary activity.

A resource consent is required. Consent may be refused or conditions imposed, only in respect of the following matter to which the Council has restricted its discretion:

- (1) Where there is a listed cultural heritage site present on any part of the land being subdivided:
 - (a) any matters raised in a report prepared in accordance with requirement 19.2.2.41;
 - (b) any matter necessary to ensure the appropriate management, protection or enhancement of a Cultural Heritage Site;
 - (c) any matter necessary to ensure kaitiakitanga over a wāhi tapu site or wāhi tapu area;
 - (d) any matters relevant to ensuring the appropriate management of a previously unknown cultural heritage site that is discovered during any land disturbance activities associated with the subdivision during construction;

- (e) any matter relevant to the absence of an authority from Heritage New Zealand Pouhere Taonga under the Heritage New Zealand Pouhere Taonga Act 2014.

16.3.3.2A Restricted Discretionary Subdivision (Residential Zone - Standard Density Development)

C66 10/17
Op 12/18C75 9/22
(d 6/23)
C76 9/22
D6/24

Subdivision for standard density development in the Residential Zone that does not comply with the controlled conditions of rules 16.3.3.1 or 16.3.3.1B is a restricted discretionary activity, if it complies with the following conditions:

Stormwater

- (a) In the Residential Zone:

- (i) EITHER:

Stormwater from every allotment is discharged to a Council-maintained stormwater drainage network that has the capacity to receive the additional stormwater.

OR

The discharge complies with section 36.4 of this Plan.

C66 10/17
Op 12/18

AND

- (ii) All stormwater drainage features that form part of the stormwater drainage network are physically and legally protected from future development that may adversely affect the efficient functioning of the network.

Note: A discharge consent may be required where new stormwater infrastructure is being created.

- (b) In the Richmond Intensive Development Area, where a site or part of a site is located within a specified stormwater flood flow path as shown on the Part II Special planning map:

- (i) the development provides for the stormwater flood flow to cross the post-development site and retains the predevelopment upstream entry and downstream exit points of the stormwater flood flow to and from the site;
- (ii) the flood flow path surface is constructed or treated to prevent erosion of the surface.

Richmond South, Richmond West, Brightwater, Wakefield, and Richmond Intensive Development Areas

C10 10/07
Op 3/14C66 10/17
Op 12/18

- (c) Land to be subdivided for standard density development in the Richmond South, Richmond West, Brightwater, Wakefield and Richmond Intensive development areas that does not comply with the conditions of rule 16.3.3.1 is a restricted discretionary activity, if it complies with the following conditions:

C75 9/22
Op 10/23
C76 9/22
D9/24

Minimum Allotment Size

- (i) The minimum net area for each allotment is 350 square metres, except in the Brightwater Development Area where the minimum net area for each allotment is 270 square metres, and in the Wakefield Development Area where the minimum net area for each allotment is 200 square metres.

- ~~The minimum net area for each allotment is 450 square metres if the land to be subdivided comprises 2 hectares or less in net area.~~
- ~~The minimum net area for each allotment is in accordance with Rule 16.3.3.2C Restricted Discretionary Subdivision (Residential Zone—Specific Location: Brightwater and Wakefield Development Areas) if the land to be subdivided is greater than 2 hectares in net area.~~

Allotment Access, Road Network, Reserves and Indicative Stormwater Retention Area

- (ii) The subdivision meets conditions 16.3.3.1(n)(ii)(a), (n)(ii)(c) to (n)(ii)(n), (n)(iii) and (n)(iv).
- (iii) Except in the Richmond Intensive Development Area, the subdivision meets condition 16.3.3.1(n)(ii)(b).

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6/24

Reverse Sensitivity

- (iv) The subdivision must comply with 16.3.3.1(me)(ii) and (iii) Cross Boundary Effects. (This applies to the Brightwater Development Area and not the Wakefield Development Area).

C76 9/22
(D9/24)

Amenity Plantings within a Boundary Setback – Richmond West Development Area

C10 10/07
Op 3/14
C66 10/17
Op 12/18

- (d) In the Richmond West Development Area amenity, plantings are provided within the boundary setbacks on allotments in the following locations and in accordance with the following specifications:
 - (i) adjoining Designation 127, amenity plantings are 20 metres wide incorporating a 2.5 metre bund, with a 2:1 batter, extending from the easternmost point of Poutama Drain south west to the point where Poutama Drain intersects with the designation.
 - (ii) adjoining the ~~Indicative Collector Road and~~ indicative walkway that separates the Residential Zone from Mixed Business Zone, west of Borek Creek, amenity plantings are 2.5 metres wide.
 - (iii) a planting plan, cross section and design statement, prepared by an appropriately competent person in landscape architecture, are provided with every application for subdivision that show the bunding (where specified), species, height at maturity, planting and spacing layout, maintenance and replacement programme, and the planting theme where the allotment is in the amenity planting setback.
 - (iv) the amenity planting of the setback is carried out prior to the issue of the Section 224(c) certificate, with such amenity planting managed and maintained on an ongoing basis under an appropriate legal instrument.

C79 11/24

Tahi and Iwa Streets, Mapua

- (e) The subject land is not in the Residential Coastal Zone at Tahi Street or Iwa Street, Mapua.

C22 2/11
Op 1/15
C66 10/17
Op 12/18

Comprehensive Development

- (f) The subdivision is not part of a Comprehensive Development.

C66 10/17
Op 12/18

C75 9/22
Op 10/23

A resource consent is required. Consent may be refused or conditions imposed, only in respect of the following matters to which the Council has restricted its discretion:

- (1) Matters (1) to (37) of rule 16.3.3.3 *Restricted Discretionary Subdivision (Residential Zone – Compact Density Specific Locations)*.

Non-Notification

In respect of non-compliance with condition (c)(iii) [cul-de-sac length], applications for resource consent for an activity under this rule will be decided without limited notification and without public notification.

16.3.3.2B Restricted Discretionary Subdivision (Residential Zone – Specific Location: Richmond Intensive Development Area)C66 10/17
Op 12/18
C73 12/20
Op 6/23

Subdivision for intensive development in the Richmond Intensive Development Area that does not comply with the controlled conditions of rule 16.3.3.1(mc) is a restricted discretionary activity, if it complies with the following conditions:

- (a) The subdivision meets controlled conditions 16.3.3.1(i), (m) to (mb), (md) to (mf) and 16.3.3.1A (a) to (c).
- (b) Where a new allotment contains an existing building, the boundaries of the allotment are drawn relative to the building so that the building complies as a Restricted Discretionary activity with the 17.1.3.4C zone rules relating to site and building coverage, fences, outdoor living space, setbacks, building envelope, building height and length; and with parking and access requirements under the relevant general rules.

C66 10/17
Op 12/18
C73 12/20
Op 6/23

A resource consent is required. Consent may be refused or conditions imposed, only in respect of the following matters to which the Council has restricted its discretion:

C66 10/17
Op 12/18

- (1) Matters (1) to (18) of rule 16.3.3.1A.
- (2) The layout and design of a subdivision in relation to stormwater.

Non-Notification

Applications for resource consent that comply with the conditions of this rule will be decided without public notification.

16.3.3.2C Restricted Discretionary Subdivision (Residential Zone – Specific Location: Brightwater and Wakefield Development Areas)C75 9/22
Op 10/23
D9/24

- (a) Subdivision in the Brightwater Development Area and Subdivision in the Wakefield Development Area, that does not comply with the controlled conditions of rule 16.3.3.1B is a restricted discretionary activity, if it complies with the following conditions:
 - i) 16.3.3.1B(a)-(b) *Minimum Allotment Size*
 - ii) 16.3.3.1(n)(ii)(a), (n)(ii)(b), (n)(ii)(c), (n)(ii)(g) and (n)(ii)(n) *Allotment Access and Road Network*
 - iii) 16.3.3.1 (me)(ii) *Cross Boundary Effects*.
 - iv) 16.3.3.2A(a) *Stormwater*
 - v) 16.3.3.2A (f) *Comprehensive Development*
- (b) **Matters of control**
Matters (1) to (37) of Rule 16.3.3.3 (*Restricted Discretionary Subdivision (Residential Zone – Compact Density Specific Locations)*)

16.3.3.3 Restricted Discretionary Subdivision (Residential Zone – Compact Density Specific Locations)C5 3/06
Op 10/10

Subdivision for compact density development in the Residential Zone is a restricted discretionary activity, if it complies with the following conditions:

C66 10/17
Op 12/18**Compact Density Development in Richmond, Brightwater, Wakefield, Mapua and Motueka**

- (a) Land to be subdivided for compact density development in the Richmond South, Richmond West, Brightwater, Wakefield and Mapua Special development areas and the Motueka West Compact Density Residential Area, as shown on the planning maps, complies with the following conditions:

C5 3/06 Op 10/10
C10 10/07 Op 3/14
C22 2/11 Op 1/15
C43 4/13 Op 1/15
C66 10/17 Op 12/18
C75 9/22
Op 10/23
C76 9/22
(D9/24)

- | | | |
|-------|---|---|
| (i) | Land Requirements | C5 3/06 Op 10/10
C22 2/11 Op 1/15
C43 4/13 Op 1/15
C66 10/17 Op 12/18
C75 9/22
Op 10/23
C76 9/22
(D9/24) |
| (a) | The subject land comprises (either in one or more existing titles) at least 1500 square metres in the Richmond South, Richmond West, Brightwater, <u>Wakefield</u> , and Mapua Special development areas and the Motueka West Compact Density Residential Area. | |
| (ii) | Allotments | C5 3/06
Op 10/10 |
| | <i>Allotment Area</i> | C22 2/11
Op 1/15 |
| (a) | There is no minimum net allotment area, except that in the Mapua Special Development Area the minimum allotment area is 200 square metres and except that in the Motueka West Compact Density Residential Area <u>to the west of Kerei Street</u> the minimum allotment area is 270 square metres. | C43 4/13
Op 1/15
C80 12/23
(D4/25) |
| | <i>Allotment Layout</i> | |
| (b) | The design and layout of each allotment has been established by reference to the siting of the dwelling and any other building on the allotment, to be authorized by land use consent under rule 17.1.3.3. For the avoidance of doubt, this means that both land use and subdivision consents must be applied for and processed at the same time. | |
| | Note: Council will ensure that this standard can be complied with by requiring the lodgement of all land use consent applications at the same time as the subdivision consent application, under Section 91 of the Act. | |
| | <i>Allotment Frontage</i> | |
| (c) | No fewer than 95 percent of all allotments have direct frontage to a public road or public reserve that is at least 10 metres. For the avoidance of doubt, this means that no more than 5 percent of allotments may be rear allotments without any road or reserve frontage. | |
| (iii) | Allotment Access and Road Network | |
| (a) | All roads are constructed in accordance with the standards set out in section 18.8 (Road Area rules). | C69 6/19
Op 6/20 |
| (b) | Every road is through-connected, unless it is a cul-de-sac of 80 metres or less. | |
| (c) | Where any property adjoining the subdivision may require complying road access across the common boundary with the subdivision, roads are located so that no adjoining property is left without a complying road access. | C11 10/07
Op 10/10 |
| (d) | Except for the indicative roads shown in the Richmond South and Richmond West development areas on the planning maps: | C11 10/07
Op 10/10 |
| (i) | no road in the Richmond South Development Area is designed to connect directly to Hart/Bateup roads, Wensley/Paton roads, Hill Street and State Highway 6; and | |
| (ii) | no road in the Richmond West Development Area is designed to connect directly to State Highway 6, State Highway 60, Lower Queen Street and McShane Road. | |
| | <i>[Items (e) and (ea) are deleted]</i> | C69 6/19
Op 6/20 |
| (f) | The transport conditions in Schedule 16.3B are complied with. | |
| (g) | No allotment created after 28 July 2007 gains direct access from State Highway 6 in the Richmond South Development Area. Existing lawful access crossings may continue to be used. | C11 10/07
Op 10/10 |

- (h) No allotment access is located within 30 metres of the intersection of Hart/Bateup and Wensley/Paton roads, or Hart/Bateup roads and Hill Street, as measured from the intersection of the extension of the road boundary tangent points.
- (i) No allotment created after 6 October 2007 gains direct access from State Highway 6 or Lower Queen Street in the Richmond West Development Area. C10 10/07
Op 3/14
- (j) No allotment gains direct access from State Highway 6 in the Brightwater Development Area. Existing lawful access crossing may continue to be used. C75 9/22
Op 10/23
- (iv) **Reserves** C5 3/06 Op 10/10
C10 10/07 Op 3/14
- Subject to but not limited by rule 16.4.2.1:
- (a) Land that is subject to a notation on the planning maps as indicative reserve is set aside as reserve and vested in the Council upon subdivision in general alignment with the indicative reserve areas shown on the maps and dimensions where specified, as follows: C5 3/06
Op 10/10
C10 10/07
Op 3/1
- 70 metre wide reserve along Borck Creek from Light Industrial Zone to the Mixed Business Zone;
 - 15 metre wide reserve along Poutama Drain;
 - 15 metre wide reserve along Eastern Hills Drain adjoining State Highway 6 to Borck Creek;
 - 10 metre wide reserve separating the Mixed Business Zone from the Residential Zone west of Borck Creek which will vest in the Council as Local Purpose Reserve (walkway) without compensation or credit against Reserve Financial Contributions. C79 11/24
- (b) Except for the 10 metre wide reserve separating the Mixed Business Zone from the Residential Zone west of Borck Creek, indicative C79 11/24
reserve areas are to be vested in the Council as Local Purpose Reserve (walkway/recreation) and Local Purpose Reserve (drainage) and the part of the area vested as Local Purpose Reserve (walkway/recreation) will form part of the financial contribution for reserves and community services in accordance with rule 16.5.2.4. C5 3/06
Op 10/10
C10 10/07
Op 3/14
- (c) within the Wakefield Development Area no credit against the reserve financial contributions will be provided for the Local Purpose (Esplanade) Reserve to vest based on an average total width of 40 metres relating to the Pitfure Stream. The 40 metre total esplanade width excludes Pitfure Stream's bed (as defined in the RMA). C76 9/22
D9/24
- (v) **Indicative Stormwater Retention Area** C5 3/06
C7 7/07
Op 10/10
- (a) Where applicable, a stormwater retention area is to be provided in the location of any indicative Stormwater Retention Area shown in Richmond South and Motueka West development areas on the planning maps, to enable stormwater to be retained in order to mitigate the downstream stormwater effects such as flooding. Where the stormwater retention area overlies an indicative reserve on the planning maps, all the land in that indicative reserve will vest with Council and reserve fund contributions will be adjusted in accordance with rule 16.5.2.4. C43 4/13
Op 1/15
- (vi) **Reverse Sensitivity** C75 9/22
Op 10/23
- The subdivision must comply with 16.3.3.1(me)(ii) *Cross Boundary Effects*.

Amenity Plantings within a Boundary Setback – Richmond West Development AreaC66 10/17
Op 12/18

- (b) The subdivision meets condition (d) of rule 16.3.3.2A.

StormwaterC5 3/06
Op 10/10

- (f) In the Residential Zone:

C10 10/07
Op 3/14

- (i) EITHER:

Stormwater from every allotment is discharged to a Council-maintained stormwater drainage network that has the capacity to receive the additional stormwater.

OR

The discharge complies with section 36.4 of this Plan.

AND

AND

C5 3/06
Op 10/10

- (ii) All stormwater drainage features that form part of the stormwater drainage network are physically and legally protected from future development that may adversely affect the efficient functioning of the network.

C10 10/07
Op 3/14

Note: A discharge consent may be required where new stormwater infrastructure is being created.

A resource consent is required. Consent may be refused or conditions imposed, only in respect of the following matters to which the Council has restricted its discretion:

C5 3/06
Op 10/10**Site Layout**

- (1) The extent to which the mix of allotment sizes can provide for different housing types and densities.
- (2) Whether each allotment has appropriate area and shape to enable efficient siting and construction of one or more dwellings and any ancillary buildings, provision of private outdoor space, convenient vehicle access to a public road, and adequate on-site parking.
- (3) Where the subject land adjoins any developed site with a different density character, the extent to which the allotment layout and location of any dwelling or building location area avoids or mitigates adverse amenity effects across the property boundary.

Privacy and Solar AccessC22 2/11
Op 1/15

- (4) In the case of compact density developments, whether allotments and proposed dwellings are designed and shaped to protect the privacy of and solar access for future occupiers.

Safety

- (5) The extent to which the subdivision will enhance personal safety by providing urban open spaces to be fronted and overlooked by housing and actively used facilities.

Servicing

- (6) The extent to which the street and allotment layout enables efficient provision of infrastructure to new areas.
- (7) The likely effects of the subdivision in relation to the location of significant infrastructure facilities and networks and any related constraints on nearby development, and whether they have been identified and protected.

Landscape Treatment

- (8) The extent to which the use of landscape treatment will enhance street amenity, the use and enjoyment of public spaces, and differentiate street hierarchy.
- (9) The ability to use landscaping to direct run-off from impervious areas into vegetated landscaped areas to filter and soak up stormwater.

Open Space/Reserves

- (10) The extent to which the subdivision provides well-distributed small neighbourhood reserves that contribute to the legibility and character of the area, provide for a range of uses and activities, and are cost-effective to maintain.
- (11) The extent to which greenway reserves incorporate stormwater management and use low impact stormwater management principles.
- (12) The extent and location of reserves, sportsgrounds, and urban open space and amenity reserves. C10 10/07
Op 3/14
- (12A) The extent to which mandatory and good practice matters of chapter 10 of the Nelson Tasman Land Development Manual 2019 have been achieved in the design and establishment of parks and reserves. C69 6/19
Op 6/20

Traffic (streets, access, parking, manoeuvring, loading)

- (13) Whether the road network provides a high level of internal connectivity and good external linkages for local vehicle, pedestrian and cycle movements, incorporating traffic management to control vehicle speed and create safe conditions for all street users.
- (14) The ability of roads to provide multi-purpose public spaces that are designed to balance their role for traffic with their other roles as community spaces, pedestrian environments with easy access to the town centre, parking, and as settings for residential and commercial uses. C43 4/13
Op 1/15
- (15) The extent to which roads provide an attractive streetscape which enhances the amenity of adjacent housing and development.
- (16) The extent to which the number of individual allotment accesses onto Hart/Bateup and Wensley/Paton roads, Hill Street, Salisbury Road, Wensley Road, Oxford Street, Gladstone Road and Queen Street has been minimised. C66 10/17
Op 12/18

Stormwater Management

- (17) Whether an integrated approach to stormwater management is used, by creating areas of open space (including reserves along watercourses and some streets with swales), that can be used for effective stormwater management, including enhancing water quality without compromising an efficient urban structure. In the Mapua Special Development Area, the provisions of the Site Management Plan will need to be complied with. C22 2/11
Op 1/15
- (18) The extent to which natural and artificial watercourses, wetlands and riparian vegetation are retained and enhanced, while also making alignment modification that may be appropriate to enhance the urban structure.
- (19) Any matter set out in Schedule 16.3A. C7 7/07 Op 10/10
- (19A) The extent to which mandatory and good practice matters of chapter 5 of the Nelson Tasman Land Development Manual 2019 have been achieved in the design and establishment of stormwater networks. C69 6/19
Op 6/20
- (19B) In the Wakefield Development Area, manage flood risk on and beyond the site, and dam break hazard risks. C76 9/22
D9/24

Richmond West Development Area Amenity PlantingsC10 10/07
Op 3/14

- (20) Landscaping and amenity plantings for the identified allotments, including the type, height and location of species to be planted, planting plan, planting and maintenance programme, and bunding.
- (21) The variation in the use of trees, shrubs and groundcovers to create a planting framework, including the utilisation of existing plantings, where appropriate.
- (22) The extent to which the amenity plantings create a visually attractive appearance when viewed from roads, reserves and adjoining zones.
- (23) The degree of application of a consistent landscape theme that links amenity plantings with plantings within the Residential and Mixed Business zones, and reserves.
- (24) The depth and height of plantings from the Open Space Zone and the Borck Creek indicative reserve.
- (25) The extent of use of both fast-growing species for initial screening and suitable longer-lasting species, and the use of open-grassed areas or low vegetation of varying depth within the buffer in front of screen planting.
- (26) The appropriateness of the species to the local environment and conditions.
- (27) The legal instrument for ensuring ongoing management, maintenance and replacement of amenity plantings.
- (28) The degree to which the width and height of planting and bunding mitigates adverse effects arising from the operation of the state highway network and contributes to the enhancement of major traffic corridors.

Energy Efficiency

- (29) The extent to which street and allotment orientation and dimensions facilitate the siting and design of dwellings that are energy efficient.
- (30) The extent to which the orientation and design of buildings facilitates energy efficiency.

Urban Design Guide (Part II, Appendix 2)

C10 10/07 Op 3/14

- (31) Consistency with the Urban Design Guide (Part II, Appendix 2).

C22 2/11 Op 3/14

Reverse Sensitivity Effects

- (32) Where the allotment adjoins any rural zone, the extent to which the potential for adverse cross-boundary effects from rural activities have been avoided, remedied or mitigated.
- (32A) In the Brightwater Development Area where dwellings will be located within 100m of the state highway's white edge line, the type and extent of methods utilised to manage potential noise and vibration effects from the state highway.

C75 9/22
Op 10/23**Cul-de-sac Road Access**C5 3/06
Op 10/10

- (33) The extent to which road access by a cul-de-sac that is greater than 80 metres is appropriate, due to physical or legal constraints such as land topography and geographical features, restrictions on road access to the external network, sight, shape and size, and land ownership.

Miscellaneous

- (34) Any relevant matter in Schedule 16.3A.
- (35) Financial contributions.

- (36) All matters referred to in Section 220 of the Act.
- (37) Any matters relevant to the current Engineering Standard.

(38) In the Motueka West Compact Density Residential Area south of Whakarewa Street the effects on sites of cultural significance to Māori. C80 12/23 (D4/25)

Non-Notification

Where condition (b) of this rule applies, and only in respect of non-compliance with condition 16.3.3.1(n)(ii)(b) (being cul-de-sac length), applications for resource consent for an activity under this rule will be decided without public notification and without limited notification.

In the Brightwater, ~~and Wakefield~~ Development Areas, and Motueka West Compact Density Residential Area south of Whakarewa Street applications for resource consent that comply with the conditions of this rule (16.3.3.3) will be decided without limited notification (RMA s95B) or public notification (RMA s95A).

C5 3/06
Op 10/10C75 9/22
Op 10/23
C76 9/22
(9/24)
C80 12/23
D4/25

16.3.3.4 Discretionary Subdivision (Residential Zone)

- (a) Except as provided for in conditions (b), (ba) and (c) of this rule, subdivision in the Residential Zone that does not comply with the restricted discretionary conditions of 16.3.3.2A for standard density development or the restricted discretionary conditions of rule 16.3.3.2 is a discretionary activity.
- (aa) Subdivision which is part of a comprehensive residential development and is the subject of concurrent resource consent applications for all other resource and building consents required for the development is a discretionary activity.

C66 10/17
Op 12/18

Richmond South, Richmond West, Wakefield, Motueka West, Mapua, Brightwater, and Mapua Special Development Areas

C10 10/07 Op 3/14
C22 2/11 Op 1/15
C43 4/13 Op 1/15
C66 10/17 Op 12/18
C75 9/22
Op 10/23
C76 9/22
D9/24

- (b) Subdivision in the Richmond South, Richmond West, Brightwater, Wakefield, Motueka West and Mapua development areas and Mapua Special Development Area that does not comply with rules 16.3.3.2A, 16.3.3.2C and rule 16.3.3.3, rule 16.3.3.1B, or 16.3.3.2C is a discretionary activity, if it complies with the following conditions:

EITHER

- (i) The subdivision has a minimum net area of 350 square metres for each allotment, except that the Mapua Development Area has a minimum net area of 450 square metres and the Mapua Special Development Area has a minimum net area of 200 square metres and Motueka Compact Density Residential Area has a minimum net area of 270 square metres, and the Brightwater and Wakefield Development Areas has site areas complying with 16.3.3.1B(a) and 16.3.3.1B(b).

C10 10/07
Op 3/14C22 2/11
Op 1/15
C43 4/13
Op 1/15
C75 9/22
Op 10/23
C76 9/22
D9/24

OR

- (ii) The subdivision is a compact density subdivision proposal and complies with rule 16.3.3.3(a)(iii)(a), (a)(iii)(c) to (a)(iii)(j), (a)(iv), and (a)(v).

C10 10/07
Op 3/14
C75 9/22
Op 10/23

Richmond Intensive Development Area

C66 10/17
Op 12/18

- (ba) Subdivision in the Richmond Intensive Development Area that does not comply with the restricted discretionary conditions of rule 16.3.3.2A for standard density development or the restricted discretionary conditions of rule 16.3.3.2B for intensive development is a discretionary activity, if it complies with the following conditions:
- (i) The subdivision proposal complies with conditions 16.3.3.1(n)(ii)(c) and 16.3.3.1(n)(iii)(b).

Tahi and Iwa Streets, Mapua

C22 2/11
Op 1/15

- (c) Subdivision is not in the Mapua Residential Coastal Zone at Tahi Street or Iwa Street, Mapua.

C66 10/17
Op 12/18

A resource consent is required. Consent may be refused, or conditions imposed. In considering applications and determining conditions, the Council will have regard to the criteria set out in Schedule 16.3A, as well as other provisions of the Plan and the Act. In considering applications and determining conditions, Council will have particular regard to the following matters:

C10 10/07 Op 3/14
C43 4/13 Op 1/15
C66 10/17 Op 12/18

- (1) The degree of compliance with the applicable conditions of rules 16.3.3.1, 16.3.3.1A, 16.3.3.1B, 16.3.3.2, 16.3.3.2A, 16.3.3.2B, 16.3.3.2C, and 16.3.3.3.
- (2) The reasons for non-compliance with the conditions of rules 16.3.3.1, 16.3.3.1A, 16.3.3.1B, 16.3.3.2, 16.3.3.2A, 16.3.3.2B, 16.3.3.2C, and 16.3.3.3 that have not been met.
- (3) The extent to which the matters in Schedules 16.3A and 16.3B have been met.
- (4) Consistency with the Urban Design Guide (Part II, Appendix 2).
- (5) In the Wakefield Development Area, the ability to achieve a variety of lot and house sizes.

C66 10/17
Op 12/18
C75 9/22
Op 10/23

C10 10/07 Op 3/14
C22 2/11 Op 1/15
C76 9/22
D9/24

Council may also consider any other relevant matter in the Plan or the Act.

Non-Notification

C58 11/15
Op 7/17

Applications for resource consent for an activity on two specified locations close to the centre of Wakefield, shown on Zone maps 91 and 58, will be decided without public notification and without limited notification.

16.3.3.5 Discretionary Subdivision (Residential Zone – Specific Location)

C20 8/10
Op 8/12

Subdivision in the Residential Zone in the Richmond East Development Area that does not comply with rule 16.3.3.1 is a discretionary activity, if it complies with the following condition:

- (a) Conditions 16.3.3.1(i) and (n)(ii)(a), (n)(ii)(c) and (n)(ii)(l).

A resource consent is required. Consent may be refused, or conditions imposed. In considering applications and determining conditions, the Council will have regard to the criteria set out in Schedule 16.3A, as well as other provisions of the Plan and the Act.

16.3.3.6 Discretionary Subdivision (Residential Closed Zone)

Subdivision by means of the relocation or adjustment of an allotment boundary in the Residential Closed Zone is a discretionary activity, if it complies with the following conditions:

- (a) It does not create any additional allotments on which a dwelling can be built.
- (b) Following subdivision, existing buildings and dwellings meet the relevant permitted conditions for wastewater, water supply and boundary setbacks.

A resource consent is required. Consent may be refused or conditions imposed. In considering applications and determining conditions, the Council will have regard to the criteria set out in Schedule 16.3A, as well as other provisions of the Plan and the Act.

Council may also consider any other relevant matter in the Plan or the Act.

16.3.3.7 Non-Complying Subdivision (Residential Zone)

Subdivision in the Richmond South, Richmond West, Richmond East, Richmond Intensive, Brightwater, Wakefield, Motueka West, Mapua and Mapua Special development areas and comprehensive subdivision that does not comply with rule 16.3.3.4 or rule 16.3.3.5 is a non-complying activity.

C10 10/07 Op 3/14
C20 8/10 Op 8/12
C22 2/11 Op 1/15
C43 4/13 Op 1/15
C51 1/15 Op 9/16
C66 10/17 Op 12/18
C75 9/22
Op 10/23)
C76 9/22
(D9/24)

A resource consent is required. Consent may be refused or conditions imposed.

C5 3/06 Op 10/10

16.3.3.8 Prohibited Subdivision (Residential Closed Zone)

Except as provided for in rule 16.3.3.4, subdivision in the Residential Closed Zone at Anchorage and Ruby Bay is a prohibited activity for which no resource consent will be granted.

C22 2/11
Op 1/15

16.3.3.9 Prohibited Subdivision (Residential Coastal Zone at Tahi or Iwa Street, Mapua)

Except as provided for in rule 16.3.3.1, subdivision in the Residential Coastal Zone at Tahi Street or Iwa Street at Mapua is a prohibited activity for which no resource consent will be granted.

C22 2/11
Op 1/15

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16.3.4 Business and Industrial Zones

16.3.4.1 Controlled Subdivision (Business and Industrial Zones)

Subdivision in the Central Business, Commercial, Mixed Business, Tourist Services, Rural Industrial, Heavy Industrial and Light Industrial zones is a controlled activity, if it complies with the following conditions:

C10 10/07
Op 3/14

Location

- (aa) The subject land is not in the Heavy Industrial Closed Zone at Wakefield or in the Light Industrial Zone or Rural Industrial Zone at Brightwater at specified sites (as shown on the planning maps) or in the Commercial Closed Zone at Marahau.

C58 11/15
Op 7/17
C57 11/15
Op 12/18
C79 11/24

Electricity Transmission Corridor

- (a) In the Richmond West Development Area, any land to be subdivided is located at least 12 metres from the centre of any electricity transmission line as shown on the planning maps.

C10 10/07
Op 3/14

Area

- (b) Every allotment created by the subdivision has a minimum net area and can contain a circle within its net area of at least the minimum diameter stated in Figure 16.3B.

Figure 16.3B: Minimum Allotment Areas in Central Business, Commercial, Mixed Business, Tourist Services, and Heavy, Light and Rural Industrial Zones

ZONE	MINIMUM NET AREA (m ²)	MINIMUM DIAMETER OF CIRCLE IN NET AREA OF ALLOTMENT (m)
Central Business and Commercial Zones	200	8
Mixed Business Zone		
- Activities other than retail	1000	20
- Activities other than retail on Lot 1 DP 10599 (Alliance Land)	750	20
- Retail activities (including Retail Frontage ^①)	1250	30
Light Industrial Zone: Richmond West, Motueka West and Mapua Development Areas	750	15
Tourist Services Zone	2,000	15
Heavy Industrial/Rural Industrial Zones	1,000	15
Light Industrial Zone	500	15
All zones listed above – allotment to be used exclusively as a site for a network utility or public work	1	—
Footnote:		
① Richmond West Development Area.		

C10 10/07
Op 3/14

C22 2/11
Op 1/15
C43 4/13
Op 1/15

Services

- (c) Every allotment is provided with services as set out in Schedule 16.3C, except for allotments created for access, utility, segregation, road or reserve purposes. The appropriate trenches, ducts, cables, pipes and other necessary works are provided to the internal boundary of each allotment.

Transport

- (d) The subdivision complies with the transport conditions in Schedule 16.3B, unless the subdivision is for a single allotment for a network utility.

Transport - Richmond West and Motueka West Development AreasC10 10/07 Op 3/14
C22 2/11 Op 1/15
C43 4/13 Op 1/15

- (e) All roads are constructed with reference to the Urban Design Guide (Part II, Appendix 2).
- (f) Every road is through-connected, unless it is a cul-de-sac of 80 metres or less, except on Lot 1 DP 457909 at the eastern end of the McPherson Street extension where no maximum length applies.
- (g) Except for the indicative roads shown in the Richmond West Development Area on the planning maps, no road is designed to connect directly with Lower Queen Street and McShane Road.
- (h) Except for Lower Queen Street and McShane Road, every road has a maximum block length of 200 metres and a maximum perimeter distance of 800 metres.
- (i) No allotment created after 6 October 2007 (except Record of Title 459167 (580 Lower Queen Street) gains direct access from McShane Road or Lower Queen Street, except in the retail frontage shown on the planning maps in the Richmond West Development Area where access is restricted to one access per frontage.
- (ia) No allotment created after 27 April 2013 gains direct access from Queen Victoria Street.
- (j) Where any property adjoining the subdivision may require complying road access across the common boundary with the subdivision, roads are located so that no adjoining property is left without a complying road access.

C10 10/07
Op 3/14C10 10/07
Op 3/14
C73 12/20
Op 6/23C43 4/13
Op 1/15C10 10/07
Op 3/14**Transport – Mapua Development Area**C22 2/11
Op 1/15

- (k) No lot gains direct access from Stafford Drive.

Frontage

- (l) Every allotment that has a frontage has a minimum frontage width of six metres.
- (m) In the Richmond West and Motueka West development areas (except in the Light Industrial Zone location at Beach Road as shown on the planning maps), the minimum frontage width for allotments in the:
- (i) Mixed Business Zone is 30 metres, except on Lot 1 DP 457909 at the eastern end of the McPherson Street extension, which is 25 metres, excluding the Retail Frontage;
- (ii) Mixed Business Zone Retail Frontage (as shown on the planning maps) is 40 metres;
- (iii) Light Industrial Zone is 10 metres.

C10 10/07 Op 3/14
C43 4/13 Op 1/15C10 10/07
Op 3/14

- | | | |
|-----|---|--|
| (n) | In the Richmond West and Motueka West development areas (except in the Light Industrial Zone location at Beach Road as shown on the planning maps) no fewer than 95 percent of all allotments have direct frontage to a public road or public reserve that is at least 10 metres (except on Lot 1 DP 457909 at the eastern end of the McPherson Street extension) where no fewer than 80 percent of all allotments have direct access to a public road. For the avoidance of doubt, this means that no more than 5 percent of all allotments may be rear allotments without any road or reserve frontage. | C10 10/07
Op 3/14
C43 4/13
D 8/14 |
|-----|---|--|

Heritage Site or Item Present

- | | | |
|------|--|----------------------|
| (o) | The land being subdivided does not include: | C10 10/07
Op 3/14 |
| (i) | a heritage site or item referred to in Schedule 16.13A [Heritage Buildings and Structures]; or | C16 9/09
Op 8/12 |
| (ii) | a protected tree in the Richmond West Development Area referred to in Schedule 16.13B. | |

Existing Buildings

- (p) Where a new allotment contains an existing building, the boundaries of the allotment are drawn relative to the building so that the building complies as a permitted activity with the relevant zone rules relating to building coverage, building setbacks, building height, daylight admission lines, outlook, privacy and outdoor living space; and with parking and access requirements under the relevant general rules.

Amenity Plantings within a Boundary Setback - Light Industrial Zone in Richmond West, Motueka West and Mapua Development Areas	C10 10/07 Op 3/14 C22 2/11 Op 1/15 C43 4/13 Op 1/15
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- | | | |
|------|--|----------------------|
| (q) | Amenity plantings are provided within the boundary setbacks on allotments in the following locations in accordance with the following specifications: | C10 10/07
Op 3/14 |
| (i) | In the Light Industrial Zone north of Headingly Lane, bounded by Lower Queen Street, Sandeman Road, Borck Creek and the Open Space Zone, amenity plantings are: | |
| (a) | 2.5 metres wide adjoining Borck Creek comprising species consistent with those of the Waimea Inlet Indigenous Ecosystem, and which at maturity ensure buildings are screened from Borck Creek (requires knowledge of the building location); | |
| (b) | 12 metres wide adjoining the Open Space Zone comprising species consistent with those of the Waimea Inlet Indigenous Ecosystem, and which at maturity ensure buildings are screened from the Open Space Zone (requires knowledge of the building location); | |
| (c) | 2.5 metres wide adjoining Sandeman Road and Artillery Place, including any indicative road extension; | |
| (d) | 15 metres wide adjoining Lower Queen Street, except where an indicative reserve adjoins Lower Queen Street. A framework of large trees is provided continuing the theme of existing Oak trees, within which other plantings are incorporated to provide an 'avenue' park-like setting. | |
| (ii) | In the Light Industrial Zone bounded by Lower Queen Street, McShane Road and Swamp Road, amenity plantings are: | |
| (a) | 20 metres wide incorporating a 2.5 metre bund adjoining the Rural 1 Zone and Swamp Road; | |
| (b) | 15 metres wide adjoining Lower Queen Street, except for that allotment containing the group of protected trees (Tree ID 872); | |
| (c) | 2.5 metres wide adjoining McShane Road. | |

- (iii) In the Light Industrial Zone bounded by Borck Creek and McShane Road, amenity plantings are:
 - (a) 2.5 metres wide adjoining Borck Creek, comprising species consistent with those of the Waimea Inlet Indigenous Ecosystem, and which at maturity ensure buildings are screened from Borck Creek (requires knowledge of the building location);
 - (b) 2.5 metres wide adjoining McShane Road and the Mixed Business Zone.
- (iv) In the Light Industrial Zone bounded by State Highway 60, State Highway 6, Borck Creek and the Residential Zone, amenity plantings are:
 - (a) 6 metres adjoining the Residential Zone;
 - (b) 2.5 metres adjoining Borck Creek;
 - (c) 10 metres adjoining State Highway 60.
- (v) In all Light Industrial Zone locations, amenity plantings are 2.5 metres wide adjoining Indicative Collector Road reserve boundaries, except at access points.
- (vi) Amenity plantings at least 2.5 metres wide are provided on boundaries adjoining Stafford Drive and Seaton Valley Stream. The latter shall be locally sourced indigenous plantings. C22 2/11
Op 1/15
- (r) A planting plan, cross section and design statement prepared by an appropriately competent person in landscape architecture are provided with every application for subdivision that show the species, height at maturity, planting and spacing layout, maintenance and replacement programme and the planting theme, where the allotment is in the amenity planting setback. C10 10/07
Op 3/14
- (s) The amenity planting of the setback is carried out prior to the issue of the Section 224(c) certificate, with such amenity planting managed and maintained on an ongoing basis under an appropriate legal instrument.

Amenity Plantings within a Boundary Setback - Mixed Business Zone, Richmond West Development Area

C10 10/07
Op 3/14

- (t) Amenity plantings are provided within the boundary setbacks on allotments in the following locations in accordance with the following specifications:
 - (i) Adjoining the Open Space Zone and the Recreation Zone north east of Lower Queen Street, amenity plantings are at least 10 metres wide for the full length of the boundary adjoining those zones, except that on Lot 1 DP 457909 at the eastern end of the McPherson Street extension, amenity plantings adjoining the Open Space Zone are not required. Amenity plantings are to comprise species consistent with those of the Waimea Inlet Coastal Flats Indigenous Ecosystem, and planting ensures that buildings are screened from the Open Space Zone, Recreation Zone, and State Highway 6.
 - (ii) Adjoining McShane Road and State Highway 60, amenity plantings are 10 metres wide for the full length of the zone boundary. A framework of large trees is provided continuing the theme of Lower Queen Street, within which other plantings are incorporated to provide a park-like setting and partial screening of buildings from McShane Road, State Highway 60 and the Rural 1 Zone.
 - (iii) Adjoining Borck Creek indicative reserve, amenity plantings are 2.5 metres wide and adjoining Poutama Drain indicative reserve, amenity plantings are 2.0 metres wide, for the full length of the zone.

- (iv) Amenity plantings west of Borck Creek comprise species that, at maturity, provide a visual screen, the height of which averages at least 50 percent of the building height.
- (v) Adjoining the Lower Queen Street road reserve boundary in the Retail Frontage shown on the planning maps, amenity plantings are 2.5 metres wide.
- (vi) Adjoining the Residential Zone, Open Space Zone and the Light Industrial Zone, amenity plantings are at least 2.5 metres wide, except that this requirement does not apply on Lot 1 DP 457909 at the eastern end of the McPherson Street extension. C79 11/24
- (u) A planting plan, cross section and design statement prepared by an appropriately competent person in landscape architecture are provided with every application for subdivision that show the species, height at maturity, planting and spacing layout, maintenance and replacement programme and the planting theme, where the allotment is in the amenity planting setback. C10 10/07
Op 3/14
- (v) The amenity planting of the setback is carried out prior to the issue of the Section 224(c) certificate, with such amenity planting managed and maintained on an ongoing basis under an appropriate legal instrument. C10 10/07
Op 3/14

Reserves

- (w) Subject to but not limited by rule 16.4.2.1, in the Richmond West Development Area and Mapua Light Industrial Zone, land subject to a notation on the planning maps as indicative reserve is set aside and vested in the Council upon subdivision in general alignment with the indicative reserve areas shown on the maps and dimensions where these are specified as follows: C10 10/07
Op 3/14
 - (i) 70 metre wide reserve along Borck Creek to Lower Queen Street and a 61 metre wide reserve from Lower Queen Street to the Open Space Zone adjoining Waimea inlet; C22 2/11
Op 1/15
 - (ii) 6 metre wide reserve on Part Lot 1 DP 94 linking the existing indicative road to Borck Creek reserve;
 - (iii) 15 metre wide reserve along the northwest boundary of Lot 1 DP 17704, Lot 1 DP 20017 and Lot 1 DP 20497;
 - (iv) 5,500 square metre reserve along the southwest boundary of Part Lot 1 DP 94 fronting Lower Queen Street;
 - (v) 15 metre wide reserve incorporating Poutama Drain;
 - (va) 10 metre wide reserve separating the Mixed Zone from the Residential Zone west of Borck Creek which will vest in the Council as Local Purpose Reserve (walkway) without compensation or credit against Reserve Financial Contributions. C79 11/24
 - (vi) 5 metre wide reserve adjoining the western side of Seaton Valley Stream. C22 2/11
Op 1/15
- (x) Except for the 10 metre wide reserve separating the Mixed Business Zone from the Residential Zone west of Borck Creek, subject to but not limited by rule 16.4.2.1, indicative reserve areas are to be vested in the Council as Local Purpose Reserve (walkway/recreation) and Local Purpose Reserve (drainage) and the part of the area vested as Local Purpose Reserve (walkway/recreation) will form part of the financial contribution for reserves and community services in accordance with rule 16.5.2.4. C79 11/24
C10 10/07
Op 3/14

Building Platform Levels

- (y) In the Richmond West Development Area, the building platform level is 4.6 metres above mean sea level and constructed in a way which provides a gradual transition between the ground level (datum reference: NVD55) and 4.6 metres to achieve a visually natural appearance, except that the 4.6 metre building platform level does not apply to those parts of Lot 1 DP 18146 and Lot 4 DP 18918 (Nelson Pine Industries), Lot 3 DP C10 10/07
Op 3/14
C73 12/20
Op 6/23

18918 (Dynea NZ Ltd) and land held in Record of Title 459167 (580 Lower Queen Street) that are protected from inundation from the sea by a seawall; nor in the Light Industrial Zone location at Beach Road as shown on the planning maps.

C10 10/07
Op 3/14

A consent notice is to be registered on the record of title for any allotment for which a building platform is required by this condition, pursuant to Section 221 of the Act.

Filling of Allotments

C10 10/07
Op 3/14

- (z) In the Richmond West Development Area, allotments below the 4.6-metre contour above mean sea level (datum reference: NVD55) are not filled, except to create a building platform area. This condition does not apply in the Light Industrial Zone location at Beach Road as shown on the planning maps.

Development Plan

- (za) Allotments in the Rural Industrial Zone form part of an overall development plan for each zone.
- (zb) In the Tourist Services Zone at Salisbury Road, Richmond, access to Salisbury Road from Lot 2 DP 18824 (123 Salisbury Road, occupied by the Baptist Church) and Lot 3 DP 18824 (141 Salisbury Road, occupied by the Aquatic Centre) is by way of a joint access.

Stormwater

C7 7/07
Op 10/10

- (zc) In the Central Business, Commercial, Mixed Business and Tourist Services zones, and in the Heavy, Light and Rural Industrial zones:

C10 10/07
Op 3/14

- (i) EITHER

Stormwater from every allotment is discharged to a Council-maintained stormwater drainage network that has the capacity to receive the additional stormwater.

OR

The discharge complies with section 36.4 of this Plan.

C7 7/07
Op 10/10

AND

- (ii) All stormwater drainage features that form part of the stormwater drainage network are physically and legally protected from future development that may adversely affect the efficient functioning of the network.

C10 10/07
Op 3/14

- (iii) Except in the Light Industrial Zone location at Beach Road as shown on the planning maps, all stormwater from each site in an Industrial Zone is collected and conveyed through a stormwater interceptor treatment device so that any sediment, hydrocarbon or floating debris that may be discharged is able to be substantially retained by such a device before there is any discharge to the Council-maintained stormwater drainage network.

C10 10/07
Op 3/14

Note: Design information for stormwater interceptor treatment devices and stormwater treatment and collection systems is provided in the Nelson Tasman Land Development Manual 2019.

C10 10/07
Op 3/14

C69 6/19
Op 6/20

- (iv) A planting plan and design statement by an appropriately competent person in landscape architecture is provided with any plan submitted showing a stormwater greenway and/or retention area.

C43 4/13
Op 1/15

(v) Indicative Stormwater Retention AreaC43 4/13
Op 1/15

Where applicable, a stormwater retention area is to be provided in the location of any indicative stormwater retention area shown in the Motueka West Development Area on the planning maps in order to mitigate downstream stormwater effects such as flooding.

Note: A discharge consent may be required where new stormwater infrastructure is being created.

C7 7/07
Op 10/10**Cultural Heritage Sites**C16 9/09
Op 8/12

(zd) An Authority from Heritage New Zealand Pouhere Taonga has been obtained under the Heritage New Zealand Pouhere Taonga Act 2014 to modify, damage or destroy a cultural heritage site; or, written evidence from Heritage New Zealand Pouhere Taonga has been obtained to show that such an authority is not considered necessary.

(ze) Where the listed cultural heritage site is a wāhi tapu site, manawhenua iwi have given their written approval to the proposed activity as an affected party.

Notes:

- (1) An assessment may be required in accordance with requirement 19.2.2.41.
- (2) The modification, damage or destruction of any cultural heritage site that is an archaeological site under the Heritage New Zealand Pouhere Taonga Act 2014 must be authorised by an authority from Heritage New Zealand Pouhere Taonga.
- (3) If any cultural heritage site is exposed during site works then all site works must cease immediately. The areas must be immediately secured in a way that any artefacts or remains are untouched. Manawhenua Iwi, Heritage New Zealand Pouhere Taonga, Department of Conservation, and Tasman District Council must be notified, and the Police in the case of human remains, that an archaeological site has been exposed, so that appropriate action can be taken. This includes such persons being given reasonable time to record and recover archaeological features discovered before work may recommence on the site.

A resource consent is required. The Council has reserved control over the following matters:

- (1) Access.
- (2) The proximity, safety and ease of access between any site and the nearest collector, distributor or arterial road.
- (3) The provision, design and routes of cycleways, walkways and bridle-paths, including linkages between any site and local retail areas, schools, reserves, bus routes and arterial roads.
- (4) The relationship of any new road with existing roads, adjoining land and any future roading requirements. C69 6/19
Op 6/20
- (5) Availability and provision of services, including the appropriate trenches, ducts, cables, pipes and other ancillary works provided to the road boundary for each allotment, except for rear allotments or those located off shared accesses where the services shall be provided to an internal boundary.
- (6) Location and effects of earthworks necessary to achieve matters (1) and (5).
- (7) Potential effects on heritage protection and protected trees. C10 10/07 Op 3/14
- (8) Financial contributions.
- (9) All matters referred to in Section 220 of the Act.

- | | | |
|------|---|---------------------|
| (10) | The degree of compliance with any mandatory and good practice matters of any Nelson Tasman Land Development Manual 2019. | C69 6/19
Op 6/20 |
| (11) | Matters relevant to the development of a neighbourhood centre, in the Urban Design Guide (Part II, Appendix 2). | C22 3/11
Op 1/15 |
| (12) | Effective stormwater management, including the use of Low Impact Design solutions and any other mandatory or good practice matter of chapter 5 of the Nelson Tasman Land Development Manual 2019. | C69 6/19
Op 6/20 |

Amenity Plantings - Richmond West and Motueka West Development AreasC10 10/07 Op 3/14
C43 4/13 Op 1/15

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|------|---|----------------------|
| (13) | Landscaping and amenity plantings for the identified allotments, including the type, height and location of species to be planted, planting plan, planting and maintenance programme, and bunding. | C10 10/07
Op 3/14 |
| (14) | The variation in the use of trees, shrubs and groundcovers to create a planting framework, including the utilisation of existing plantings, where appropriate. | |
| (15) | The extent to which the amenity plantings create a visually attractive appearance when viewed from public roads and reserves, adjoining zones and the coastal environment. | |
| (16) | The degree of application of a consistent landscape theme that links amenity plantings with plantings within the Light Industrial and Mixed Business zones. | |
| (17) | The depth and height of plantings and the extent of the screening effect of industrial buildings from the adjoining roads, Rural 1 and Open Space zones, and Borck Creek reserve. | |
| (18) | The extent of use of both fast-growing species for initial screening and suitable longer-lasting species, and the use of open-grassed areas or low vegetation of varying depth within the buffer in front of screen planting. | |
| (19) | The appropriateness of the species to the local environment and conditions. | |
| (20) | The degree of site contouring in association with planting to assist with screening buildings and car parks from view. | |
| (21) | The legal instrument for ensuring ongoing management, maintenance and replacement of amenity plantings. | |

Traffic - Richmond West Development Area

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|------|--|----------------------|
| (22) | The assessment and management of traffic safety of the cross intersection created by the formation of the indicative road in the Richmond West Development Area on the west of lower Queen Street opposite Headingly Lane. | C10 10/07
Op 3/14 |
|------|--|----------------------|

Cultural Heritage

- | | | |
|------|---|---------------------|
| (23) | Where there is a listed cultural heritage site present on any part of the land being subdivided: | C16 9/09
Op 8/12 |
| | (a) any matters raised in a report prepared in accordance with Information Requirement 19.2.2.41; | |

- (b) any matters raised in the authority granted by Heritage New Zealand Pouhere Taonga under the Heritage New Zealand Pouhere Taonga Act 2014, that are relevant to control of the design and construction of the proposed subdivision activity;
- (c) any matter necessary to ensure the appropriate management, protection or enhancement of a cultural heritage site;
- (d) any matter necessary to ensure kaitiakitanga over a wāhi tapu site or wāhi tapu area;
- (e) any matters relevant to ensuring the appropriate management of a previously unknown cultural heritage site that is discovered during any land disturbance activities associated with the subdivision during construction.

16.3.4.2 Restricted Discretionary Subdivision (Business and Industrial Zones – Richmond West Development Area)

C10 10/07
Op 3/14

Subdivision in the Central Business, Commercial, Mixed Business, Tourist Services, Rural Industrial, Heavy Industrial and Light Industrial zones that does not comply with controlled condition (a) of rule 16.3.4.1 is a restricted discretionary activity.

A resource consent is required. Consent may be refused or conditions imposed, only in respect of the following matter to which Council has restricted its discretion:

- (1) In the Richmond West Development Area:
 - (a) the extent to which the design of the subdivision allows for earthworks, buildings and structures to comply with the safe distance requirements of the New Zealand Electrical Code of Practice for Safe Distances (NZECP 34:2001);
 - (b) the extent to which the design of the subdivision allows for activities to be set back from high voltage transmission lines to ensure adverse effects on the National Grid and public safety are appropriately avoided, remedied or mitigated.

16.3.4.3 Restricted Discretionary Subdivision (Business and Industrial Zones – Cultural Heritage Sites)

C16 9/09
Op 8/12

Subdivision in the Central Business, Commercial, Mixed Business, Tourist Services, Rural Industrial, Heavy Industrial and Light Industrial zones that does not comply with controlled condition (zd) of rule 16.3.4.1 is a restricted discretionary activity.

A resource consent is required. Consent may be refused or conditions imposed, only in respect of the following matter to which the Council has restricted its discretion:

- (1) Where there is a listed cultural heritage site present on any part of the land being subdivided:
 - (a) any matters raised in a report prepared in accordance with requirement 19.2.2.41;
 - (b) any matter necessary to ensure the appropriate management, protection or enhancement of a Cultural Heritage Site;
 - (c) any matter necessary to ensure kaitiakitanga over a wāhi tapu site or wāhi tapu area;
 - (d) any matters relevant to ensuring the appropriate management of a previously unknown cultural heritage site that is discovered during any land disturbance activities associated with the subdivision during construction.
 - (e) any matter relevant to the absence of an authority from Heritage New Zealand Pouhere Taonga under the Heritage New Zealand Pouhere Taonga Act 2014.

16.3.4.3A Restricted Discretionary Subdivision (Industrial Zones – Specified sites at Brightwater)C57 11/15
Op 12/18

Subdivision in the Rural Industrial and Light Industrial zones in specified sites in Brightwater is a restricted discretionary activity, where the subdivision complies with controlled activity conditions 16.3.4.1(b), (c), (d), (l), (o), (p), (zc), (zd) and (ze).

A resource consent is required. Consent may be refused or conditions imposed, only in respect of controlled activity conditions 16.3.4.1(b), (c), (d), (l), (o), (p), (zc), (zd) and (ze) and the following matter:

- (1) (a) Protection for flood flow paths during a 1 percent Annual Exceedance Probability event;
- (b) the effects of a 1 percent Annual Exceedance Probability flood event are mitigated so that any identified building location is not subject to inundation; and
- (c) the effects of any proposed mitigation on other properties.

16.3.4.4 Discretionary Subdivision (Central Business, Commercial, Mixed Business, Tourist Services (except at Mapua), Rural Industrial, Heavy Industrial and Light Industrial Zones)C10 10/07
Op 3/14

Subdivision in the Central Business, Commercial, Mixed Business, Tourist Services (except at Mapua), Rural Industrial, Heavy Industrial, or Light Industrial zones that does not comply with the controlled conditions of rule 16.3.4.1 is a discretionary activity: if it complies with the following condition:

C79 11/24

(a) The land is not within the Commercial Closed Zone at Marahau.

A resource consent is required. Consent may be refused, or conditions imposed. In considering applications and determining conditions, the Council will have regard to the criteria set out in Schedule 16.3A, as well as other provisions of the Plan and the Act.

16.3.4.5 Discretionary Subdivision (Tourist Services Zone - Mapua)

Subdivision by means of the relocation or adjustment of an allotment boundary in the Tourist Services Zone at Mapua is a discretionary activity, if it complies with the following conditions:

- (a) It does not create any additional allotments on which a dwelling can be built.
- (b) It does not require works that would exacerbate erosion or inundation.

A resource consent is required. Consent may be refused or conditions imposed. In considering applications and determining conditions, the Council will have regard to the criteria set out in Schedule 16.3A, as well as other provisions of the Plan and the Act.

16.3.4.5A Discretionary Subdivision (Heavy Industrial Closed Zone – Wakefield)C58 11/15
Op 7/17

Subdivision by means of the relocation or adjustment of an allotment boundary in the Heavy Industrial Closed Zone at Wakefield is a discretionary activity, if it complies with the following conditions:

- (a) The land being subdivided does not create any additional allotments on which a building can be built.

- (b) Following subdivision, existing buildings meet the relevant permitted conditions for wastewater, water supply and boundary setbacks, and there is adequate provision for stormwater.

A resource consent is required. Consent may be refused or conditions imposed. In considering applications and determining conditions, the Council will have regard to the criteria set out in Schedule 16.3A, as well as other provisions of the Plan and the Act.

16.3.4.5B Discretionary Subdivision (Commercial Closed Zone - Marahau)

C79 11/24

Subdivision by means of the relocation or adjustment of an allotment boundary in the Commercial Closed Zone at Marahau is a discretionary activity, if it complies with the following conditions:

- (a) It does not create any additional allotments on which a building or dwelling can be built.
- (b) It does not require works that would exacerbate coastal erosion or inundation.
- (c) Following subdivision, existing buildings meet the relevant permitted conditions for wastewater, water supply and boundary setbacks.

A resource consent is required. Consent may be refused or conditions imposed. In considering applications and determining conditions, the Council will have regard to the criteria set out in Schedule 16.3A, as well as other provisions of the Plan and the Act.

16.3.4.6 Non-Complying Subdivision (Tourist Services Zone - Mapua)

Except as provided for in rule 16.3.4.5, subdivision in the Tourist Services Zone at Mapua is a non-complying activity.

16.3.4.7 Prohibited Subdivision (Heavy Industrial Closed Zone – Wakefield)

C58 11/15
Op 7/17

Except as provided for in rule 16.3.4.5A, subdivision in the Heavy Industrial Closed Zone at Wakefield is a prohibited activity for which no resource consent will be granted.

16.3.4.8 Prohibited Subdivision (Commercial Closed Zone - Marahau)

C79 11/24

Except as provided for in rule 16.3.4.5B, subdivision in the Commercial Closed Zone at Marahau is a prohibited activity.

16.3.5 Rural 1 Zone**16.3.5.1 Controlled Subdivision (Rural 1 and Rural 1 Coastal Zones)**

Subdivision in the Rural 1 and Rural 1 Coastal zones is a controlled activity, if it complies with the following conditions:

C22 2/11
Op 1/15

Area

- (a) Except as provided by conditions (aa), or (ca), the minimum area of allotments created by the subdivision is 12 hectares provided that the subdivision is of a title that existed on or before 30 January 2016.
- (aa) Allotments to be used exclusively as a site for a network utility or public work (or a balance allotment arising from the creation of such allotments) have no minimum area requirement.

C60 1/16 &
V1-C60 7/18
Op 6/19
C73 12/20
Op 6/23

C60 1/16
Op 6/19

Item (b) removed as part of plan change 73.

C22 2/11
Op 1/15
C73 12/20
Op 6/23

Item (c) removed as part of plan change 73

C73
Op 6/23

- (ca) The minimum area of allotments created by the subdivision is 3.0 hectares in the Rural 1 Coastal Zone.

C60 1/16
Op 6/19

Frontage

- (d) Every allotment that has a frontage has a minimum frontage width of 100 metres in the case of a front allotment, or 5 metres in the case of a single rear allotment, or 6.5 metres in the case of two or more rear allotments that have a combined frontage.

Building Location Area

C60 1/16
Op 6/19

- (dd) Every allotment on which any habitable building is intended to be located has a building location area shown which is set back 30 metres from internal boundaries except where the boundary is to the Residential, Rural Residential or Rural 3 zone.

Heritage Site or Item Present

C10 10/07
Op 3/14

- (e) The land being subdivided does not include:
- (i) a heritage site or item referred to in Schedule 16.13A [Heritage Buildings and Structures]; or
- (ii) a protected tree in the Richmond West Development Area referred to in Schedule 16.13B.

C16 9/09
Op 8/12

Existing Buildings and Trees

- (f) Where a new allotment contains an existing building, the boundaries of the allotment are drawn relative to the building so that the building complies as a permitted activity, with all applicable zone rules relating to building coverage, building setbacks, building height, daylight admission lines, outlook, privacy and outdoor living space; and with parking and access requirements under the applicable general rules.
- (g) Where a new allotment contains an existing shelter or spray belt, horticultural plantings or plantation forest, the boundaries of the allotment are drawn relative to these trees so that the shelter or spray belt, horticultural plantings or plantation forest complies as a permitted activity, with all applicable zone rules relating to height and setbacks from boundaries, roads, dwellings, schools and early childhood education facilities.

Allotments in relation to Existing DamsC17 2/10
Op 4/13

- (h) Where a new allotment contains an existing structure for damming water, the boundaries of the allotment are drawn relative to the spillway and fullest extent of impounded water so that the spillway and the fullest extent of impounded water are set back at least 10 metres from road boundaries and 5 metres from internal boundaries.

Transport

- (i) The subdivision complies with the transport conditions in Schedule 16.3B, unless the subdivision is for a single allotment for a network utility.

*Item (J) removed as part of plan change 73*C73 12/20
Op 6/23**Reserves**C10 10/07
Op 3/14
C10 10/07
Op 3/14

- (k) Subject to but not limited by rule 16.4.2.1, in the Richmond South and Richmond West development areas, land subject to a notation on the planning maps as indicative reserve is set aside and vested in the Council upon subdivision in general alignment with the indicative reserve areas shown on the maps and dimensions where specified, as follows:
 - (i) 70-metre-wide reserve along Borck Creek to Lower Queen Street and a 61-metre-wide reserve from Lower Queen Street to the Open Space Zone adjoining Waimea inlet;
 - (ii) 15-metre-wide reserve along the northwest boundary of Lot 1 DP 17704, Lot 1 DP 20017 and Lot 1 DP 20497;
 - (iii) 15-metre-wide reserve along Poutama Drain;
 - (iv) 15-metre-wide reserve along Eastern Hills Drain adjoining State Highway 6 to Borck Creek;
 - (v) 2.5-hectare recreation reserve adjoining State Highway 6;
 - (vi) 10-metre-wide reserve adjoining the Mixed Business and Rural 1 zones.

- (l) Subject to but not limited by rule 16.4.2.1, indicative reserve areas are to be vested in the Council as Local Purpose Reserve (walkway/recreation) and Local Purpose Reserve (drainage) and the part of the area vested as Local Purpose Reserve (walkway/recreation) will form part of the financial contribution for reserves and community services in accordance with rule 16.5.2.4.

C10 10/07
Op 3/14

Building Platform Levels

- (m) In the Richmond West Development Area the building platform level is 4.6 metres above mean sea level (datum reference: NVD55) and is constructed in a way which provides a gradual transition between the ground level and 4.6 metres to achieve a visually natural appearance.

A consent notice is to be registered on certificates of title for allotments pursuant to Section 221 of the Act for any allotment below the 4.6 metres contour above mean sea level.

Filling of Allotments

- (n) In the Richmond West Development Area, lower Seaton Valley Rural 1 Closed Zone at Mapua and Rural 1 Coastal Zone, allotments below the 4.6 metre contour above mean sea level (datum reference: NVD55) are not filled, except to create a building platform area.

C10 10/07
Op 3/14C22 2/11
Op 1/15

Electricity Transmission Corridor

- (o) In the Richmond West Development Area, any land to be subdivided is located at least 12 metres from the centre of any electricity transmission line as shown on the planning maps.

C10 10/07
Op 3/14

Cultural Heritage Sites

- (p) An Authority from Heritage New Zealand Pouhere Taonga has been obtained under the Heritage New Zealand Pouhere Taonga Act 2014 to modify, damage or destroy a cultural heritage site; or, written evidence from Heritage New Zealand Pouhere Taonga has been obtained to show that such an Authority is not considered necessary.
- (q) Where the listed cultural heritage site is a wāhi tapu site, manawhenua iwi have given their written approval to the proposed activity as an affected party.

C16 9/09
Op 8/12

Notes:

- (1) An assessment may be required in accordance with requirement 19.2.2.41.
- (2) The modification, damage or destruction of any cultural heritage site that is an archaeological site under the Heritage New Zealand Pouhere Taonga Act 2014 must be authorised by an authority from Heritage New Zealand Pouhere Taonga.
- (3) If any cultural heritage site is exposed during site works then all site works must cease immediately. The areas must be immediately secured in a way that any artefacts or remains are untouched. Manawhenua Iwi, Heritage New Zealand Pouhere Taonga, Department of Conservation, and Tasman District Council must be notified, and the Police in the case of human remains, that an archaeological site has been exposed, so that appropriate action can be taken. This includes such persons being given reasonable time to record and recover archaeological features discovered before work may recommence on the site.

A resource consent is required. The Council has reserved control over the following matters. In considering applications and determining conditions, the Council will have regard to the criteria set out in Schedule 16.3A, as well as other provisions of the Plan and the Act.

- (1) Shape.

(1A)	Effects on productive potential, including the effects of fragmentation of productive land.	C60 1/16 Op 6/19
(2)	Low impact design principles and methods.	
(3)	The relationship of any new road with existing roads, adjoining land and any future roading requirements.	C69 6/19 Op 6/20
(4)	Availability and provision of services, including road access, water supply and wastewater and stormwater systems.	C60 1/16 Op 6/19
(4A)	Where any land is subject to any deferred urban zone, the adverse effects of the subdivision on future opportunities for efficient subdivision, use and development of the land or of any other land in the area that is deferred, for the purposes of the relevant urban zone once it takes effect.	C51 1/15 Op 9/16
(4B)	Effects on the road network.	C60 1/16 Op 6/19
(5)	Location of building platforms.	
(6)	Location and effects of earthworks necessary to achieve (2), (4) and (5).	
(7)	Potential effects on rural character, coastal natural character and amenity values.	C60 1/16 Op 6/19
(7A)	The potential for adverse cross-boundary effects, including reverse sensitivity.	
(7B)	Management of natural hazards, within and beyond the boundaries of the site, including wildfire risk, slope instability and flood hazard effects.	
<i>Item (8) removed as part of plan change 73</i>		C73 12/20 Op 6/23
(9)	Provision for and protection of areas of significant ecological value, significant landscape value, significant indigenous vegetation, protected trees and cultural heritage	C60 1/16 Op 6/19
(10)	The physical and legal protection of primary and secondary stormwater flow paths and indicative reserves.	C10 10/07 Op 3/14
(11)	The extent and location of indicative reserves.	
(12)	The appropriate setback of allotment boundaries from any dam, including the fullest extent of impounded water and associated spillway structures.	C17 2/10 Op 4/13
(13)	Financial contributions.	
(14)	All matters referred to in Section 220 of the Act.	
(15)	The degree of compliance with any mandatory and good practice matters of the Nelson Tasman Land Development Manual 2019.	C69 6/19 Op 6/20
(16)	Effective stormwater management, including the use of Low Impact Design solutions.	C7 7/07 Op 10/10

- (17) Where there is a listed cultural heritage site present on any part of the land being subdivided: C16 9/09
Op 8/12
- (a) any matters raised in a report prepared in accordance with Information Requirement 19.2.2.41;
 - (b) any matters raised in the authority granted by Heritage New Zealand Pouhere Taonga under the Heritage New Zealand Pouhere Taonga Act 2014, that are relevant to control of the design and construction of the proposed subdivision activity;
 - (c) any matter necessary to ensure the appropriate management, protection or enhancement of a cultural heritage site;
 - (d) any matter necessary to ensure kaitiakitanga over a wāhi tapu site or wāhi tapu area;
 - (e) any matters relevant to ensuring the appropriate management of a previously unknown cultural heritage site that is discovered during any land disturbance activities associated with the subdivision during construction.

16.3.5.2 Restricted Discretionary Subdivision (Rural 1 Zone – Richmond West Development Area)

C10 10/07
Op 3/14

Subdivision in the Rural 1 Zone that does not comply with controlled condition (o) of rule 16.3.5.1 is a restricted discretionary activity.

A resource consent is required. Consent may be refused or conditions imposed, only in respect of the following matter to which Council has restricted its discretion:

- (1) In the Richmond West Development Area:
- (a) the extent to which the design of the subdivision allows for earthworks, buildings and structures to comply with the safe distance requirements of the New Zealand Electrical Code of Practice for Safe Distances (NZECP 34:2001).
 - (b) the extent to which the design of the subdivision allows for activities to be set back from high voltage transmission lines to ensure adverse effects on the National Grid and public safety are appropriately avoided, remedied or mitigated.

16.3.5.3 Restricted Discretionary Subdivision (Rural 1 Zone – Listed Cultural Heritage Site)C16 9/09
Op 8/12

Subdivision in the Rural 1 Zone that does not comply with conditions (p) or (q) of rule 16.3.5.1 is a restricted discretionary activity.

A resource consent is required. Consent may be refused or conditions imposed, only in respect of the following matters to which the Council has restricted its discretion:

- (1) Where there is a listed cultural heritage site present on any part of the land being subdivided:
 - (a) any matters raised in a report prepared in accordance with requirement 19.2.2.41;
 - (b) any matter necessary to ensure the appropriate management, protection or enhancement of a Cultural Heritage Site;
 - (c) any matter necessary to ensure kaitiakitanga over a wāhi tapu site or wāhi tapu area;
 - (d) any matters relevant to ensuring the appropriate management of a previously unknown cultural heritage site that is discovered during any land disturbance activities associated with the subdivision during construction;
 - (e) any matter relevant to the absence of an authority from Heritage New Zealand Pouhere Taonga under the Heritage New Zealand Pouhere Taonga Act 2014.

16.3.5.3A Restricted Discretionary Subdivision (Rural 1 Zone)C60 1/16 &
V1-C60 7/18
Op 6/19

Subdivision in the Rural 1 Zone that does not comply with condition (a) of rule 16.3.5.1 is a restricted discretionary activity, if it meets the following conditions:

- (a) The subdivision can meet conditions (d) – (n) of rule 16.3.5.1; and

EITHER

- (b) The average net area of all allotments that are created by the subdivision is 12 hectares or greater and no allotment that is created is less than 5,000 square metres; and
- (c) The subdivision is of a title that existed on or before 30 January 2016, except where that title was created by way of subdivision decision not made under the Act or any equivalent previous legislation;

OR

- (d) The subdivision is a boundary adjustment and no additional titles are created as a consequence of the subdivision, and no allotment that is created is less than 5,000 square metres.

OR

- (e) The subdivision is of a title that was created by the amalgamation of two or more titles that are physically contiguous.

A resource consent is required. Consent may be refused or conditions imposed, only in respect of the following matter to which Council has restricted its discretion:

- (1) Any matter listed in rule 16.3.5.1.

Item (16.3.5.4) removed as part of plan change 73

C22 2/11
Op 1/15

C60 1/16
Op 6/19

C73 12/20
Op 6/23

16.3.5.4A Discretionary Subdivision (Rural 1 Zone)

C60 1/16 &
V1-C60
7/18
Op 6/19

Subdivision in the Rural 1 Zone that does not comply with rule 16.3.5.3A is a discretionary activity, if it complies with the following conditions:

EITHER

- (a) The average net area of all allotments that are created by the subdivision is 12 hectares or greater and no allotment that is created is less than 5,000 square metres; and
- (b) The subdivision is of a title that existed on or before 30 January 2016, except where that title was created by way of a subdivision decision not made under the Act or any equivalent previous legislation.

OR

C60 1/16 &
V1-C60 7/18
Op 6/19

- (c) The subdivision is a boundary adjustment and no additional titles are created as a consequence of the subdivision, and no allotment that is created is less than 5,000 square metres.

OR

- (d) The subdivision is of a title that was created by the amalgamation of two or more titles that are physically contiguous.

OR

- (e) The subdivision is for the purpose of cooperative living and a land use consent application under rule 17.5.2.8A has been submitted with the application for subdivision consent; and
- (f) The subdivision is of a title that existed on or before 30 January 2016 except where that title was created by way of a subdivision decision not made under the Act or any equivalent previous legislation.

A resource consent is required. Consent may be refused, or conditions imposed. In considering applications and determining conditions, the Council will have regard to the criteria set out in Schedule 16.3A, as well as other provisions of the Plan and the Act.

16.3.5.5 Discretionary Subdivision (Rural 1 Closed and Rural 1 Coastal Zones)

Subdivision by means of the relocation or adjustment of an allotment boundary in the Rural 1 Closed Zone or Rural 1 Coastal Zone is a discretionary activity if:

C22 2/11
Op 1/15
C73 12/20
Op 6/23

- (a) it does not create any additional allotments on which a dwelling can be built; and
- (b) following subdivision, existing buildings and dwellings meet the relevant permitted conditions for wastewater, water supply and boundary setbacks, and there is adequate provision for stormwater.

A resource consent is required. Consent may be refused, or conditions imposed. In considering applications and determining conditions, the Council will have regard to the criteria set out in Schedule 16.3A, as well as other provisions of the Plan and the Act.

16.3.5.5A Non-Complying Subdivision

C60 1/16 &
V1-C60 7/18
Op 6/19

Subdivision in the Rural 1 Zone that does not comply with rule 16.3.5.4A is a non-complying activity.

A resource consent is required. Consent may be refused or conditions imposed. In considering the applications and determining conditions, Council will have regard to the criteria set out in Schedule 16.3A as well as any other provisions of the Plan or Act.

16.3.5.6 Prohibited Subdivision (Rural 1 Closed and Rural 1 Coastal Zones)

Except as provided for in rules 16.3.5.1(ca) and 16.3.5.5, subdivision of any allotment:

- in the Rural 1 Closed Zone, or
- the Rural 1 Coastal Zone

is a prohibited activity for which no resource consent will be granted.

C22 2/11
Op 1/15
C73 12/20
Op 6/23

16.3.6 Rural 2 Zone**16.3.6.1 Controlled Subdivision (Rural 2 Zone)**

Subdivision in the Rural 2 Zone is a controlled activity, if it complies with the following conditions:

Area

- (a) Except as provided by the minimum area of allotments created by the subdivision is 50 hectares provided that the subdivision is of a title that existed on or before 30 January 2016.
- (aa) Allotments to be used exclusively as a site for a network utility or public work (or a balance allotment arising from the creation of such allotments) have no minimum area requirement.

C60 1/16
Op 6/19
C73 12/20
Op 6/23

Item (b) removed as part of plan change 73

Existing Buildings and Trees

- (c) Where a new allotment contains an existing building, the boundaries of the allotment are drawn relative to the building so that the building complies as a permitted activity, with all applicable zone rules relating to building coverage, building setbacks, building height, daylight admission lines, outlook, privacy and outdoor living space; and with parking and access requirements under the applicable general rules.
- (d) Where a new allotment contains an existing shelter or spray belt, horticultural plantings or plantation forest, the boundaries of the allotment are drawn relative to these trees so that the shelter or spray belt, horticultural plantings or plantation forest complies as a permitted activity, with all applicable zone rules relating to height and setbacks from boundaries, roads, dwellings, schools and early childhood education facilities.

Building Location Area

C60 1/16
Op 6/19

- (dd) Every allotment on which any habitable building is intended to be located has a building location area shown which is set back 30 metres from internal boundaries except where the boundary is to the Residential, Rural Residential or Rural 3 zone.

Allotments in relation to Existing Dams

C17 2/10
Op 4/13

- (e) Where a new allotment contains an existing structure for damming water, the boundaries of the allotment are drawn relative to the spillway and fullest extent of impounded water so that the spillway and the fullest extent of impounded water are set back at least 10 metres from road boundaries and 5 metres from internal boundaries.

Transport

- (f) The subdivision complies with the transport conditions in Schedule 16.3B, unless the subdivision is for a single allotment for a network utility.
- (g) Every allotment that has a frontage has a minimum frontage width of 100 metres in the case of a front allotment, or 5 metres in the case of a single rear allotment or 6.5 metres in the case of two or more rear allotments that have a combined frontage.

Heritage Site or Item

- (h) The land being subdivided does not include:
- (i) a heritage site or item referred to in Schedule 16.13A [Heritage Buildings and Structures]; or
 - (ii) a protected tree in the Richmond West Development Area referred to in Schedule 16.13B [Protected Trees].

C10 10/07
Op 3/14
C16 9/09
Op 8/12

Reserves

- (i) Subject to but not limited by rule 16.4.2.1, in the Richmond West Development Area, land subject to a notation on the planning maps as indicative reserve is set aside and vested in the Council upon subdivision in general alignment with the indicative reserve areas shown on the maps and dimensions where specified, as follows:
- (i) 70 metre wide reserve along Borck Creek from Lower Queen Street to the Open Space Zone adjoining Waimea inlet to Lower Queen Street and a 61 metre wide reserve from Lower Queen Street to the Open Space Zone adjoining Waimea inlet;
 - (ii) 5,500 square metre reserve along the southwest boundary of Part Lot 1 DP 94 fronting Lower Queen Street;
 - (iv) 10 metre wide reserve on Part Lot 1 DP 94 linking the existing indicative road to Borck Creek reserve;

C10 10/07
Op 3/14
C10 10/07
Op 3/14

Item (iv) removed as part of plan change 73

C73 12/20
Op 6/23

- (j) Subject to but not limited by rule 16.4.2.1, indicative reserve areas are to be vested in the Council as Local Purpose Reserve (walkway/recreation) and Local Purpose Reserve (drainage) and the part of the area vested as Local Purpose Reserve (walkway/recreation) will form part of the financial contribution for reserves and community services in accordance with rule 16.5.2.4.

C10 10/07
Op 3/14

Building Platform Levels

- (k) In the Richmond West Development Area the building platform level is 4.6 metres above mean sea level (datum reference: NVD55) and constructed in a way which provides a gradual transition between the ground level and 4.6 metres to achieve a visually natural appearance.

A consent notice is to be registered on certificates of titles for allotments pursuant to Section 221 of the Act for any allotment below the 4.6 metres contour above mean sea level.

Filling of Allotments

- (l) In the Richmond West Development Area, allotments below the 4.6 metre contour above mean sea level (datum reference: NVD55) are not filled, except to create a building platform area.

Electricity Transmission CorridorC10 10/07
Op 3/14

- (m) In the Richmond West Development Area, any land to be subdivided is located at least 12 metres from the centre of any electricity transmission line shown on the planning maps.

Cultural Heritage SitesC16 9/09
Op 8/12

- (n) An authority from Heritage New Zealand Pouhere Taonga has been obtained under the Heritage New Zealand Pouhere Taonga Act 2014 to modify, damage or destroy a cultural heritage site; or, written evidence from Heritage New Zealand Pouhere Taonga has been obtained to show that such an Authority is not considered necessary.
- (o) Where the listed cultural heritage site is a wāhi tapu site, manawhenua iwi have given their written approval to the proposed activity as an affected party.

Notes:C16 9/09
Op 8/12

- (1) An assessment may be required in accordance with requirement 19.2.2.41.
- (2) The modification, damage or destruction of any cultural heritage site that is an archaeological site under the Heritage New Zealand Pouhere Taonga Act 2014 must be authorised by an authority from Heritage New Zealand Pouhere Taonga.
- (3) If any cultural heritage site is exposed during site works then all site works must cease immediately. The areas must be immediately secured in a way that any artefacts or remains are untouched. Manawhenua Iwi, Heritage New Zealand Pouhere Taonga, Department of Conservation, and Tasman District Council must be notified, and the Police in the case of human remains, that an archaeological site has been exposed, so that appropriate action can be taken. This includes such persons being given reasonable time to record and recover archaeological features discovered before work may recommence on the site.

A resource consent is required. The Council has reserved control over the following matters:

- (1) Shape.
- (1A) Effects on productive potential, including the effects of fragmentation of productive land. C60 1/16
Op 6/19
- (2) Low impact design principles and methods.
- (3) The relationship of any new road with existing roads, adjoining land and any future roading requirements. C69 6/19
Op 6/20
- (4) Availability and provision of services, including road access, water supply and wastewater and stormwater systems. C60 1/16
Op 6/19
- (4A) Where any land is subject to any deferred urban zone, the adverse effects of the subdivision on future opportunities for efficient subdivision, use, and development of the land or of any other land in the area that is deferred, for the purposes of the relevant urban zone once it takes effect. C51 1/15
Op 9/16

(4B)	Effects on the road network.	C60 1/16 Op 6/19
(5)	Location of building platforms.	
(6)	Location and effects of earthworks necessary to achieve (2), (4) and (5).	
(7)	Potential effects on rural character, coastal natural character and amenity values.	C60 1/16 Op 6/19
(7A)	The potential for adverse cross-boundary effects, including reverse sensitivity.	
(7B)	Management of natural hazards, within and beyond the boundaries of the site, including wildfire risk, slope instability and flood hazard effects.	
(8)	Provision for and protection of areas of significant ecological value, significant landscape value, significant indigenous vegetation, protected trees and cultural heritage.	C10 10/07 Op 3/14 C60 1/16 Op 6/19
(9)	The physical and legal protection of primary and secondary stormwater flow paths and indicative reserves.	C10 10/07 Op 3/14
(10)	The extent and location of reserves.	
(11)	The appropriate setback of allotment boundaries from any dam, including the fullest extent of impounded water and associated spillway structures.	C17 2/10 Op 4/13
(12)	Financial contributions.	
(13)	All matters referred to in Section 220 of the Act.	
(14)	The degree of compliance with any mandatory and good practice matters of the Nelson Tasman Land Development Manual 2019.	C69 6/19 Op 6/20
(15)	Effective stormwater management, including the use of Low Impact Design solutions.	C7 7/07 Op 10/10
(16)	Where there is a listed cultural heritage site present on any part of the land being subdivided:	C16 9/09 Op 8/12
	(a) any matters raised in a report prepared in accordance with Information Requirement 19.2.2.41;	
	(b) any matters raised in the authority granted by Heritage New Zealand Pouhere Taonga under the Heritage New Zealand Pouhere Taonga Act 2014, that are relevant to control of the design and construction of the proposed subdivision activity;	
	(c) any matter necessary to ensure the appropriate management, protection or enhancement of a cultural heritage site;	
	(d) any matter necessary to ensure kaitiakitanga over a wāhi tapu site or wāhi tapu area;	
	(e) any matters relevant to ensuring the appropriate management of a previously unknown cultural heritage site that is discovered during any land disturbance activities associated with the subdivision during construction.	

In considering applications and determining conditions, the Council will have regard to the criteria set out in Schedule 16.3A, as well as other provisions of the Plan and the Act.

16.3.6.2 Restricted Discretionary Subdivision (Rural 2 Zone – Richmond West Development Area)C10 10/07
Op 3/14

Subdivision in the Rural 2 Zone that does not comply with controlled condition (m) of rule 16.3.6.1 is a restricted discretionary activity.

A resource consent is required. Consent may be refused or conditions imposed, only in respect of the following matter to which Council has restricted its discretion:

- (1) In the Richmond West Development Area:
 - (a) the extent to which the design of the subdivision allows for earthworks, buildings and structures to comply with the safe distance requirements of the New Zealand Electrical Code of Practice for Safe Distances (NZECP 34:2001).
 - (b) the extent to which the design of the subdivision allows for activities to be set back from high voltage transmission lines to ensure adverse effects on the National Grid and public safety are appropriately avoided, remedied or mitigated.

16.3.6.3 Restricted Discretionary Subdivision (Rural 2 Zone – Listed Cultural Heritage Site)C16 9/09
Op 8/12

Subdivision in the Rural 2 Zone that does not comply with condition (n) or (o) of rule 16.3.6.1 is a restricted discretionary activity.

C60 1/16
Op 6/19

A resource consent is required. Consent may be refused or conditions imposed, only in respect of the following matters to which the Council has restricted its discretion:

C16 9/09
Op 8/12

- (1) Where there is a listed cultural heritage site present on any part of the land being subdivided:
 - (a) any matters raised in a report prepared in accordance with requirement 19.2.2.41;
 - (b) any matter necessary to ensure the appropriate management, protection or enhancement of a cultural heritage site;
 - (c) any matter necessary to ensure kaitiakitanga over a wāhi tapu site or wāhi tapu area;
 - (d) any matters relevant to ensuring the appropriate management of a previously unknown cultural heritage site that is discovered during any land disturbance activities associated with the subdivision during construction;
 - (e) any matter relevant to the absence of an authority from Heritage New Zealand Pouhere Taonga under the Heritage New Zealand Pouhere Taonga Act 2014.

16.3.6.3A Restricted Discretionary Subdivision (Rural 2 Zone)C60 1/16 &
V1 to C60
Op 6/19

Subdivision in the Rural 2 Zone that does not comply with condition (a) of rule 16.3.6.1 is a Restricted Discretionary Activity, if it meets the following conditions:

- (a) The subdivision can meet conditions (c) – (l) of rule 16.3.6.1; and

EITHER

- (b) The average net area of all allotments that are created by the subdivision is 50 hectares or greater and no allotment that is created is less than 5,000 square metres; and
- (c) The subdivision is of a title that existed on or before 31 January 2016, except where that title was created by way of subdivision decision not made under the Act or equivalent previous legislation;

OR

- (d) The subdivision is a boundary adjustment and no additional titles are created as a consequence of the subdivision and no allotment that is created is less than 5,000 square metres.

OR

- (e) The subdivision is of a title that was created by the amalgamation of two or more titles that are physically contiguous.

A resource consent is required. Consent may be refused or conditions imposed, only in respect of the following matter to which Council has restricted its discretion:

- (1) Any matter listed in 16.3.6.1.

16.3.6.4 Discretionary Subdivision (Rural 2 Zone)

Except as provided for by rule 16.3.6.4A, subdivision in the Rural 2 Zone that does not comply with the conditions of rule 16.3.6.3A (other than condition (c)) is a discretionary activity.

C60 1/16
Op 6/19

A resource consent is required. Consent may be refused, or conditions imposed. In considering applications and determining conditions, the Council will have regard to the criteria set out in Schedule 16.3A, as well as other provisions of the Plan and the Act.

16.3.6.4A Discretionary Subdivision (Rural 2 Zone – Cooperative Living)C60 1/16
Op 6/19

Subdivision in the Rural 2 Zone that does not comply with condition (b) of rule 16.3.6.3A is a discretionary activity, if it complies with the following conditions:

- (a) The subdivision is of a title that existed on or before 30 January 2016.
- (b) The subdivision is for the purpose of cooperative living and a land use consent application under rule 17.6.2.8A has been submitted with the application for subdivision consent.

A resource consent is required. Consent may be refused, or conditions imposed. In considering applications and determining conditions, the Council will have regard to the criteria set out in Schedule 16.3A, as well as other provisions of the Plan and the Act.

16.3.6.5 Discretionary Subdivision (Rural 2 Closed Zone)

Subdivision by means of the relocation or adjustment of an allotment boundary in the Rural 2 Closed Zone off Pupu Valley Road is a discretionary activity if:

C73 12/20
Op 6/23

- (a) it does not create any additional allotments on which a dwelling can be built;
- (b) following subdivision, existing buildings and dwelling meet the relevant permitted conditions for wastewater, water supply and boundary setbacks, and there is adequate provision for stormwater.

A resource consent is required. Consent may be refused, or conditions imposed. In considering applications and determining conditions, the Council will have regard to the criteria set out in Schedule 16.3A, as well as other provisions of the Plan and the Act.

16.3.6.5A Non-Complying Subdivision

C60 1/16
Op 6/19

Subdivision in the Rural 2 Zone that does not comply with condition (c) of rule 16.3.6.3A or condition (a) of rule 16.3.6.4A is a non-complying activity.

A resource consent is required. Consent may be refused or conditions imposed. In considering the applications and determining conditions, Council will have regard to the criteria set out in Schedule 16.3A as well as any other provisions of the Plan or Act.

16.3.6.6 Prohibited Subdivision (Rural 2 Closed Zone)

Item (16.3.6.6 a&b) removed as part of plan change 73

C73 12/20
Op 6/23

Except as provided for in rule 16.3.6.5, subdivision in the Rural 2 Closed Zone is a prohibited activity.

16.3.7 Rural 3 Zone**16.3.7.1 Controlled Subdivision (Rural 3 Zone)**

Subdivision in the Rural 3 Zone is a controlled activity, if it complies with the following conditions:

Area

- (a) In the Rural 3 Zone, the minimum area of allotments created by the subdivision is 50 hectares, except for allotments to be used exclusively as a site for a network utility or public work (or a balance allotment arising from the creation of such allotments) which have no minimum area requirement.

p

- (b) The minimum area of allotments created by subdivisions on those parts of records of title 8B/1025, 8B/1026 and 11A/465 shown in the annotated area on the planning maps at Ruby Bay is 2500 square metres, and the land is subdivided in a way that results in the following number of allotments:

Area “A”: 3

Area “B”: 6

Area “C”: 2

Note: For Area “D”, rule 16.3.7.3 applies.

Frontage

- (c) Every allotment that has a frontage has a minimum frontage width of 100 metres in the case of a front allotment, or 5 metres in the case of a single rear allotment, or 6.5 metres in the case of two or more rear allotments that have a combined frontage.

Building Location

- (d) Every allotment on which any habitable building is intended to be located has a building location area shown which is set back 30 metres from internal boundaries where those boundaries are adjoining the Rural 1 or Rural 2 zone.

C60 1/16
Op 6/19

Existing Buildings and Trees

- (e) Where a new allotment contains an existing building, the boundaries of the allotment are drawn relative to the building so that the building complies as a permitted activity with all applicable zone rules relating to building coverage, building setbacks, building height, daylight admission lines, outlook, privacy and outdoor living space; and with parking and access requirements under the applicable general rules.
- (f) Where a new allotment contains an existing shelter or spray belt, horticultural plantings or plantation forest, the boundaries of the allotment are drawn relative to these trees so that the shelter or spray belt, horticultural plantings or plantation forest complies as a permitted activity, with all applicable zone rules relating to height and setbacks from boundaries, roads, dwellings, schools and early childhood education facilities.

Allotments in relation to Existing Dams

- (g) Where a new allotment contains an existing structure for damming water, the boundaries of the allotment are drawn relative to the spillway and fullest extent of impounded water so that the spillway and the fullest extent of impounded water are set back at least 10 metres from road boundaries and 5 metres from internal boundaries.

C17 2/10
Op 4/13

Transport

- (h) The subdivision complies with the transport conditions in Schedule 16.3B, or unless the subdivision is for a single allotment for a network utility.

Special Requirement

- (i) Each application for subdivision consent within those parts of RT 8B/1025 and RT 8B/1026 shown as Areas “A” and “B” in the annotated area on the planning maps at Ruby Bay, must be accompanied by a report prepared by an appropriately qualified and experienced engineering geologist or geotechnical engineer and must show a building platform of no less than 200 square metres in area suitable for the location of a dwelling in each allotment.

Stormwater

C7 7/07
Op 10/10

- (j) In the Rural 3 Zone:
- (i) EITHER
- Stormwater from every allotment is discharged to a Council-maintained stormwater drainage network that has the capacity to receive the additional stormwater.
- OR
- The discharge complies with section 36.4 of this Plan
- AND
- (ii) All stormwater drainage features that form part of the stormwater drainage network are physically and legally protected from future development that may adversely affect the efficient functioning of the network.

Note: A discharge consent may be required where new stormwater infrastructure is being created.

Cultural Heritage Sites

C16 9/09
Op 8/12

- (k) An authority from Heritage New Zealand Pouhere Taonga has been obtained under the Heritage New Zealand Pouhere Taonga Act 2014 to modify, damage or destroy a cultural heritage site; or, written evidence from Heritage New Zealand Pouhere Taonga has been obtained to show that such an authority is not considered necessary.
- (l) Where the listed cultural heritage site is a wāhi tapu site, manawhenua iwi have given their written approval to the proposed activity as an affected party.

Notes:

- (1) An assessment may be required in accordance with requirement 19.2.2.41.
- (2) The modification, damage or destruction of any cultural heritage site that is an archaeological site under the Heritage New Zealand Pouhere Taonga Act 2014 must be authorised by an authority from Heritage New Zealand Pouhere Taonga.
- (3) If any cultural wheritage site is exposed during site works then all site works must cease immediately. The areas must be immediately secured in a way that any artefacts or remains are untouched. Manawhenua Iwi, Heritage New Zealand Pouhere Taonga, Department of Conservation, and Tasman District Council must be notified, and the Police in the case of human remains, that an archaeological site has been exposed, so that appropriate action can be taken. This includes such persons being given reasonable time to record and recover archaeological features discovered before work may recommence on the site.

A resource consent is required. The Council has reserved control over the following matters. In considering applications and determining conditions, the Council will have regard to the criteria set out in Schedule 16.3A, as well as other provisions of the Plan and the Act.

- (1) Shape.
- (2) Access.
- (3) The relationship of any new road with existing roads, adjoining land and any future roading requirements. C69 6/19
Op 6/20
- (4) The interim provision of water supply and wastewater services for the land to be subdivided pending the availability of Council-provided reticulated services.
- (5) Location of buildings.
- (6) Location and effects of earthworks necessary to achieve (2) to (5).
- (7) Potential effects on rural character and amenity values.
- (8) Effects on natural character and coastal values.
- (9) Provision for esplanade reserves and strips, and pedestrian, cycle and equestrian networks or ways.
- (9A) The appropriate setback of allotment boundaries from any dam, including the fullest extent of impounded water and associated spillway structures. C17 2/10
Op 4/13
- (10) Potential effects on natural and cultural heritage protection.
- (10A) Management of natural hazards within and beyond the boundaries of the site, including wildfire risk and coastal, flood, stormwater, geotechnical or earthquake hazards. C60 1/16
Op 6/19
- (11) Bonds, covenants, and financial contributions in addition to those specified in the standards for the Zones.
- (12) All matters referred to in Section 220 of the Act.
- (13) The degree of compliance with any mandatory and good practice matters of the Nelson Tasman Land Development Manual 2019. C69 6/19
Op 6/20
- (14) Where there is a listed cultural heritage site present on any part of the land being subdivided: C16 9/09
Op 8/12
 - (a) any matters raised in a report prepared in accordance with Information Requirement 19.2.2.41;
 - (b) any matters raised in the authority granted by Heritage New Zealand Pouhere Taonga under the Heritage New Zealand Pouhere Taonga Act 2014, that are relevant to control of the design and construction of the proposed subdivision activity;
 - (c) any matter necessary to ensure the appropriate management, protection or enhancement of a cultural heritage site;
 - (d) any matter necessary to ensure kaitiakitanga over a wāhi tapu site or wāhi tapu area;
 - (e) any matters relevant to ensuring the appropriate management of a previously unknown cultural heritage site that is discovered during any land disturbance activities associated with the subdivision during construction.

16.3.7.2 Restricted Discretionary Subdivision (Rural 3 Zone)C16 9/09
Op 8/12

Subdivision in the Rural 3 Zone that does not comply with condition (k) of rule 16.3.7.1 is a restricted discretionary activity.

A resource consent is required. Consent may be refused or conditions imposed, only in respect of the following matter to which the Council has restricted its discretion:

- (1) Where there is a listed cultural heritage site present on any part of the land being subdivided:
 - (a) any matters raised in a report prepared in accordance with requirement 19.2.2.41;
 - (b) any matter necessary to ensure the appropriate management, protection or enhancement of a cultural heritage site;
 - (c) any matter necessary to ensure kaitiakitanga over a wāhi tapu site or wāhi tapu area;
 - (d) any matters relevant to ensuring the appropriate management of a previously unknown cultural heritage site that is discovered during any land disturbance activities associated with the subdivision during construction;
 - (e) any matter relevant to the absence of an Authority from Heritage New Zealand Pouhere Taonga under the Heritage New Zealand Pouhere Taonga Act 2014.

16.3.7.3 Restricted Discretionary Subdivision (Rural 3 Zone)

[16.3.9D Proposed]

Subdivision in the Rural 3 Zone that does not comply with the controlled conditions of rule 16.3.7.1 is a restricted discretionary activity, if it complies with the following conditions:

- (a) Every allotment in which any building is intended to be located has a building location area shown.
- (b) The subject land has not been the subject of a subdivision consent granted after 20 December 2003.
- (c) The subject land is not RT 8B/1025, RT 8B/1026 or RT 11A/465, shown as Area "D" in the annotated area on the planning maps at Ruby Bay.

A resource consent is required. Consent may be refused or conditions imposed, only in respect of the following matters to which the Council has restricted its discretion:

- (1) The extent to which the proposed subdivision retains and protects land with actual and potential productive values.
- (2) The relationship between the subdivision proposed and the subsequent development, including effects of location and scale of buildings and other structures.
- (3) Effects on the rural landscape, on amenity values and on coastal character and values.
- (4) Consistency with the 'Coastal Tasman Area Subdivision and Development Design Guide' (Part II, Appendix 3).
- (5) The interim provision of water supply for the land to be subdivided pending the availability of Council-provided reticulated services.

C6 7/07
Op 10/10

- (6) The provision for suitable on-site wastewater treatment and disposal services for dwellings likely to be constructed as a result of the subdivision, taking into account the provisions of rules 36.1.3.2 and 36.1.4.2.
- (7) Provision for and protection of areas of ecological value, landscape value, indigenous vegetation, trees and cultural heritage sites.
- (8) Long-term legal and physical protection of identified undeveloped open space from inappropriate subdivision and development.
- (9) Management of natural hazards within and beyond the boundaries of the area.
- (10) The ability of the wider landscape to absorb the extent of development proposed without significant loss of rural character.
- (11) Effects of likely land contamination, such as by pesticide residues, on future activities of land.
- (12) Actual and potential cumulative adverse effects.
- (13) The degree of compliance with any mandatory and good practice matters of the Nelson Tasman Land Development Manual 2019. C69 6/19
Op 6/20
- (14) The relationship of any new road with existing roads, adjoining land and any future roading requirements.
- (15) Bonds, covenants, and financial contributions in addition to those specified in standards, and all matters referred to in Section 220 of the Act.
- (16) Any other criterion in Schedule 16.3A relevant to the circumstances of the proposed subdivision.
- (17) Actual and potential cross-boundary effects, including the potential impact that complaints from new residential activities can have on existing productive activities.
- (18) Noise exposure to the road network.

16.3.7.4 Discretionary Subdivision (Rural 3 Zone)

Subdivision in the Rural 3 Zone that does not comply with the restricted discretionary conditions of rule 16.3.7.3 is a discretionary activity, if it complies with either of the following conditions:

- (a) The subdivision is the relocation or adjustment of an allotment boundary that complies with the following conditions:
 - (i) The subdivision does not create any additional allotment on which a dwelling can be built.
 - (ii) Following subdivision, existing buildings and dwellings meet the relevant permitted conditions for services and boundary setbacks.

OR:

- (b) The subject land is a record of title that is at least 50 hectare in area.

A resource consent is required. Consent may be refused, or conditions imposed. In considering applications and determining conditions, the Council will have regard to the criteria set out in Schedule 16.3A, as well as any other provisions of the Plan and the Act.

16.3.7.5 Non-Complying Subdivision (Rural 3 Zone)

Subdivision in the Rural 3 Zone that does not comply with the discretionary conditions of rule 16.3.7.4, is a non-complying activity.

A resource consent is required. Consent may be refused, or conditions imposed. In considering the applications and determining conditions, Council will have regard to the criteria set out in Schedule 16.3A, as well as any other provisions of the Plan or Act.

16.3.8 Rural Residential and Closed Zones

16.3.8.1 Controlled Subdivision (Rural Residential Zone)

Subdivision is a controlled activity, if it complies with the following conditions:

Area

- (a) Every allotment has a minimum net area as stated in Figure 16.3C.

Figure 16.3C: Minimum Allotment Areas in Rural Residential Zone

[Refer to planning maps for locations]

LOCATION IN RURAL RESIDENTIAL ZONE	MINIMUM NET AREA	
Allotments in: George Kidd Street Champion Road & Hill Street North Hill Street South annotated area, Richmond, where wastewater servicing is required to be provided and in the Richmond East Development Area where Schedule 16.3C servicing is required to be provided.	2,000 m ²	C20 8/10 Op 8/12
Allotments in other areas with reticulated wastewater servicing or where wastewater servicing is required to be provided, as follows: Pinehill Heights, Ruby Bay Pohara Valley Road Korepo Road, Ruby Bay Ligar Bay South Collingwood Central Takaka	2,500 m ²	
Allotments at Motueka with reticulated wastewater servicing. Allotments at Milnthorpe without reticulated wastewater servicing.	3,000 m ²	
Allotments without reticulated wastewater servicing at: Puponga Tukurua/Parapara Mackay Pass Road, Bainham Upper Moutere Eliot Creek, Aorere Valley	4 ha	
Allotments without reticulated wastewater servicing at: Kina Craigieburn Road, West Takaka Redwood Valley Upper Haile Lane, Pohara Ligar Bay North Parapara Valley Patons Rock Rocklands Road North, Clifton Mapua (including Seaton Valley Road) and Waimea Inlet Murchison	2 ha	C77 9/22 Op 10/23
Allotments in all other parts of the Rural Residential Zone without reticulated wastewater servicing, as follows: Eighty Eight Valley Alpine Meadows Hill Street South, Richmond Tophouse Road Extension Haycock Road, Richmond Onekaka Kina Triangle Bay Vista Drive, Pohara Permin Road Spot Zone Riwaka-Kaiteriteri Road, Kaiteriteri (Deferred) Pangatotara Old Coach Road, Mariri (Deferred)	5,000 m ²	
Allotments without reticulated wastewater servicing at Higgins Road, Wakefield (part Lot 1 DP 303114) Deferred	5,000 m ²	C65 10/17 Op 4/18
Allotments with reticulated wastewater servicing at Higgins Road, Wakefield (part Lot 1 DP 303114) Deferred	1,500 m ²	
Allotments at Tata Headland North and Upper Ligar Bay. Allotments without reticulated wastewater servicing in Permin Road (excluding Permin Road Spot Zone).	1 ha	
Allotments to be used exclusively as a site for a network utility or public work.	1 m ²	

Frontage

- (b) Every allotment that has a frontage width of at least 25 metres (reducible for serviced allotments to 5 metres in a cul-de-sac head) for front allotments, or at least 5 metres in the case of rear allotments.
- (bb) Every allotment on which any habitable building is intended to be located has a building location area shown which is set back 30 metres from internal boundaries where those boundaries are adjoining the Rural 1, Rural 2 or Rural 3 zone.

C60 1/16
Op 6/19**Heritage Site or Item**

- (c) The land being subdivided does not include a heritage site or item referred to in Schedule 16.13A [Heritage Buildings and Structures].

C16 9/09 Op 8/12
C20 8/10 Op 8/12**Existing Buildings and Trees**

- (d) Where a new allotment contains an existing shelter or spray belt, horticultural plantings or plantation forest, the boundaries of the allotment are drawn relative to these trees so that the shelter or spray belt, horticultural plantings or plantation forest complies as a permitted activity with all applicable zone rules relating to height and setbacks from boundaries, roads, dwellings, schools and early childhood education facilities.
- (e) Where a new allotment contains an existing building, the boundaries of the allotment are drawn relative to the building so that the building complies as a permitted activity, with all applicable zone rules relating to building coverage, building setbacks, building height, daylight admission lines, outlook, privacy and outdoor living space; and with parking and access requirements under the applicable general rules.

Transport

- (f) The subdivision complies with the transport conditions in Schedule 16.3B, unless the subdivision is for a single allotment for a network utility.

StormwaterC7 7/07
Op 10/10

- (g) In the Rural Residential Zone:
- (i) EITHER
- Stormwater from every allotment is discharged to a Council-maintained stormwater drainage network that has the capacity to receive the additional stormwater.
- OR
- The discharge complies with section 36.4 of this Plan.
- AND
- (ii) All stormwater drainage features that form part of the stormwater drainage network are physically and legally protected from future development that may adversely affect the efficient functioning of the network.
- Note:** A discharge consent may be required where new stormwater infrastructure is being created.
- (h) Subdivision in the Richmond East Development Area as shown on the planning maps complies with conditions 16.3.3.1(i) and (n)(ii)(a), (n)(ii)(c) and (n)(ii)(l).

C20 8/10
Op 8/12

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|-------|--|---------------------|
| (i) | In the Richmond East Development Area, any land to be subdivided is located at least 32 metres from the centreline of any electricity transmission line as shown on the planning maps. | C20 8/10
Op 8/12 |
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 | | |
| (j) | In the Richmond East Development Area, where a new or balance allotment contains a protected tree or the minimum root protection zone of a protected tree, the boundaries of that allotment are drawn so that the minimum root protection zone of the protected tree, as determined by an appropriately competent person in arboriculture, is wholly contained within the allotment, and the allotment is: | C20 8/10
Op 8/12 |
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 | | |
| (i) | capable of containing a 20 metre by 20 metre building location area outside the minimum root protection zone; or | |
| (ii) | to vest as road reserve or other local purpose utility reserve and is capable of containing the required extent of the road or the relevant utility in the reserve outside the minimum root protection zone; or | |
| (iii) | to vest as local purpose reserve for recreation. | |

Cultural Heritage SitesC16 9/09
Op 8/12

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|------|---|--|
| (k) | An authority from Heritage New Zealand Pouhere Taonga has been obtained under the Heritage New Zealand Pouhere Taonga Act 2014 to modify, damage or destroy a cultural heritage site; or, written evidence from Heritage New Zealand Pouhere Taonga has been obtained to show that such an Authority is not considered necessary. | |
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| (l) | Where the listed cultural heritage site is a wahi tapu site, manawhenua iwi have given their written approval to the proposed activity as an affected party. | |

Notes:

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| (1) | An assessment may be required in accordance with requirement 19.2.2.41. | |
| (2) | The modification, damage or destruction of any cultural heritage site that is an archaeological site under the Heritage New Zealand Pouhere Taonga Act 2014 must be authorised by an authority from Heritage New Zealand Pouhere Taonga. | |
| (3) | If any cultural heritage site is exposed during site works then all site works must cease immediately. The areas must be immediately secured in a way that any artefacts or remains are untouched. Manawhenua Iwi, Heritage New Zealand Pouhere Taonga, Department of Conservation, and Tasman District Council must be notified, and the Police in the case of human remains, that an archaeological site has been exposed, so that appropriate action can be taken. This includes such persons being given reasonable time to record and recover archaeological features discovered before work may recommence on the site. | |

Transmission LinesC77 9/22
Op 10/23

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| (m) | In Mangles Valley, Murchison, every allotment on which any habitable building is intended to be located, has a building location area shown which is set back at least 32 metres from the centreline of any electricity transmission line. | |
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A resource consent is required. The Council has reserved control over the following matters:

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|------|--|---------------------|
| (1) | Shape. | |
| (2) | Access. | |
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| (3) | The proximity, safety and ease of access between any site and the nearest collector, principal or arterial road. | C69 6/19
Op 6/20 |

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|-------|--|---------------------|
| (3A) | Effects on the road network. | C60 1/16 Op 6/19 |
| (4) | The provision, design and routes of cycleways, walkways and bridle-paths, including linkages between any site and local retail areas, schools, reserves, bus routes and arterial roads. | |
| (5) | The relationship of any new road with existing roads, adjoining land and any future roading requirements. | C69 6/19
Op 6/20 |
| (6) | Availability and provision of services, including adequacy of water for fire-fighting purposes. | |
| (7) | Location of building platforms. | |
| (8) | Location and effects of earthworks necessary to achieve matters (2), (3) and (4). | |
| (9) | Potential effects on rural character and amenity values. | |
| (10) | In the Richmond East Development Area, the potential effects on the landscape value of the hill slope backdrop to Richmond. | C20 8/10
Op 8/12 |
| (11) | Potential effects on heritage protection. | |
| (11A) | Management of natural hazards within and beyond the boundaries of the site, including wildfire risk and coastal, flood, stormwater, geotechnical or earthquake hazards. | C60 1/16
Op 6/19 |
| (11B) | Potential for reverse sensitivity effects on plant and animal production activity in an adjoining Rural 1, 2 or 3 zone. | |
| (11C) | Potential for reverse sensitivity effects on an existing, lawfully established quarry which was a quarry on or before 30 January 2016. | |
| (12) | Financial contributions, and for subdivision in the Mapua and Waimea Inlet Rural Residential zones, bonds, covenants and financial contributions in addition to those specified in the standards for the zones. | |
| (13) | All matters referred to in Section 220 of the Act. | |
| (14) | The degree of compliance with any mandatory and good practice matters of the Nelson Tasman Land Development Manual 2019. | C69 6/19
Op 6/20 |
| (15) | Effective stormwater management, including the use of Low Impact Design solutions. | C7 7/07
Op 10/10 |
| (16) | The appropriate setback of allotment boundaries from the top of the bank of any open drain or natural watercourse. | |
| (17) | Where there is a listed cultural heritage site present on any part of the land being subdivided: | C16 9/09
Op 8/12 |
| (a) | any matters raised in a report prepared in accordance with Information Requirement 19.2.2.41; | |
| (b) | any matters raised in the authority granted by Heritage New Zealand Pouhere Taonga under the Heritage New Zealand Pouhere Taonga Act 2014, that are relevant to control of the design and construction of the proposed subdivision activity; | |
| (c) | any matter necessary to ensure the appropriate management, protection or enhancement of a Cultural Heritage Site; | |
| (d) | any matter necessary to ensure kaitiakitanga over a wāhi tapu site or wāhi tapu area; | |

- (e) any matters relevant to ensuring the appropriate management of a previously unknown cultural heritage site that is discovered during any land disturbance activities associated with the subdivision during construction.
- (18) In the Richmond East Development Area, where land which is the subject of a subdivision proposal contains a protected tree or the minimum root protection zone of a protected tree, any matter necessary to:
- (i) ensure the integrity of the protected tree and its associated amenity values; and
 - (ii) ensure that general construction activities are set back from the protected tree so that adverse effects on the protected tree are appropriately avoided, remedied or mitigated; and
 - (iii) give effect to any matter raised in a report of an appropriately competent person in arboriculture.

C20 8/10
Op 8/12

In considering applications and determining conditions, the Council will have regard to the criteria set out in Schedule 16.3A, as well as other provisions of the Plan and the Act.

16.3.8.2 Restricted Discretionary Subdivision (Rural Residential Zone – Listed Cultural Heritage Site)

C16 9/09
Op 8/12

Subdivision in the Rural Residential Zone that does not comply with condition (k) of rule 16.3.8.1 is a restricted discretionary activity.

A resource consent is required. Consent may be refused or conditions imposed, only in respect of the following matters to which the Council has restricted its discretion:

- (1) Where there is a listed cultural heritage site present on any part of the land being subdivided:
 - (a) any matters raised in a report prepared in accordance with requirement 19.2.2.41;
 - (b) any matter necessary to ensure the appropriate management, protection or enhancement of a cultural heritage site;
 - (c) any matter necessary to ensure kaitiakitanga over a wāhi tapu site or wāhi tapu area;
 - (d) any matters relevant to ensuring the appropriate management of a previously unknown cultural heritage site that is discovered during any land disturbance activities associated with the subdivision during construction;
 - (e) any matter relevant to the absence of an authority from Heritage New Zealand Pouhere Taonga under the Heritage New Zealand Pouhere Taonga Act 2014.

16.3.8.3 Restricted Discretionary Subdivision (Rural Residential Zone – Specified Location)

C20 8/10
Op 8/12

Subdivision in the Richmond East Development Area in the Rural Residential Serviced Zone that does not comply with conditions (i) and (j) of rule 16.3.8.1 is a restricted discretionary activity.

A resource consent is required. Consent may be refused or conditions imposed, only in respect of the following matter to which Council has restricted its discretion:

- (1) In the Richmond East Development Area:

- (a) the extent to which the design and construction of the subdivision allows for earthworks, buildings and structures to comply with the safe distance requirements of the New Zealand Electrical Code of Practice for Safe Distances (NZECP 34:2001);
- (b) the extent to which the design and construction of the subdivision (including landscaping) allows for activities to be set back from high voltage transmission lines to ensure adverse effects on and from the National Grid and on public safety are appropriately avoided, remedied or mitigated;
- (c) where land, which is the subject of a subdivision proposal, contains a protected tree or the minimum root protection zone of a protected tree:
 - (i) the extent to which the design of the proposed subdivision beneficially or adversely affects the protected tree and its amenity values; and
 - (ii) the extent to which the subdivision proposal provides for activities, including general construction activities, to be set back from the protected tree to ensure that adverse effects on the protected tree are appropriately avoided, remedied or mitigated; and
 - (iii) the extent to which any matter raised in a report of an appropriately competent person in arboriculture is addressed.

C20 8/10
Op 8/12**Non-Notification**

Applications for resource consent for an activity under this rule will be decided without public notification.

Note: The owner/operator of the transmission line is likely to be the only affected person to be determined in accordance with Section 95B of the Resource Management Act.

16.3.8.4	Restricted Discretionary Subdivision (Rural Residential Zone – Specified Locations)
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C19 5/10
Op 8/12

Subdivision in the Mapua and Waimea Inlet Rural Residential zones that does not comply with the conditions of rule 16.3.8.1 is a restricted discretionary activity.

A resource consent is required. Consent may be refused or conditions imposed, only in respect of the following matters to which the Council has restricted its discretion:

- (1) The relationship between the subdivision proposed and the subsequent development, including effects of location and scale of buildings and other structures.
- (2) Effects on the rural landscape, on amenity values and on coastal character and values.
- (3) Consistency with the 'Coastal Tasman Area Subdivision and Development Design Guide' for the area.
- (4) The interim provision of water supply and wastewater services for the land to be subdivided pending the availability of Council-provided reticulated services.
- (5) Provision for and protection of areas of ecological value, landscape value, indigenous vegetation, trees and cultural heritage sites.
- (6) Management of natural hazards within and beyond the boundaries of the area.
- (7) The ability of the wider landscape to absorb the extent of the development proposed.
- (8) Effects of likely land contamination by pesticide residues on future activities on the land.

C6 7/07
Op 10/10

- (9) Actual and potential cumulative adverse effects.
- (10) The degree of compliance with any mandatory and good practice matters of the Nelson Tasman Land Development Manual 2019. C69 6/19
Op 6/20
- (11) The relationship of any new road with existing roads, adjoining land and any future roading requirements.
- (12) Bonds, covenants, and financial contributions in addition to those specified in standards, and all matters referred to in Section 220 of the Act.
- (13) Any other criterion in Schedule 16.3A relevant to the circumstances of the proposed subdivision.

16.3.8.4A Restricted Discretionary Subdivision (Rural Residential Zone)C60 1/16
Op 6/19

Subdivision in the Rural Residential Zone that does not comply with condition (a) of rule 16.3.8.1 is a restricted discretionary activity.

A resource consent is required. Consent may be refused or conditions imposed, only in respect of the following matter to which Council has restricted its discretion:

- (1) Any matter contained in 16.3.8.1.
- (2) Any matter relating to natural hazard, including wildfire risk and coastal, flood, stormwater, geotechnical or earthquake hazards.
- (3) Adverse effects of the proposed development on character and amenity values within the Rural Residential Zone.
- (4) Any matter relating to the effect of the development on rural, landscape or coastal amenity values in the surrounding environment.
- (5) The ability of the land to manage onsite wastewater.

16.3.8.4B Discretionary Subdivision (Rural Residential Zone – Cooperative Living)C60 1/16
Op 6/19

Subdivision in the Rural Residential Zone that does not comply with the conditions of rule 16.3.8.1 other than where it is only subject to rule 16.3.8.2, 16.3.8.3, 16.3.8.4 or 16.3.8.4A is a discretionary activity if it complies with the following conditions

- (a) The subdivision is for the purpose of cooperative living and a land use consent application under rule 17.8.2.8A has been submitted with the application for subdivision consent.

A resource consent is required. Consent may be refused, or conditions imposed. In considering applications and determining conditions, the Council will have regard to the criteria set out in Schedule 16.3A, as well as other provisions of the Plan and the Act.

16.3.8.5 Discretionary Subdivision (Rural Residential Zone)C19 5/10
Op 8/12

Subdivision in the Rural Residential Zone that does not comply with the conditions of rule 16.3.8.1, other than where it is only subject to rule 16.3.8.2, 16.3.8.3, or 16.3.8.4, or prohibited by rule 16.3.8.7, is a discretionary activity.

A resource consent is required. Consent may be refused, or conditions imposed. In considering applications and determining conditions, the Council will have regard to the criteria set out in Schedule 16.3A, as well as other provisions of the Plan and the Act.

16.3.8.6 Discretionary Subdivision (Rural Residential Closed Zone)C19 5/10
Op 8/12

Subdivision by means of the relocation or adjustment of an allotment boundary in the Rural Residential Closed Zone is a discretionary activity if:

- (a) it does not create any additional allotments on which a dwelling can be built; and
- (b) following subdivision, existing buildings and dwellings meet the relevant permitted conditions for wastewater, water supply and boundary setbacks, and there is adequate provision for stormwater.

A resource consent is required. Consent may be refused or conditions imposed. In considering applications and determining conditions, the Council will have regard to the criteria set out in Schedule 16.3A, as well as other provisions of the Plan and the Act.

16.3.8.7 Prohibited Subdivision (Rural Residential Closed Zone)C19 5/10
Op 8/12

Except as provided for in rule 16.3.8.6:

- (a) Subdivision in the Rural Residential Closed Zone in Whanganui Inlet, Rangihaeata, Gorge Creek (East Takaka), Tata Headland South, Tata Heights, Awaroa, Boundary Bay, Rocklands Road (south end), Toko Ngawa, Tophouse Road, Marlborough Crescent and Cropp Place (Richmond) and Motueka Quay is a prohibited activity for which no resource consent will be granted.
- (b) Subdivision to an allotment size below 5,000 square metres in the Tophouse Road Extension Rural Residential Zone is a prohibited activity for which no resource consent will be granted, except for a single allotment to be used exclusively as a site for network utilities and/or public works.

16.3.9 All Other Zones**16.3.9.1 Discretionary Subdivision (Other Zones)**

Subdivision in any zone other than as provided in rules 16.3.3.1 to 16.3.8.5 is a discretionary activity.

A resource consent is required. Consent may be refused, or conditions imposed. In considering applications and determining conditions, the Council will have regard to the criteria set out in Schedule 16.3A, as well as other provisions of the Plan and the Act.

16.3.20 Principal Reasons for Rules

Subdivisions Affecting Heritage Items

Subdivision is a process that results in physical works on a site that can be potentially damaging to heritage items and protected trees. It is also a time when arrangements can be negotiated between landowners and the Council for the protection of heritage items and protected trees.

C10 10/07
Op 3/14

The subdivision provisions for the Richmond East Development Area Rural Residential Zone introduce a new controlled condition to ensure that protected trees are not adversely affected by subdivision. The standard is based on the Australian Standard AS 4970 2009 'Protection of Trees on Development Sites' and Guidelines. It determines the minimum root protection zone required to safeguard the health and stability of a tree which should be protected from land development activities. The controlled condition is introduced to avoid a subdivision application for land on which a protected tree is located, defaulting to a higher level (restricted or discretionary) activity status. It is intended that these rules will be introduced for general application across the District.

C20 8/10
Op 8/12

Residential Subdivision

The minimum net site area ensures a variety of section sizes and a proportion of sections larger than the minimum size prescribed, to provide for the different lifestyles and housing types required by the residents of the District and to provide some visual variety in the settlements. The requirement for larger allotment sizes adjoining industrial and rural zones ensures that these allotments are large enough to enable the location of dwellings with reasonable separation from activities in these adjoining zones.

The larger allotment size at St Arnaud is a means of protecting vegetation from removal and maintaining low-density character. Allotments crossed by the Alpine Fault are not subdivisible to reduce hazard risk to future landowners.

The wider allotments adjoining Rural and Industrial zones are to ensure that the wider setbacks required can be accommodated.

The purpose of the landscaped earth mound adjoining the Heavy Industrial Zone in Old Wharf Road, Motueka, is to maintain residential amenities.

The purpose of the Special Development Area at Mapua is to allow for a more compact and different style of residential development to be located within walking distance of the facilities provided in the town centre, rather than in more remote locations.

C22 2/11
Op 1/15

Mapua Development Area

The Mapua Development Area is an expansion of the Mapua urban area intended to cater for residential and business growth to 2031 and beyond. It provides for residential and rural residential development on the hills behind Mapua. It includes an extensive network of streets, walkways and cycleways to connect with the facilities in Mapua, the Rural 3 community and the wider region.

C22 2/11
Op 1/15

Richmond South Development Area and Richmond West Development Area

The Richmond South and Richmond West development areas are expansions to the Richmond urban area intended to cater for future residential and business growth to 2026. They provide a choice of living and business opportunities, including the opportunity to establish intensive compact and standard density residential developments similar to the existing Residential Zones, local retail nodes, and a range of mixed business and industrial activities (with the latter two in the Richmond West Development Area) in a high quality, high amenity environment.

C5 3/06
Op 10/10

C10 10/07
Op 3/14

C66 10/17
Op 12/18

The rules reflect the different opportunities and environments being created, including the level of amenity values, infrastructure services, and effects on or from other values and environments.

C5 3/06 Op 10/10
C10 10/07 Op 3/14

The indicative reserve network is a critical element for the Richmond South Development Area and the Richmond West Development Area. Borck Creek links both development areas and provides an important role in managing stormwater flows in the greater catchment area to reduce the adverse effects of flooding. It also provides an important alternative movement path for pedestrians and cyclists, a link between the two areas and to the coast, as well as supporting and enhancing existing ecological values.

C5 3/06
Op 10/10
C10 10/07
Op 3/14

The indicative road network is also a critical element as it provides well connected and accessible living and business environments. The design of roads also has the potential to contribute to the level of amenity and character of each area. In the Richmond South Development Area and the Richmond West Development Area, the road hierarchy has been identified on the planning maps. The location and construction of indicative roads are subject to rules in chapters 16 and 18, including street tree-planting and landscaping in respect of Richmond West Development Area.

C5 3/06
Op 10/10
C10 10/07
Op 3/14

As subdivision takes place it is important that the bigger picture for both development areas in respect of the environmental outcomes envisaged is considered, the reserve and road networks are created and vested with the Council upon subdivision in accordance with the standards for development or higher standards, and the amenity values of the areas are enhanced.

C5 3/06 Op 10/10
C10 10/07 Op 3/14

The purpose of condition 16.3.4.1(n) is to discourage the creation of rear allotments, ensuring that each allotment has frontage to a public road or reserve, and thus minimising the use of private rights of way. This facilitates the urban design principles of connectivity, permeability and re-use, where urban environments provide efficient, safe and functional accessibility for all users and also maintain flexibility for future redevelopment of sites and transport options. This rule closely aligns with condition 16.3.4.1(f) where through-connected roads are required and the length of a cul-de-sac is limited to achieve the same urban design outcomes expressed above. There may be some sites where, by virtue of their location, they are unable to comply with this standard. These sites will be assessed on a case-by-case basis as a discretionary consent, alongside any other Plan conditions for which consent is required.

C10 10/07
Op 3/14

Richmond Intensive Development Area

C66 10/17
Op 12/18

The purpose of the Richmond Intensive Development Area (RIDA) is to increase the choice of living opportunities and to allow for residential intensification in central Richmond close to the facilities provided in the town centre.

RIDA is intended to absorb some of the further residential growth of Richmond, together with Richmond South, West and East development areas.

In addition to standard density residential development the area provides the opportunity for intensive residential development. Consents for subdivision and residential building activity for intensive development in RIDA can be applied for separately. Subdivision for Intensive housing in RIDA is a Controlled activity provided that a complying building envelope is shown and key standards are met, while land use (building construction) is a Restricted Discretionary activity if key standards are met.

In RIDA, development is managed so that stormwater from additional development does not cause flooding or contribute to any damage caused by flooding. To this end, a permitted stormwater standard provides for onsite stormwater detention for additional site coverage resulting from new development and for specified stormwater flood flow path protection.

Electricity Transmission CorridorC20 8/10
Op 8/12
C77 9/22
Op 10/23

The Richmond West and Richmond East development areas are traversed by high voltage transmission lines which are important elements of the National Grid. Rural Residential areas in Mangles Valley, Murchison, are also within close proximity to a high voltage transmission line. These transmission lines need to be protected from adverse effects of development. As well, development needs to be protected from risks of the electricity transmission lines.

Richmond East Development AreaC20 8/10
Op 8/12

The Richmond East Development Area forms part of the Nelson South/Richmond East precinct which spans both Nelson City and Tasman District.

The Plan change enables part expansion and part intensification of the Richmond urban area. It is intended to cater for the further residential growth of Richmond, together with Richmond South and Richmond West and intensification of central Richmond.

The Plan change proposes utilising the area efficiently for residential development, while retaining and providing a quality urban environment. Specific residential densities are proposed for specific areas within Richmond East, depending on their location and character. South east of Hill Street:

- (a) standard density residential development (minimum lot size of 600 square metres) is a means of retaining the character of the existing residential environment while enabling a measure of intensification;
- (b) low density residential development (minimum lot size of 900 square metres) is a means of enabling a measure of development on relatively shallow sloping land in the east of the Development Area adjoining the Rural Residential Serviced Zone.

The Rural Residential Serviced zoning is being retained for the Highfield Grove precinct where existing development is rural residential in character.

The landscape value of the hills behind Richmond East is being retained by limiting development to the lower hill slopes and providing for lower density rural residential development at the interface with the rural land.

The planning maps show a connected network of streets, walking and cycling routes that traverse and connect the area with the rest of Richmond and Nelson South, particularly the existing green space networks, the proposed Saxton Creek greenway in Richmond and Nelson, and the Saxton Field sports complex.

Brightwater Development AreaC75 9/22
Op 6/23

The Brightwater Development Area is intended to provide for additional residential land to meet the growth projections for the township and the wider region. It is located on land between State Highway 6, Pitfure Stream, and Lord Rutherford Road. For any urban expansion, particularly into the Rural Zones, there is a need to ensure this land is efficiently used. There is also a strong community view, and government policy direction, that residential land needs to be more intensively used, and a diversity of lot sizes and range of housing options achieved. To help achieve this objective, the Brightwater Development Area includes subdivision rules requiring a variety of lot sizes, including smaller lots, when larger blocks are subdivided.

These rules mean areas of urban expansion are expected to develop with higher density housing options and a greater variety of lot sizes than may occur through the standard minimum lot size approach. This provides for a more varied neighbourhood of differing types of housing and properties.

Non-notification (both public (s95A) and limited (s95B)) of Compact Density Development within the Brightwater Development Area applies. This responds to the objectives and policies in the TRMP which:

- Seek efficient use of land and infrastructure,

- Encourage medium density housing development of a high standard in suitable locations,
- Seek a range of living opportunities and residential densities.

The non-notification provision is used for Compact Density Development in the Brightwater Development Area because the structure of Compact Density Development rule 17.1.3.3 g) means that Compact Density Development along the external boundaries of the proposal site must meet the standard permitted activity bulk and location criteria in the Tasman Resource Management Plan unless the land adjoining the specific boundary is being developed as a Compact Density Development. Therefore, any properties outside of the Compact Density Development will not experience a change in terms of the bulk and location of buildings from what could be developed under a permitted activity scenario.

The Brightwater Development Area includes indicative roads and reserves to ensure appropriate connections are achieved; recreational, amenity and ecological functions are provided for; and stormwater is effectively managed. Flood flows from Pitfure Stream and Watertank Hill (the Katania Heights area) are able to be accommodated within the indicative reserve areas.

In relation to State Highway 6, reverse sensitivity is managed through a requirement to set development back from the state highway, and to provide an acoustic report for subdivision within 100m of the state highway's white edge line. Rules also restrict additional direct vehicle access to the state highway.

Wakefield Development Area

C76 9/22
D9/24

The Wakefield Development Area is intended to provide for additional residential land supply to meet the growth projections for the township and the wider region. It is located on land between Pitfure Road, Edward Street, and Higgins Road. For any urban expansion, particularly into the Rural Zones, there is a need to ensure this land is efficiently used. There is also a strong community view, and government policy direction that residential land needs to be more intensively used, and a diversity of lot sizes and range of housing options achieved. To help achieve this objective, the Wakefield Development Area includes subdivision rules requiring a variety of lot sizes, including smaller lots, when larger blocks are subdivided. These rules mean areas of urban expansion are expected to develop with a variety of housing options and a greater variety of lot sizes than may occur through the standard minimum lot size approach. This provides for a more varied neighbourhood of differing types of housing and properties.

Non-notification (both public (s95A) and limited (s95B)) of Compact Density Development within the Wakefield Development Areas applies. This responds to the objectives and policies in the Tasman Resource Management Plan which:

- Seek efficient use of land and infrastructure.
- Encourage medium density housing development of a high standard in suitable locations.
- Seek a range of living opportunities and residential densities.

The non-notification provision is used for Compact Density Development in the Wakefield Development Area because the structure of Compact Density Development rule 17.1.3.3 g) means that Compact Density Development along the external boundaries of the proposal site must meet the standard permitted activity bulk and location criteria in the Tasman Resource Management Plan unless the land adjoining the specific boundary is being developed as a Compact Density Development. Therefore, any properties outside of the Compact Density Development will not experience a change in terms of the bulk and location of buildings from what could be developed under a permitted activity scenario.

The Wakefield Development Area includes indicative roads and reserves to ensure appropriate connections are achieved; recreational, amenity and ecological functions are provided for; and

stormwater is effectively managed. The indicative road connection to Higgins Road ensures that the provision of emergency vehicle access via Higgins Road will be provided for.

C76 9/22
D9/24

Motueka West Development Area

C43 4/13
Op 1/15

The Motueka West Development Area is designed to provide for the expansion of Motueka to 2056. Additional land provides opportunities to establish a mix of business and living environments between Pah Street and King Edward Street. Because the area is relatively close to the town centre there is an opportunity to establish compact density residential development as well as medium density residential development similar to the existing Residential Zone. Favourable consideration will be given to higher density residential proposals located within walking distance (400 metres) of the town centre. Employment opportunities will be provided in the adjacent business and industrial zones. Larger business sites are designed to provide for the storage and retailing of bulky or larger goods in a Mixed Business Zone.

Several new stormwater features will provide the framework for an integrated linear open space greenway network that will encourage walking and cycling.

The planning maps show a connected indicative road network and rules limit access to Queen Victoria Street.

Pedestrian or Cycle Linkages

The development of safe, convenient and attractive networks of pedestrian or cycle routes is a key component of the development of a more sustainable transport system.

At Mapua, Seaton Valley Stream links Mapua, 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.

C22 2/11
Op 1/15

Central Business, Commercial and Tourist Services Zones

In Central Business, Commercial and Tourist Services zones, minimum site areas are set to ensure that sites are created which are usable for a range of likely activities and allow adequate space for landscaping and car parking.

In the Tourist Services Zone, Mapua, the coastline on Lot 1 DP 20295 (area of land at the end of Toru Street) is in part susceptible to erosion and accretion and in low-lying areas to inundation, so further subdivision is discouraged.

In the Tourist Services Zone, Salisbury Road, Richmond, a development plan is required to show how access to Salisbury Road will be limited (i.e. building sites and site accesses to be shown). Access to Salisbury Road is to be limited for traffic safety reasons. Any access onto Salisbury Road from Lot 3 DP 18824 (141 Salisbury Road, occupied by the Aquatic Centre), other than any joint access with Lot 2 DP 18824 (123 Salisbury Road, occupied by the Baptist Church), shall be considered as a restricted discretionary activity for the reasons above.

Industrial Zones

Larger sites are required in industrial zones to accommodate the larger buildings and parking, storage, and loading areas associated with industrial activities. An overall development plan will be required for subdivision in any of the Rural Industrial Zones to show that the proposal will meet the needs of rural industries.

Individual site access to Stafford Drive is limited between Seaton Valley Stream and Warren Place because of its proximity to the shared path leading to Mapua School.

C22 2/11
Op 1/15

Rural Zones

In order to maintain the productive values of land, controls are required on subdivision which allow for a range of soil-based production opportunities to be retained, despite shifts over time in the economic prospects for particular production activities. The Rural 1 Zone contains the small area of the District's land which has high productive value and which is suited to a wide range of uses, including both soil-based production and other uses such as residential. The rules protect this land's productive value for a range of soil-based productive uses. The soils in the Rural 1 Zone are suited to intensive production and the subdivision limits reflect this land's potential for such use. Rural 2 land is less versatile for the range of soil-based productive uses that Rural 1 land is suited for. The land in Rural 2 is more extensively farmed. While most agricultural farm properties are greater than 50 hectares, the subdivision limits for Rural 2 land allow for an optimal range of land uses.

In the Rural 3 Zone, the Plan provides a specific framework (including design guidance through the 'Coastal Tasman Area Subdivision and Development Design Guide') to enable more intensive subdivision and development in appropriate circumstances.

C6 7/07
Op 10/10

Applications for subdivision in the Rural 3 Zone that meet the conditions will be evaluated as restricted discretionary activities. Applicants are expected to demonstrate compliance with Plan policy and consistency with the 'Coastal Tasman Area Subdivision and Development Design Guide' through innovative design approaches.

The Rural 3 Zone is intended to be serviced with a restricted community water supply reticulation and programmed road upgrading, with requirements for long term onsite wastewater servicing, to avoid the cumulative adverse effects of residential development in this rural area. The Council's long term infrastructure services programme for the Rural 3 Zone is contained in the Tasman District Long Term Plan, prepared under the Local Government Act 2002.

The frontage requirements in rural zones ensure access and spaciousness in rural areas, which contributes to its character and amenity values, as well as minimising loss of the land and soil resource, and contributing towards limiting cross-boundary effects such as dust, shading and spray drift, in gaining access to rear properties.

In the Wastewater Management Area that applies to the Rural 3 and adjacent Rural Residential zones, the provisions for considering on-site wastewater options at the time of subdivision enable a consistent and integrated approach to management of land use effects as well as management of effects of discharges.

The Council will particularly require developers to pay attention to site constraints for on-site treatment at the time subdivision plans are being considered. Long-term sustainable provision for on-site wastewater systems will need to be addressed at the time of subdivision. Where future land use or dwelling details are not known, the Council will adopt a default design of a 10-person household.

If the wastewater treatment system is intended to service more than one household, the Council will require discharge permits to be sought at the same time as consent for subdivision is sought. This is to ensure subdivision design and wastewater provision will be integrated into design and construction. It will also consider requiring discharge permits to be sought at the same time as subdivision consents where the wastewater treatment systems are to service single households and where adverse effects of single on-site systems are likely to be significant, or where the default design for a 10-person household is not adopted.

Rural Residential Zones

The minimum net site area ensures a variety of allotment sizes to cater for different lifestyle needs in different parts of the District.

Two Rural Residential Zone locations in proximity to the Rural 3 Zone are also intended to be serviced with water and wastewater reticulated services, for the same reason as in those zones. Until Council services are available, interim provision of services will be considered in applications for subdivision and residential development. In the Mapua Rural Residential Zone, development to greater densities than provided for on the basis of the subdivision controlled activity lot size is envisaged, subject to detailed design consideration.

In the Waimea Inlet Rural Residential Zone, there may be some limited additional subdivision subject to design guide evaluation.

In the Rural Residential zone at Higgins Road, Wakefield, a range of rural residential options exist on part Lot 1 DP 303114. Adequate stormwater mitigation is required to manage any overflow from uphill dams in an extreme rainfall or other event.

C65 10/17
Op 4/18

Rural Residential Closed Zone

Further subdivision is prevented at Awaroa, Toko Ngawa, Tata Heights and Tata Headland, Boundary Bay and Frenchman's Bay and Whanganui Inlet because of proximity to the coast and special landscape features. At Gorge Creek (East Takaka) and Rocklands Road (south end) the standard of road access and geological instability are the reasons. At Rangihaeata significant factors are marginal land soakage, proximity of the aerodrome and coastal erosion. The retention of low-density residential character is important at Tophouse Road; for this reason, the Tophouse Road Extension Zone is shown on the planning maps as "Closed: Deferred". This provides through a combination of controlled and prohibited status for subdivision that the land may be subdivided until the subdivision process is fully completed at an allotment size of no less than 5,000 square metres. Once this level of subdivision has been reached, the closed status will have full effect, and the deferment shown on the planning maps will be removed by Council resolution.

Some larger sites are provided in parts of Golden Bay where land slope is steep or land soakage is poor to moderate.

The reason for the Cropp Place Closed Zone is geological instability.

Residential Closed Zone

Further residential subdivision in the small enclave of residential allotments at Anchorage is inappropriate because of the proximity of Abel Tasman National Park and poor access.

Poles and Lines

Above ground telephone and power supplies have the potential to interrupt views and detract from the visual appearance of urban and rural residential areas. As rural residential development has higher building density than the general rural area, the impact of utility wires and poles is potentially greater.

Rural Closed Zone and Rural 1 Coastal Zone

C22 2/11 Op 1/15

In a small number of circumstances, following submissions on the Proposed Plan, references to the Environment Court resulted in the Council, nearby landowners and residents, and the referrers agreeing to small allotments for primarily rural residential purposes in areas within the Rural 1 and Rural 2 zones. Where part of the agreement has been that there should be no further subdivision of the land, such areas are shown as "closed" on the planning maps and changes to the rules have been made which prevent the creation of additional allotments, but provide for adjustments to existing boundaries subject to a consent process. The reasons for the closed status relate to protecting overall amenity values or the productive potential of the balance land area. In the area shown on the planning maps off Pupu Valley Road, there is no predetermined subdivision pattern, but a maximum number of lots is provided for. In this area, through a combination of controlled and prohibited status, subdivision may proceed until the number of lots specified as a controlled activity is reached. Once this level of subdivision has been reached, the closed status will have full effect.

At Mapua/Ruby Bay on the coastal flats between Mapua and Ruby Bay, the lot sizes are all below the minimum Rural 1 lot size so there is very limited provision for further subdivision as this might encourage additional dwellings in this low-lying area that is likely to be vulnerable to both seawater and freshwater inundation. Rural residential development is already well provided for on the hills to the west and in the Rural 3 Zone.

C22 2/11
Op 1/15

Cultural Heritage Sites

C16 9/09
Op 8/12

The rules seek to manage adverse effects on cultural heritage sites by requiring an authority from Heritage New Zealand Pouhere Taonga where any modification, damage or destruction of a site is proposed as part of a subdivision. Known cultural heritage sites are listed in Schedule 16.13C and are

shown on the planning maps. These are effective ways of enhancing the protection of the values of known sites and ensuring that any site discovered, for example, through land disturbance, is also managed through this approval process.

Filling of Allotments

C10 10/07
Op 3/14

The standard seeks to avoid inhibiting or altering the course of natural over-land stormwater flow paths and the risk of flooding other properties.

Land Subdivision in relation to Dams

C17 2/10
Op 4/13

There are large numbers of water storage dams in the District, especially throughout the Moutere gravel terrain. Many of these were built in compliance with rural standards for irrigation dams. While dams in this terrain have a low probability of failure, dam failures do occur and some existing dams may pose a risk to persons or land beyond the immediate property boundary. It is important that hazards are not created by allowing inappropriate development below these dams. In addition, as subdivision occurs, it is important that additional risks are avoided by establishing new property boundaries so that setbacks from the dam and associated structures can be complied with.

Council will take into account the location of allotment boundaries in relation to any existing dam and its associated spillway and impounded water, so that risks to property from dam failure are not increased as a result of land use changes.

SCHEDULES

Schedule 16.3A: Assessment Criteria for Subdivision

Refer to rules 16.3.3.3, 16.3.3.4, 16.3.3.5, 16.3.3.6, 16.3.4.4, 16.3.4.5, 16.3.5.1, 16.3.5.4, 16.3.5.5, 16.3.6.1, 16.3.6.4, 16.3.6.5, 16.3.7.1, 16.3.7.3, 16.3.7.4, 16.3.7.5, 16.3.8.1, 16.3.8.4, 16.3.8.5, 16.3.8.5, 16.3.9.1, 16.4.2.1, 16.4.2.2.

When considering an application for a subdivision consent, the Council will have regard to the following criteria:

General

- (1) The productive value of the land in Rural 1, Rural 2 and Rural 3 zones, and the extent to which the proposed subdivision will adversely affect it and its potential availability.
- (2) The potential effects of the subdivision on the amenity values, including rural character, and natural and physical character of the area. C60 1/16
Op 6/19
- (3) The extent to which the effects of natural hazards within and beyond the boundaries of the site, including wildfire risk and coastal, flood, stormwater, geotechnical or earthquake hazards will be avoided or mitigated. C60 1/16
Op 6/19
- (4) The potential effects of the subdivision on the natural character of the coastal environment, wetlands, lakes and rivers.
- (4A) The potential for reverse sensitivity effects on plant and animal production activity. C60 1/16 Op 6/19
- (5) The adequacy of provision for public open space, esplanade reserves and esplanade strips.
- (6) The adequacy of design, capacity, standard and staging of existing or proposed public utilities servicing the subdivision, including any impact on utilities servicing the wider area and outlets to, or connections with, public systems, and the ability to accommodate future developments on adjoining land, and their ability to avoid, remedy or mitigate effects on a temporary or permanent basis.
- (7) The cumulative effects of the subdivision on the District's infrastructure and its efficient use and development, including the capacity and capabilities of the road network and utility services to meet demands arising from the subdivision.
- (8) For water supply, the extent of compliance with the "Drinking Water Standards for New Zealand 1995" or any subsequent replacement of this standard.
- (9) The relationship of the proposed allotments with the pattern of adjoining subdivision, land use activities and access arrangements, in terms of future potential cross-boundary effects.
- (10) Where wastewater disposal will occur within the net area of the allotment, the extent to which the site and soil assessment, design and construction of the system complies with the AS/NZS 1547:2000, taking into account the requirements of rules in Chapter 36 regulating the discharge of wastewater.
- (11) The adequate provision of potable water and water for fire fighting.
- (12) Whether the treatment and disposal of wastewater and stormwater from the proposed allotments is likely to adversely affect water quality, public health or environmental health, or safety, taking into account the provisions of Schedule 16.3C and the powers under Section 220(d) of the Act.

- (13) Whether the subdivided land has been, or is, subject to contaminants that may be hazardous to the future occupiers of the land and whether sufficient works or other solutions have been undertaken to avoid, remedy or mitigate the hazardous effects.
- (14) Taking into account local land form, whether allotments are of a regular shape that will maximise the range and efficiency of potential activities that may take place on the land in the future.
- (15) Whether engineering design is appropriate for the circumstances.
- (16) Whether any landscaping features are proposed and their effects on pedestrian and traffic safety, the functional and aesthetic quality of the area, and potential maintenance costs.
- (17) The granting or reservation of an easement over any private land for the purpose of locating stormwater systems to convey stormwater to any reticulated network utility under the control of the Council.
- (18) The vesting in Council of any allotment in connection with the servicing of any other land by a stormwater network utility under the control of the Council.
- (19) Proximity of future residential use and development of land to existing transmission lines and provisions to avoid any actual and potential effects on the integrity of existing transmission lines and the health and safety of people.
- (20) The ability of any existing shelter belt, horticultural plantings or plantation forest to comply with height and setback requirements of this Plan.
- (21)
 - (i) The ability of any earthworks and the construction of any subsequent buildings and structures to comply with the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP:34 2001). A copy of this document may be obtained from Transpower New Zealand Ltd.
 - (ii) The ability of any vegetation planted to maintain a minimum 4 metres clearance distance from any transmission line conductors, taking into account the mature height of the vegetation.
- (22) In the Richmond West Development Area:
 - (i) The extent to which access to support structures for emergency, maintenance and upgrading purposes is retained.
 - (ii) The extent to which the subdivision would constrain the ongoing operational needs of the National Grid.
- (23) The likely effects of the subdivision on vegetation change having water yield effects.

C10 10/07
Op 3/14

Earthworks

- (24) The extent to which any earth cut or fill will remove existing vegetation, alter existing landforms, affect water quality, or affect existing natural features, such as water courses.
- (25) The extent to which any cut or fill can be restored or treated to resemble natural landforms.
- (26) The extent to which the earthworks will have an adverse visual effect on the surrounding area.
- (27) Whether the proposed earthworks will increase or decrease the risks from natural hazards either on, or outside, the land being subdivided.

Stormwater

- (28) The actual and potential adverse effects of the subdivision in terms of existing catchment drainage characteristics, stormwater flow, erosion and sedimentation, and stormwater quality, including the following:

C6 7/07
Op 10/10

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|--------|---|---------------------|
| (i) | The extent to which all stormwater drainage features that form part of the stormwater drainage network are physically and legally protected from future development that may adversely affect the efficient functioning of the network. | C6 7/07
Op 10/10 |
| (ii) | The extent to which the subdivision design has taken into account changes in land cover; and the proposed measures to avoid, remedy or mitigate the effects of those changes on stormwater flows and water quality. | C6 7/07
Op 10/10 |
| (iii) | The degree to which the subdivision has used Low Impact Design solutions in the management of stormwater. | |
| (iv) | The degree of maintenance or enhancement of natural drainage characteristics in the overall subdivision design and allotment layout. | |
| (v) | The regard for existing and reasonably expected future land-use changes within the catchment of the subdivision. | |
| (vi) | The degree to which the design of the stormwater management network accounts for any possible future changes in development that may have an effect on, or be affected by, the development. | |
| (vii) | The degree to which water conservation principles, such as rainwater collection and stormwater detention, have been applied to the subdivision design. | |
| (viii) | The methods proposed to avoid damage to downstream properties from altered stormwater flows and effectiveness of those methods. | |
| (ix) | Consistency with mandatory and good practice matters contained within the Nelson Tasman Land Development Manual 2019. | C69 6/19
Op 6/20 |

Buildings

- (29) The ability of any existing or proposed building to comply with this Plan, including avoiding adverse effects on ridgelines shown on the planning maps.
- (30) The effects of existing or future buildings on an allotment in relation to natural hazards and effects on adjoining sites and whether future building or development should be limited to particular parts of the allotment, or minimum floor levels set.
- (31) For a subdivision of a building:
- (i) whether the use of the building complies with this Plan or has resource consents for aspects of non-compliance;
 - (ii) whether the new allotments meet, or can meet, the requirements of Section 46(4) of the Building Act 2004;
 - (iii) if a change of use for the building is proposed, whether the building complies with Section 46 of the Building Act 2004.

Archaeological or Heritage Sites

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| (32) | In relation to land, including a heritage site or item referred to in Schedules 16.13A, 18.1A or 16.13C, and a protected tree referred to in Schedule 16.13B: | C10 10/07
Op 3/14 |
| (i) | whether the proposed subdivision would have an adverse or beneficial effect on the integrity or heritage and protected tree value of the site or item, and the extent of that effect; | |
| (ii) | the extent to which land integral to the significance of an archaeological site or site of significance to Māori would be separated from that site; | |
| (iii) | the provisions of any relevant management plan. | |

Allotments for Network Utilities

- (33) Where an allotment is created as a site for a network utility or public work:
- (i) the degree to which the allotment allows sufficient land area to accommodate the activity and associated structures;
 - (ii) landscaping, amenity plantings and location of the utility within the subdivision to mitigate adverse effects of the activity;
 - (iii) whether the allotment should be amalgamated with an adjoining allotment in the event of the utility being removed.

Site Works Effects

- (34) The adequacy of provisions for management of construction and site works, including an environmental management plan, to avoid or mitigate any adverse effects from noise, dust, stormwater and silt run-off, and the clearance and disposal of vegetation and other waste.

Transport, Access and Roads

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|-------|---|----------------------|
| (35) | The degree of compliance with mandatory and good practice matters of chapter 4 of the Nelson Tasman Land Development Manual 2019. | C69 6/19
Op 6/20 |
| (36) | The proximity, safety and ease of access between any site and the nearest collector, principal or arterial road, or state highway, including: | C69 6/19
Op 6/20 |
| (i) | the number of intersections between the frontage of any site and the nearest of those roads; | |
| (ii) | the driving time between any site and the nearest of those roads; | |
| (iii) | the walking distance between any site and an arterial or principal road, along public roads, pedestrian ways or footpaths through reserves. | C69 6/19
Op 6/20 |
| (37) | The relationship of any new road with existing roads, including determining the road hierarchy class of any new road, newly formed road or any required upgrading of an existing road. | C69 6/19
Op 6/20 |
| (38) | The extent to which an existing road needs to be up-graded to manage effects of traffic generated by the subdivision, taking into account the existing state and use of the road and the construction standards of chapter 4 of the Nelson Tasman Land Development Manual 2019. | C69 6/19
Op 6/20 |
| (39) | The ability to comply with the site access and vehicle crossing requirements of chapter 4 of the Nelson Tasman Land Development Manual 2019. | C69 6/19
Op 6/20 |
| (40) | The need to provide alternative access for car parking and vehicle loading in the Central Business, Commercial, Tourist Services, Heavy Industrial or Light Industrial zones by way of service lanes at the rear of properties and whether these should be vested in Council. | |
| (41) | The appropriateness of, or need to provide, access by way of a road rather than a private access. | C69 6/19
Op 6/20 |
| (42) | The adequacy of road layout, including road access to adjoining land. In the case of any change from the indicative road positions shown on the planning maps, whether the change will retain the ability to achieve the desired connectivity (to both the transport and reserves network), resilience, drainage and access requirements of the future roading network. | C73 12/20
Op 6/23 |
| (43) | The provision, design and routes of cycleways, walkways and bridle-paths, including linkages between any site and local retail areas, schools, reserves, bus routes and arterial roads. | |
| (44) | The effect of roads and private vehicular access on waterways, ecosystems, drainage patterns or the amenities of adjoining properties. | |
| (45) | The necessity for, and appropriateness of, sealing rural collector and access roads. | |

- (46) Provision for the vesting of road reserves for the purpose of facilitating connections to future road extensions to serve surrounding land.
- (47) The necessity for, and appropriateness of, the provision of footpaths and kerb drains on rural roads.
- (47A) The potential for adverse cross-boundary effects, including reverse sensitivity.

C69 6/19 Op 6/20

Lighting

- (48) The provision of appropriate standards of street lighting, having regard to the minimum design Standards of New Zealand series of standards AS/NZS 1158 *Lighting for Roads and Public Spaces*.
- (49) Where roads in the subdivision would connect existing roads:
 - (i) the form, location and function of the road connection;
 - (ii) the standard of construction of the connecting road;
 - (iii) the promotion and protection of public health and safety.

Stopping and Sight Distances

- (50) The effects of road safety where prescribed safe stopping distances and minimum sight distances are not provided.

Frontage to Unformed Legal Roads

- (51) The appropriateness and cost effectiveness of the formation of the road.
- (52) The need for improvements to intersections.
- (53) The need for and extent of any financial contributions towards the road formation.

Additional Matters for Land in a Significant Natural Area

- (54) In the case of a subdivision of land that includes land in a Significant Natural Area:
 - (i) whether the land in the Significant Natural Area is fragmented by the subdivision and, if so, the effects on the visual qualities or natural values of the Significant Natural Area;
 - (ii) whether the Significant Natural Area is protected by a covenant under the Reserves Act 1977, Conservation Act 1987 or Queen Elizabeth the Second National Trust Act 1977 or other mechanism;
 - (iii) whether the need for an effective stock-proof fence to protect the Significant Natural Area has been addressed;
 - (iv) whether the allotment containing the Significant Natural Area contains a stable dwelling site and adequate effluent disposal area and access, outside the Significant Natural Area, will not adversely affect the visual qualities or natural values of the Significant Natural Area;
 - (v) whether the area of other allotments or balance area of the land (outside the Significant Natural Area) complies with the usual requirements of the zone.

Allotments and Activities in relation to Existing Dams

- (55) The proximity of allotment boundaries and likely future land use activities to existing dam structures, including spillways and impounded water, and potential risks posed by the dam on likely land use activities.

C17 2/10
Op 4/13

Schedule 16.3B: Transport Conditions

Refer to rules 16.3.3.1, 16.3.3.1B, 16.3.3.2C 16.3.3.3, 16.3.3.4, 16.3.4.1, 16.3.5.1, 16.3.6.1, 16.3.7.1, 16.3.8.1.

Roads, Access and Parking

- | | | |
|-----|--|---------------------------------------|
| (a) | All roads, including indicative and connecting roads, are laid out, constructed and vested in the Council in accordance with the road construction conditions specified in section 18.8. | C10 10/07 Op 3/14
C69 6/19 Op 6/20 |
| (b) | Every allotment has vehicle access to a formed legal road other than a limited access road (unless written consent is given by the authority controlling the limited access road). Access to allotments is constructed in accordance with section 4.6.1.1 of the Nelson Tasman Land Development Manual 2019. | C69 6/19 Op 6/20 |
| (c) | Where subdivision creates or alters title boundaries of developed sites, every allotment created (including any balance title) has vehicle parking provided and constructed in accordance with the conditions specified in section 16.2. | |

Linking Subdivision Roads to Existing Roads

- | | | |
|-----|---|---|
| (d) | Where any land to be subdivided is subject to a road designation, provision is made for the land to vest in the Council as road at the time of subdivision. Where the land cannot legally vest in the Council as road at the time of subdivision, provision is made to enable the Council to acquire the land, by separately defining the parcels of land, which must be held in conjunction with adjoining land and a Consent Notice pursuant to Section 221 of the Act registered on the title, until such time as the Council acquires the land. | |
| (e) | Where any land to be subdivided is subject to a notation on the planning maps as an “Indicative Road”, a road is laid out and constructed on the general alignment of the indicative road, except that in the Richmond West Development Area, the location of: | C10 10/07 Op 3/14
C73 12/20 Op 6/23
C79 11/24 |
| | (i) any point of intersection of an indicative road with an existing formed road must not vary; | |
| | (ii) the indicative roads shown adjoining the indicative reserve that contains Borek Creek must not vary from those positions; | |
| | (iii) the indicative roads shown along the boundaries of the locations of the Mixed Business Zone and Residential Zone must not vary from those boundaries; | |
| | (iv) the indicative road shown along the boundary of the Recreation Zone must not vary from that boundary. | |

The requirement to lay out and construct a road on the general alignment of the indicative road means that desired connectivity, (to both the transport and reserves network), resilience, drainage and access requirements of the future roading network can still be achieved even if the final road location changes from that of the indicative road (except as specified in (i) – (iv) above).

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| (f) | Where any land to be subdivided is subject to a notation on the planning maps indicating that a “Connecting Road” is required through the land, the road is to be laid out, constructed and vested in the Council at the time of the subdivision. | |
|-----|---|--|

Note: In the Richmond West Development Area, the intersection to be formed between the indicative road and State Highway 60, between State Highway 6 and McShane Road, shown on the planning maps, is subject to approval by the New Zealand Transport Agency under the Government Roadway Powers Act 1989.

C10 10/07
Op 3/14

- | | | |
|-----|---|------------------|
| (g) | Where any new road extends or completes an existing road, the road is constructed at the developer’s cost to the relevant conditions specified in section 18.8. | C69 6/19 Op 6/20 |
|-----|---|------------------|

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|-----|--|----------------------|
| (h) | Except in the Rural 3 Zone and Services Contribution Area, and in the Lower Queen Street and McShane Road in the Richmond West Development Area, where any land to be subdivided has frontage to any existing road that is not constructed to the conditions set out in section 18.8 for the relevant level of the existing road in the Road Hierarchy, the road along the frontage adjoining the land to be subdivided is formed and upgraded by the developer to the conditions of road widths, kerb and channelling and associated drainage attributable to the subdivision, berm, footpath, crossings and street lighting specified in section 18.8. | C10 10/07
Op 3/14 |
| (i) | Where any land to be subdivided has a frontage to an existing Council road which has inadequate road reserve width to meet the condition in the Plan, adequate land to meet the condition is vested in the Council at the time of subdivision, at no cost to the Council. | C69 6/19
Op 6/20 |
| (j) | The subdivision provides a safe and efficient road, cycleway and pedestrian access connection to adjoining land and roads, cycleways and pedestrian accessways. | |

Schedule 16.3C: Services Required on Subdivision in Certain Zones*Refer to rules 16.3.3.1, 16.3.4.1, 16.3.3.1B, 16.3.3.2C*

This schedule applies to Central Business, Commercial, Mixed Business, Tourist Services, Heavy and Light Industrial and Rural Industrial zones, and the Residential Zone in the Richmond South, Richmond West, Richmond East, Richmond Intensive, Brightwater, Wakefield, Motueka West and Mapua development areas (excluding the Residential Coastal Zone), and the Rural Residential Serviced Zone in the Richmond East and Mapua development areas.

C10 10/07 Op 3/14
C20 8/10 Op 8/12
C22 2/11 Op 1/15
C43 4/13 Op 1/15
C66 10/17 Op 12/18
C75 9/22
Op 10/23
(D9/24)

SERVICE	STANDARD
Stormwater	<p>The land to be subdivided is connected to a Council stormwater network (including any stream that has been modified to function as a stormwater drain) that is capable of receiving additional stormwater because of the subdivision.</p> <p>OR</p> <p>The discharge complies with 36.4 of this Plan.</p> <p>AND</p> <p>All stormwater drainage features that form part of the stormwater drainage network are physically and legally protected from future development that may adversely affect the efficient functioning of the network.</p> <p>In the Richmond Intensive Development Area, where a site or part of a site is located within a specified stormwater flood flow path as shown on the planning maps:</p> <p>(a) the development provides for the stormwater flood flow to cross the post-development site and retains the predevelopment upstream entry and downstream exit points of the stormwater flood flow to and from the site;</p> <p>(b) the flood flow path surface is constructed or treated to prevent erosion of the surface.</p>
Wastewater	The land to be subdivided is connected to a Council wastewater reticulation that is capable of receiving additional wastewater as a result of the subdivision.
Water Supply	The land to be subdivided is connected to a Council potable water supply reticulation that is capable of providing a potable water supply for each allotment and sufficient water for fire-fighting purposes, unless in the Rural Residential Zone (other than the Rural Residential Serviced Zone in the Richmond East and Mapua development areas), rule 17.8.3.1(m) is complied with.
Electricity	The land to be subdivided is provided with electric power, appropriate to the circumstances.
Telephone	The land to be subdivided is provided with a telephone system, appropriate to the circumstances.

C69 6/19
Op 6/20

C66 10/17
Op 12/18

C20 8/10
Op 8/12

C22 2/11
Op 1/15

Note: Schedule 16.3A contains an assessment criterion that refers to this table.

16.4 ESPLANADE RESERVES, STRIPS AND ACCESS STRIPS

Refer to Policy sets 8.1, 8.2, 9.1, 9.2, 9.3, 13.1, 14.1 – 14.4.

16.4.1 Scope of Section

This section deals with the subdivision of land adjacent to:

- a river whose bed has an average width of 3 metres or more;
- a lake whose bed has an area of 8 hectares or more; or
- the coastal marine area.

For subdivision of land in these locations, regardless of zone, section 16.4 applies notwithstanding the subdivision rules of section 16.3.

Subdivision of land in any other location is regulated under section 16.3.

Section 16.4 provides for the circumstances where the Act allows an esplanade reserve or esplanade strip to be set aside or created upon subdivision. The general provision of the Act is that where any allotment of less than 4 hectares is created adjacent to the water areas listed above, an esplanade reserve of 20 metres in width is to be provided. However, the Act allows specific Plan rules, or any resource consent, to waive or amend the width of an esplanade reserve.

Where an allotment is 4 hectares or more, the Act provides that a plan rule may require an esplanade reserve or esplanade strip to be set aside, and that a resource consent may waive or amend the width of the esplanade reserve or strip.

The Act also provides that where an allotment of less than 4 hectares is created, no compensation is payable for esplanade reserves or esplanade strips of 20 metres or less in width. Compensation is payable to the registered proprietor for any width above 20 metres. Where an allotment of 4 hectares or more is created, and an esplanade reserve or esplanade strip is required, compensation is payable.

Except for reserves or strips obtained through the rules in this section or as a condition of a resource consent, the acquisition of other reserves (or obtaining agreements for esplanade strips or access strips), is through negotiation with landowners.

16.4.2 Esplanade Reserves, Strips and Access Strips on Subdivision

16.4.2.1 Restricted Discretionary Subdivision (Esplanade Reserves, Strips and Access Strips on Subdivision — Allotments less than 4 Hectares)

The subdivision of land where one or more allotments of less than 4 hectares is created, including any balance allotments, adjacent to:

- a river whose bed has an average width of 3 metres or more; or
- a lake whose bed has an area of 8 hectares or more; or
- the coastal marine area;

is a restricted discretionary activity.

A resource consent is required. Consent may be refused, or conditions imposed, only in respect of the following matters to which the Council has restricted its discretion:

- (1) A 20-metre-wide esplanade reserve will be taken for any of the purposes in Section 229 of the Act of:
 - protecting conservation values;
 - enabling public access

- enabling public recreation;
- unless the Council determines otherwise after consideration of:
- (a) Where, having regard to Section 229 and Part II of the Act, it would not be appropriate to set aside an esplanade reserve because:
 - (i) in any working port area, there is a risk to security for activities that are permitted or authorised to operate in any part of the area that would otherwise be an esplanade reserve;
 - (ii) in any working port area, there is a risk to public safety in any part of the area that would otherwise be an esplanade reserve;
 - (iii) the land has little or no value in terms of the purposes of Section 229 of the Act;
 - (iv) there is already adequate protection in place for any value the land may have for purposes in Section 229 of the Act.
 - (b) Whether a reserve of greater than 20 metres width is required for purposes in Section 229 of the Act, and the compensation payable for that additional land.
 - (c) Whether the subdivision is a minor boundary adjustment or relocation.
 - (d) Whether the subdivision is for public utility or infrastructure purposes.
 - (e) Whether an esplanade strip will achieve the purposes in Section 229 of the Act and is preferable because the location is one where there is a high likelihood of movement of the margin through erosion, inundation or land movement.
 - (f) Whether any existing structure on land in the reserve entitlement affects the purposes in Section 229 of the Act, including consideration of the form and width of any reserve, access to and along it, and the use of it.
- (2) Whether, in setting aside or creating a reserve or strip, there is any need to restrict public access in order to:
- protect areas of significant indigenous vegetation and/or significant habitats of indigenous fauna;
 - protect Māori cultural values;
 - protect public health and safety;
 - ensure a level of security consistent with the purpose of a resource consent (or permitted activity); or
 - in other exceptional circumstances sufficient to justify the restriction notwithstanding the national importance of maintaining that access.
- (3) The assessment criteria set out in Schedule 16.3A.
- (4) The duration of the consent (Section 123 of the Act).
- (5) The purpose and timing of any review of consent conditions (Section 128).
- (6) Financial contributions, bonds and covenants in respect of the performance of conditions, and administrative charges (Sections 36 and 108).

16.4.2.2	Restricted Discretionary Subdivision (Esplanade Reserves, Strips and Access Strips on Subdivision — Allotments 4 Hectares or More)
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The subdivision of land where one or more allotments of 4 hectares or more is created, including any balance lot, adjacent to:

- a river whose bed has an average width of 3 metres or more; or
- a lake whose bed has an area of 8 hectares or more; or
- the coastal marine area;

is a restricted discretionary activity.

A resource consent is required. Consent may be refused, or conditions imposed, only in respect of the following matters to which the Council has restricted its discretion:

- (1) Whether any land is to be set aside as an esplanade reserve or esplanade strip for any of the purposes in Section 229 of the Act of:
 - protecting conservation values;
 - enabling public access;
 - enabling public recreation;and any compensation is to be paid for that land.
- (2) Whether, if a reserve or strip is to be set aside or created, there is any need to restrict public access in order to:
 - protect areas of significant indigenous vegetation and/or significant habitats of indigenous fauna;
 - protect Māori cultural values;
 - protect public health and safety;
 - ensure a level of security consistent with the purpose of a resource consent (or permitted activity); or
 - in other exceptional circumstances sufficient to justify the restriction notwithstanding the national importance of maintaining that access.
- (3) The assessment criteria set out in Schedule 16.3A.
- (4) The duration of the consent (Section 123 of the Act).
- (5) The purpose and timing of any review of consent conditions (Section 128).
- (6) Financial contributions, bonds and covenants in respect of the performance of conditions, and administrative charges (Sections 36 and 108).

16.4.20 Principal Reasons for Rules

It is a matter of national importance to preserve the natural character of the coastal environment, wetlands, lakes and rivers and their margins; and to maintain public access to and along them (except wetlands). Values that contribute to natural character include the natural functioning of the water body, aquatic and adjacent habitats and water quality.

Council may seek to acquire esplanade reserves or esplanade strips to protect or enhance those values, or to provide for public access and recreation to and in such areas. Access strips may also be sought in some circumstances.

The Act entitles Council to take an esplanade reserve up to 20 metres wide when land adjacent to the sea or major rivers and lakes of the District is subdivided to allotments less than 4 hectares in area. It enables reserves to be sought where larger allotments are created, but makes compensation payable in those circumstances. Compensation is also payable when a reserve wider than 20 metres is sought from allotments less than 4 hectares.

The rule reflects the powers and limitations that the Act gives Council for obtaining reserves when land adjacent to major water features is subdivided.

16.5 FINANCIAL CONTRIBUTIONS

16.5.1 Scope of Section

This section establishes Council's ability to require payment of financial contributions as a condition of subdivision, building development, establishment of plantation forestry in a Groundwater Recharge Protection Area or a Surface Water Yield Protection Area, or resource consents for other purposes.

16.5.1.1 Financial Contributions

Financial contributions are contributions of land or money that Council may require to assist in managing adverse effects of activities. They can be obtained through conditions on permitted activities or on resource consents.

Financial contributions should be seen in perspective. They are a third level method for managing adverse effects of activities.

The first method is the obligation on an applicant for resource consent to adequately identify likely adverse effects of the proposed activity and to show how those effects will be managed. The second method is for Council, in considering the application, to identify any additional measures it can reasonably require the applicant or persons implementing the consent to carry out to manage effects, and to impose conditions to achieve that end. These may include requiring works and services to be carried out or provided.

Financial contributions are available to redress any residual effects management issues. Usually these will be matters that are more effectively or efficiently carried out by Council, than by individual developers or site users. Contributions would not normally be required for on-site work that a developer would be expected to carry out. They are more likely to be applied where a development creates or contributes to a need for the provision of, or improvements to, off-site facilities provided and operated by Council. These may include roading improvements; upgrades to reticulation or treatment facilities for water supply, or sewage or wastewater disposal; stormwater disposal; or development of reserves and other community facilities; where these cannot be achieved by the developer. They may also include water augmentation measures where adverse water yield effects of new plantation forest cannot be met through conditions on resource consents.

Financial contributions are one of the set of methods to manage effects in this Plan. They are not simply a tax on development. Financial contributions by themselves do not offset adverse effects: they allow some other measure to be purchased or implemented to manage effects. They should not be taken unless they can be applied to a measure to manage identified effects.

Financial contributions are a method applicable to implementing any policy, or achieving any objective, of this Plan.

16.5.1.2 Circumstances where Financial Contributions will be Imposed

From 1 July 2004 onwards Council's Development Contributions Policy in its Long Term Council Community Plan prepared under the Local Government Act 2002 requires development contributions to be paid on subdivision and building development to contribute to the long term costs of provision of new or expanded road network, wastewater, water supply or stormwater services. Where Council has required development contributions for the same activity and service, Council will not require payment of financial contributions for any of these infrastructure services as a condition of subdivision or building development under the provisions of this section. This statement qualifies the purpose of financial contributions given below to apply after 1 July 2004.

Financial contributions will be imposed when land is subdivided, and when buildings are constructed, to assist in managing effects anticipated to be generated by the subsequent use of those allotments and buildings. They may also be imposed on resource consents for activities that generate effects that cannot be managed by the consent-holder but which can be managed through some Council facility or operation.

Because of the special circumstances of the Rural 3 Zone, and the need for financial contributions to provide for the adequate servicing of the area within these zones and adjacent areas to accommodate new residential development, financial contributions for roading, water supply and wastewater are applied in this area as a standard for all subdivision consents, and for buildings. This also applies in the Mapua and Waimea Inlet Rural Residential Zones and Services Contribution Areas at Mapua and Tasman where improved servicing is needed to provide for existing and future development.

16.5.1.3 Purpose of Financial Contributions

Subject to the explanation above concerning the circumstances where financial contributions will be imposed, the primary purpose of financial contributions is to provide an additional step in implementing the principle that the instigators and beneficiaries of activities generating adverse effects should meet the costs of avoiding, remedying, mitigating or offsetting those effects. The complementary purpose is to minimise the extent to which the community at large would otherwise subsidise those activities by meeting the costs of managing any adverse effects they generate. These primary and complementary purposes include the following matters:

- (a) Infrastructure in Tasman District has generally been sufficient to cope with effects generated by the present community. There is a need to upgrade and extend existing services, and to provide new services, to ensure that effects of community growth and development are adequately managed. The cost of such services which is over and above that required by the existing community will be funded by the new subdivision and development that generate the demand.
- (b) The roading network serves the total community and must be maintained and upgraded on a District-wide basis, and will be funded in part by financial contributions. For that reason, a contribution to roading will be levied on all subdivision and development.
- (c) Wastewater reticulation, collection and disposal is designed to serve discrete urban areas. Properties that are unable to benefit from such services will not be required to contribute. They will, however, be required to make suitable provision for the disposal of wastewater independently, as required by any consent.
- (d) Water supply is also designed to serve identified urban areas. Properties that are unable to benefit from such systems will not be required to contribute.
- (e) No provision has been made for a general contribution for stormwater yet. When an assessment has been made of the effects of new growth and the need for stormwater management determined, provision for a contribution may be introduced through a plan change.
- (f) Reserves and community services are considered to be essential facilities for the wellbeing of the people of the District. New growth places a demand to upgrade existing services, to expand, and to develop new facilities. Reserves and community services throughout the District are available to the total community. The cost of enhancing such facilities will be funded in part by new subdivision and development.
- (g) Financial contributions are an appropriate means of addressing effects of activities that warrant measures such as:
 - (i) natural hazard mitigation;
 - (ii) maintenance, enhancement, protection, preservation or restoration of:
 - landscape and natural values;
 - amenity values;
 - habitats and ecosystems;
 - heritage values;
 - water, soil and air quality.

Financial contributions for these purposes may be applied on-site or off-site. Positive effects such as environmental compensation will be taken into account.

16.5.1.4 How Financial Contributions have been Set

The determination of the financial contribution for each component is derived from the cost of Council's ten-year strategy for infrastructure works, reserves and community services, and the estimated demand for new allotments and development. The amount of funding required is a direct relationship between the strategy and the demand. The amount to be covered as a financial contribution is set for approximately three years. A review through the annual Plan process will be undertaken every three years and, if required, the amount of the contribution required will be altered by a Plan Change.

For land subdivision, the financial contribution will be in two parts. The first will be a dollar value applied to providing, upgrading and extending infrastructure, including the roading network, wastewater and water reticulation, and the control and disposal of stormwater. The second will be a percentage of the land value of new allotments, applied to acquisition and development of land for reserves, and to the development and upgrading of community services.

For building development, the financial contribution will be a percentage of the value of the building work. It will be divided equally between infrastructural needs and those for reserves and community services.

In the Rural 3 Zone, Mapua and Waimea Inlet Rural Residential zones and in the Services Contribution Area at Mapua and Tasman shown on the planning maps, detailed analysis has been undertaken in relation to servicing costs to accommodate growth in accordance with the Plan provisions for the area. These are "end state" calculations based on the expected number of dwellings and a full services development programme, and will provide for roading upgrades and extensions, and provision of water supply and wastewater services over time to the Council's standards. Because of this provision, financial contributions can be determined throughout the area with certainty, and applied as a standard to all controlled and discretionary subdivision in the Zones and Area. Where subdivision consents have already been granted, but building has not yet taken place, these will be required to make a contribution at a reduced rate, as they will also benefit from the Council-provided services in the longer term. In this area, financial contributions for roading, wastewater and water supply will be applied within the area and there will be no requirement for applicants to contribute to such services outside the area. However, the reserves and community services financial contribution applied elsewhere within the District will apply to this area.

16.5.2 Financial Contribution on Subdivision

16.5.2.1 Calculation of Financial Contribution on Subdivision (Except for Rural 3, Mapua and Waimea Inlet Rural Residential Zones, and the Services Contribution Area)

Subject to subsection 16.5.1, and except as provided in 16.5.1.2, the Council may require, as a condition on subdivision consents, that a financial contribution of the amounts stated in Figure 16.5A is payable to the Council with respect to each allotment created by subdivision, less:

- (a) the number of any existing separate certificates of title pertaining to the land being subdivided which have resulted from a previous subdivision consent or equivalent approval;
- (b) any allotment which, by agreement, is to be vested in the Council or the Crown for a public purpose;
- (c) any allotment required by a condition of consent to be amalgamated with another allotment;

provided that the amount of contribution is to be read as having been adjusted annually by adding to the amount, the percentage increase that is the Cost Construction Index annual increase, applicable as at 1 July of each calendar year, and commencing on 1 July 2002.

Figure 16.5A: Financial Contribution – Subdivision Per New Allotment (Except for Rural 3, Mapua and Waimea Inlet Rural Residential Zones and the Services Contribution Area)

FINANCIAL CONTRIBUTION – SUBDIVISION PER NEW ALLOTMENT	
Component	Contribution
Road Network	\$1,573
Wastewater Reticulation	\$767
Urban Water Supply	\$731
Stormwater Management	Nil
Reserves and Community Services	5.62% of value (<i>see rule 16.5.2.4</i>)
Notes: (1) The financial contribution is the total of the items set out in Figure 16.5A. (2) The financial contribution assessed from Figure 16.5A is inclusive of GST. (3) “Reserve” means any land set aside by the Council for a public purpose other than an esplanade reserve or esplanade strip set aside or created under Section 230 of the Act or a reserve for utility purposes. (4) “Community services” means any service or facility provided by the Council for a public purpose and includes any associated work.	

16.5.2.2 Financial Contributions on Subdivision in Rural 3, Mapua and Waimea Inlet Rural Residential Zones and the Services Contribution Area

Subject to subsection 16.5.1, for each allotment created by subdivision in the Rural 3 Zone, the Mapua and Waimea Inlet Rural Residential zones and the Services Contribution Area shown on the planning maps, less:

- (a) any allotment subject to an exemption under rule 16.5.2.1(a), (b) and (c);
- (b) any allotment that is created to be used exclusively for open space, conservation or productive purposes which is secured by way of a legal instrument and which contains no building location area; and
- (c) any allotment that is to be used exclusively for the purpose of a network utility structure;

a financial contribution is paid to the Council of the amounts stated in Figure 16.5B, provided that the amount is adjusted annually in accordance with the method set out in rule 16.5.2.1.

The required contribution is payable prior to issue of a certificate under Section 224 of the Act.

Figure 16.5B: Financial Contribution – Subdivision per New Allotment, Rural 3 Zone, Mapua and Waimea Inlet Rural Residential Zones and the Services Contribution Area

FINANCIAL CONTRIBUTION – SUBDIVISION PER NEW ALLOTMENT	
Component	Contribution
Road Network (except as required in the following line)	\$7,950
Road Network in Rural 3 Zone located west of the NZ Transport Agency designation for the Ruby Bay Bypass (D138) north of Gardner Valley Road	\$12,400
Water Supply	\$9,110
Stormwater Management	Nil
Reserves and Community Services	5.62% of value (<i>see rule 16.5.2.4</i>)
Notes: (1) The financial contribution is the total of the items set out in Figure 16.5B. (2) The financial contribution assessed from Figure 16.5B is inclusive of GST. (3) The financial contribution for water supply also includes a connection fee. (4) “Reserve” means any land set aside by the Council for a public purpose other than an esplanade reserve or esplanade strip set aside or created under Section 230 of the Act or a reserve for utility purposes. (5) “Community Services” means any service or facility provided by the Council (other than the infrastructure components itemised in this table) for a public purpose and includes any associated work.	

16.5.2.3 Reductions, Waivers and Offsets of Financial Contribution on Subdivision (Except for Rural 3 Zone, including Rural 3 Closed Zone, Mapua and Waimea Inlet Rural Residential Zones, and the Services Contribution Area)

Subject to subsection 16.5.1:

- (a) The financial contribution will be reduced by the amount of the wastewater reticulation and urban water supply contributions where the proposed allotments cannot benefit from a Council wastewater reticulation system or a Council urban water supply system.
- (b) The financial contribution will be reduced by the amount of the Reserves and Community Services component where the proposed allotment is for a network utility function, provided that that facility will not result in any demand on reserves or community services.
- (c) The financial contribution may be waived or reduced where, upon request, the Council considers it fair and reasonable having regard to the particular circumstances. Circumstances which may warrant a reduction or waiver include:
 - (i) where work is or has been undertaken or services provided, by agreement between the Council and the subdivider, that are greater than those necessary to manage adverse effects arising from the subdivision;
 - (ii) where an activity is to be established which will have no adverse impact on the environment, particularly the infrastructure, reserves or community services of the District;
 - (iii) where work is or has been undertaken or land set aside that will result in substantial environmental compensation.
 - (iv) where the applicant has previously carried out work or provided services or land, with the agreement of Council, that exceeded the requirements that applied to an earlier subdivision, and the applicant has not been compensated by any other means.
- (d) The cash component of the financial contribution will be offset where, by agreement, work is or has been undertaken or services provided that would have been the responsibility of the Council, and the Council agrees that the value of the work or services is fair and reasonable.

16.5.2.4 Reserves and Community Services Component of Financial Contribution on Subdivision

The financial contribution for reserves and community services under Figure 16.5A and Figure 16.5B is assessed as follows:

- (a) 5.62 percent of the total market value (at the time subdivision consent is granted) of all new allotments created by the subdivision, other than allotments exempted by rule 16.5.2.1 from this calculation.
- (b) In assessing the value of any allotment, the valuation shall be based on the area of the allotment or a notional building site on each allotment of 2500 square metres whichever is the lesser.
- (c) If payment is not made within two years of granting of the resource consent, and unless the resource consent specifies otherwise, a revised valuation must be made and the contribution recalculated. The cost of any valuation shall be paid by the subdivider unless the resource consent specifies otherwise.

- (d) The financial contribution shall be adjusted to take account of any land set aside and vested for reserve purposes at the request of Council. The market value (at the time subdivision consent is granted) of any such land shall be deducted from the Reserves and Community Services component calculated from conditions (a) and (c) for the remaining allotments.

Where the value of the land being set aside exceeds the amount calculated under conditions (a) and (c) for the remaining allotments, the difference shall be credited or paid to the subdivider. Except that the foregoing provisions of this rule shall not apply in cases where any legislation enables land to be set aside compulsorily and without compensation.

16.5.2.5 Non-Complying Activities (Reductions, Waivers and Offsets of Financial Contributions on Subdivision in the Rural 3 Zone, Mapua and Waimea Inlet Rural Residential Zones, and the Services Contribution Area)

A reduction, waiver or offset of the financial contributions in rule 16.5.2.2 is a non-complying activity.

A resource consent is required and may include conditions.

16.5.3 Financial Contributions for New Plantation Forestry

16.5.3.1 Financial Contribution Terms for Establishment of New Plantation Forestry

The establishment of new plantation forestry is subject to the following terms:

- (a) Council may require a financial contribution as a condition of resource consent:
- (i) in the circumstances; and
 - (ii) for the purposes; and
 - (iii) to the level determined in the manner as follows:

(a) Circumstances

The Council may require as a condition on a resource consent to establish plantation forestry, a financial contribution of money or land or a combination of these to mitigate the adverse water yield effects of plantation forestry in a Groundwater Recharge Protection Area or a Surface Water Yield Protection Area.

(b) Purpose

To offset or otherwise avoid, remedy or mitigate the adverse water yield effects of plantation forestry by providing for water augmentation in affected catchments.

(c) Manner for Determining Level of Contribution

Council will assess, firstly, the effects management measures to be undertaken by the consent holder, as incorporated in the particular application or imposed by other conditions of consent. Council will also assess whether it needs to undertake any residual measures to achieve the environmental outcomes required by the consent, and whether the consent holder should contribute to those measures.

The level of financial contribution required to achieve the purpose will be determined by assessing:

- (a) the area of plantation forest to be established; and
- (b) the extent to which water yield will be reduced as a result of the new forest; and
- (c) the extent to which the water affected is used for abstractive uses; and
- (d) the significance of any instream values and uses of the affected water body.

Note: The rule applies only to the establishment of new plantation forest, not re-establishment of existing forest.

16.5.4 Financial Contribution on Building Development**16.5.4.1 Permitted Activities (Financial Contribution on Building Development)**

Subject to subsection 16.5.1, it is a condition on every permitted activity that a financial contribution of the amounts stated in Figure 16.5C is payable to the Council for every development that requires a building consent under the Building Act 2004, except where:

- (a) the activity is a first dwelling on a single record of title; or
- (b) the activity is the replacement of a building by another building of similar character, intensity and scale erected on the same site as the replaced building; or
- (c) the activity involves a repair or renovation work to an existing building where any adverse effects are no greater than previously.

16.5.4.2 Resource Consents (Financial Contribution on Building Development)

Subject to subsection 16.5.1, the Council may require, as a condition on any resource consent, that a financial contribution of the amounts stated in Figure 16.5C be payable to the Council with respect to every development that requires a building consent under the Building Act 2004, except where:

- (a) the activity is a first dwelling on a single record of title; or
- (b) the activity is the replacement of a building by another building of similar character, intensity and scale erected on the same site as the replaced building; or
- (c) the activity involves a repair or renovation work to an existing building where any adverse effects are no greater than previously.
- (d) the activity is within the Rural 3 Zone, the Mapua and Waimea Inlet Rural Residential zones, and the Services Contribution Area, where rule 16.5.4.5 applies.

16.5.4.3 Calculation of Financial Contribution on Development

Subject to subsection 16.5.1, in making the assessment from Figure 16.5C, the following shall apply:

- (a) The financial contribution shall be assessed as a percentage of the value of the building consent application lodged with the Council.
- (b) The financial contribution shall be determined by taking the total estimated value of the work as required for a building consent and applying each component of Figure 16.5C to that value. The contribution is the sum of the components.

Example: The financial contribution under this rule for a building with a total estimated value of \$250,000 will be calculated as: $(50,000 \times 0) + (150,000 \times 0.51\%) + (50,000 \times 0.25\%) = \890 .

Figure 16.5C: Financial Contribution – Building

FINANCIAL CONTRIBUTION – BUILDING	
Component	Contribution
Building Consent (\$0 to \$50,000 value)	0%
Building Consent (\$50,001 to \$200,000 value)	0.51%
Building Consent (above \$200,001 value)	0.25%
Notes: <ul style="list-style-type: none"> (1) The financial contribution is GST inclusive. (2) The building consent value is GST exclusive. (3) The financial contribution is for reserves and community services where a development contribution has been required for infrastructure services under Council's Development Contributions Policy in its Long Term Council Community Plan prepared under the Local Government Act. Where this has not been required, the financial contribution is double the percentage contribution shown in the figure and is divided evenly between infrastructure services and reserves and community services. (4) The contribution due on a building should be identified separately from other contributions set for any resource consent for an activity that includes buildings. 	

16.5.4.4 Reductions, Waivers and Offsets of Financial Contribution on Building Development

Subject to subsection 16.5.1:

- (a) Where the development is on a vacant allotment created by subdivision consent given between 8 November 1974 and 25 May 1996, the financial contribution, calculated under Figure 16.5C, will be reduced by the amount of any reserves contribution paid in accordance with a condition imposed on the subdivision consent approval for that allotment. In no case will the amount be reduced below zero.
- (b) The financial contribution may be waived or reduced where, upon request, the Council considers it fair and reasonable having regard to the particular circumstances. Circumstances which may warrant a reduction or waiver include:
 - (i) where work is or has been undertaken or services provided, by agreement between the Council and the applicant, that are greater than those necessary to manage adverse effects arising from the activity requiring consent;
 - (ii) where an activity is to be established which will have no adverse impact on the environment, particularly the infrastructure, reserves or community services of the District;
 - (iii) where work is or has been undertaken or land set aside that will result in substantial environmental compensation.
- (c) The financial contribution will be offset where land is set aside at the request of the Council and vested for reserve purposes. The market value of such land shall be assessed prior to the approval of the proposed development. This condition shall not apply to any esplanade reserve or any other land required to be set aside by the Resource Management Act or any other Act with respect to an allotment less than 4 hectares in area.

16.5.4.5 Financial Contributions on Building Development in the Rural 3 Zone, Mapua and Waimea Inlet Rural Residential Zones and the Services Contribution Area

Subject to subsection 16.5.1:

- (a) For building development in the Rural 3 Zone, Mapua and Waimea Inlet Rural Residential Zones and the Services Contribution Area, financial contributions are paid as follows:
 - (i) The exceptions in rule 16.5.4.1(b) and (c) apply.
 - (ii) Where the building is a first dwelling on a site and a financial contribution in respect of the site is not payable under rule 16.5.2.2, the financial contribution for the building is calculated as follows:
 - 100% of the Road Network Contribution set out in Figure 16.5B, less roading contributions made at the time that the site was created by subdivision, comprising any road network financial contribution and any direct contribution to a Council road that is external to the area of the subdivision proportioned on a per allotment basis, and
 - 75% of the Water Supply Contribution set out in Figure 16.5B, except where a connection fee has been paid to the Council, or where any financial contribution for water supply was made before 20 December 2003 at the time that the site was created by subdivision.

No Reserves and Community Services or Stormwater Management Contribution is payable. Notes (1) to (3) in Figure 16.5B also apply and the amounts are adjusted annually in accordance with the method set out in rule 16.5.2.1.
 - (iii) Where the building is a second or subsequent dwelling on a single record of title, the financial contribution is calculated as for a subdivision in terms of Figure 16.5B, and the annual adjustment in rule 16.5.2.1 applies.

- (iv) Where the building is any other building, financial contributions payable are calculated under rule 16.5.4.3.
- (b) Reductions, waivers and offsets of financial contributions set out in 16.5.4.4 do not apply.
- (c) The financial contributions are payable on the issue of a building consent.

Note: Where a land use consent for an activity is needed, a financial contribution in addition to that required for the building under this rule may be required as a condition of consent under rule 16.5.12.

16.5.4.6 Non-Complying Activities (Reductions, Waivers and Offsets of Financial Contributions on Building Development in the Rural 3 Zone, Mapua and Waimea Inlet Rural Residential Zones, and the Services Contribution Area)

A reduction, waiver or offset of the financial contributions in rule 16.5.4.5 is a non-complying activity.

A resource consent is required and may include conditions.

16.5.5 Financial Contributions on Resource Consent (Other than for Subdivision or Building)

16.5.5.1 Requirement for Financial Contribution on Resource Consent (Other than for Subdivision or Building)

Subject to subsection 16.5.1, the Council may require, as a condition on any land use consent that a financial contribution of money or land, or a combination of these, be made for the following purposes:

- (a) To avoid, remedy or mitigate any identified adverse effect on the environment that is attributable to the activity that is the subject of the consent.
- (b) To attain any defined positive effect on the environment, in order to offset any identified adverse effect attributable to the activity that is the subject of the consent.

16.5.6 Financial Contribution (Limitations)

16.5.6.1 Financial Contribution (Limitations)

Subject to subsection 16.5.1, general conditions may be imposed requiring an applicant or consent-holder to carry out work or provide services, on or off site. Alternatively, financial contribution conditions may be imposed to meet the full cost of work or services being done by Council. Such work may include: the extension and upgrading of road formation and construction (including footpaths, berms, and kerb and channel), wastewater and water reticulation, stormwater management, and the provision of telecommunication and power systems, on land or roads in the vicinity.

Conditions, whether for works, services or financial contributions, are limited to addressing adverse effects attributed to the subdivision, development or other activity requiring consent, to the extent that those effects need to be avoided, remedied, mitigated or offset.

Where works, services or land are not available, nor likely to be available within a reasonable time scale that are considered necessary to meet the needs of a proposed subdivision or development in order to avoid, remedy or mitigate actual or potential adverse effects on the environment, and the applicant will not accept the responsibility of providing such works, services or land, nor the money needed for Council to undertake them, the Council may refuse to grant resource consent.

16.5.20 Principal Reasons for Rules

Activities that involve considerable financing have the potential to greatly benefit the District, but also lead to a strain on infrastructure resources. Accordingly, only activities that are substantial (as determined by their value) or result in a significant change in character (e.g. rural to residential) require a financial contribution.

Financial contributions provide the opportunity and the ability to offset any adverse effects (including cumulative adverse effects) arising from resource use, where it is impossible or unreasonable, to avoid, remedy or mitigate those effects.

Provision has been made for Council to waive or offset part or all of any financial contribution, in order to avoid a disproportionate burden on subdividers and developers. However, these options should only be applied where the primary reason for financial contributions, which is to avoid a disproportionate burden on the community, is achieved.

Subdivision, use and development add traffic to the transport system, creating demand for new or upgraded routes, alternative routes and provision for alternative forms of transport.

Subdivision, use and development impose demands on or for utility services, especially waste disposal, as well as demands for open space - reserves and sports facilities - and community services.

Impacts on natural and amenity values warrant preventive or remedial action, which may be on site or off site.

The rules include provision to reduce or waive financial contributions in circumstances where:

- a developer does more than is necessary to address adverse effects of the particular development;
- a development will have no adverse effect on the environment; or
- where the community gains significant environmental benefit from the development.

This could include setting aside land of significant conservation value, or other means of ensuring community benefit from land containing heritage buildings, specimen trees, archaeological sites, or indigenous flora or fauna.

In the Rural 3 Zones, Mapua and Waimea Inlet Rural Residential zones, and the Services Contribution Area, financial contributions relate directly to the provision of infrastructural services (water supply) and roading within the area, but the reserves and community services contribution will be applied both within and outside the area. The area is expected to experience considerable residential growth over the next two decades, the effects of which cannot be sustainably managed without some infrastructure servicing provided by the Council. Within this area, financial contributions for subdivision apply as a standard for all new subdivisions, and slightly reduced contributions apply for new dwellings where a full contribution has not been paid at the time of subdivision. In this area, waivers or reductions of contributions will only be possible by resource consent.

16.6 NETWORK UTILITIES AND PUBLIC WORKS

*Refer to Policy sets 5.1, 6.3, 9.1, 9.3.
Refer to Rule sections 16.3, 18.8.*

16.6.1 Scope of Section

This section contains rules dealing with network utilities and public works, in regard to maintenance or new construction, throughout the District. These rules do not apply to designations that have their own statutory process. Designations are described in Appendix 1 to Part II of the Plan.

Advice Note: The Resource Management (National Environmental Standard for Freshwater) Regulations 2020 may apply to some activities, including farming activities and activities in or near wetlands and rivers. The National Environmental Standard may alter the activity status of an activity and impose additional standards, information requirements, matters for assessment and criteria. Please ensure you have met any requirements in the regulations in addition to those in this plan.

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16.6.2 Network Utilities and Public Works

16.6.2.1 Permitted Activities (Network Utilities and Public Works)

Any upgrading of an existing facility or construction of a new facility for any network utility or public work, or any change in activity within an existing facility, is a permitted activity that may be undertaken without a resource consent, if it complies with the following conditions:

[Condition (a) deleted]

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General

- (b) No above-ground network utility or public work is located in any Open Space Zone, in any Landscape Priority Area, or on any identified ridgeline.
- (c) No network utility or public work is located in the Conservation Zone except for the following:
 - (i) buildings and structures for telecommunication and radio-communication facilities less than 10 square metres in area and 3 metres in height; and
 - (ii) masts, poles and antennas less than 7 metres in height; and
 - (iii) below ground telecommunication facilities; and
 - (iv) upgrading or replacement of existing above-ground telecommunication lines; and
 - (v) upgrading or replacement of below ground and ancillary above ground stormwater facilities.
- (d) Condition (c) of this rule does not apply to the upgrading of existing overhead lines as provided for in the Plan's definition of upgrading.
- (e) Sites are landscaped and planted for amenity purposes to screen all structures, parking areas and storage areas from roads and public places, except that this condition does not apply to the following activities:
 - (i) lines and structures used solely to support lines;
 - (ii) radio-communication antennas and structures used solely to support antennas;
 - (iii) street lighting; and

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- (iii) street lighting; and
- (iv) telecommunication and radio-communication facilities compliant with the exclusions under rules 17.2.2.1(g) and (h), 17.4.2.1(i), and 17.12.2.1(s)(i)(a).

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- (f) The activity is not a refuse transfer station, landfill, airport, or land-based effluent disposal area or oxidation pond.

Structures

- (g) All structures associated with any network utility or public work above ground, other than support structures or as provided in (j) or (k) of this rule:

- (i) do not exceed 50 square metres in ground floor area;
 - (ii) do not exceed the permitted building height in the zone in which they are located;
- except that this condition does not apply to the upgrading of existing overhead lines as provided for in the Plan's definition of upgrading.

- (h) All telecommunications facilities comply with the provisions of Standards New Zealand standards NZS 2772.1:1999 and AS/NZS 2772.2:2016 *Radiofrequency Fields*.

- (i) Network utilities have a gauge pressure of less than 2,000 kilopascals.

- (j) Any freestanding tower, mast, pole, line, aerial, antenna and attached infrastructure does not exceed a height of 10 metres (excluding the antenna and attached infrastructure) and a diameter of 1 metre. Infrastructure (such as antenna, shrouds, lights or other equipment) attached to a freestanding tower, mast or pole, does not exceed a horizontal or vertical cross-sectional area of 4 square metres measured around a notional outline of the external parts of the infrastructure, except for the following:

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- (i) This condition does not apply to the upgrading of existing overhead lines as provided for in the Plan's definition of upgrading.
- (ii) In the Industrial zones and the Rural Industrial Zone, the zone height applies, except that for slimline, self-supporting masts or poles and attached infrastructure, the following provisions apply:

Zone	Maximum Height	Maximum Diameter	Minimum Setback from any Zone Boundary
Industrial	20m	1m	3m
Rural Industrial	25m	1m	3m

- (iii) In the Rural 1, Rural 2, Mixed Business and Central Business zones, slimline, self-supporting masts or poles may exceed the maximum height of 10 metres if they comply with the following:

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Zone	Maximum Height	Maximum Diameter	Minimum Separation Distance from a Dwelling	Minimum Setback from a Residential Zone Boundary
Rural 1	25m	1m	10m	3m
Rural 2	25m	1m	10m	3m
				Minimum Setback from any Zone Boundary
Central Business	20m	450mm	—	3m
Mixed Business	20m	450mm	—	3m

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Note: The maximum diameter restriction for a self-supporting mast or pole only applies to that part of the mast or pole which exceeds the standard zone height. Refer to Chapter 17. (This applies to items (ii) and (iii).)

- (k) Where an antenna is to be attached to a building, the height of the support structure and associated antenna does not exceed the height limit in the zone or the height of the building (whichever is the higher), if existing, by more than 2.5 metres.

Overhead Lines

- (l) New lines or additions to lines for conveying electricity (and all support structures for those lines) have a maximum voltage of 110 kilovolts, and a maximum design capacity of 100 MVA (megavolts x amps) per circuit. Except that this condition does not apply to the upgrading of existing overhead lines as provided for in the Plan's definition of upgrading.

Dish Antennae

- (m) The maximum diameter of a dish antenna in the Residential Zone is 0.76 metre if it is either:
- (i) located on the roof of a building; or
 - (ii) located between the building and the road boundary, if it adjoins a public road. C73 12/20
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- (n) Dish antennae and supporting structures comply with the locational and daylighting rules for buildings in the zone where they are located, in zones other than the Residential Zone.

Substations

- (o) New depots or substations and additions to existing substations:
- (i) are located in a Central Business, Commercial, Mixed Business, Light Industrial or Heavy Industrial zone and do not adjoin or face any part of a Residential, Open Space or Recreation zone; except that in the Residential Zone, substations up to a maximum of 36 square metres in area are permitted. C10 10/07
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 - (ii) comply with the setback from boundary rules as stated for the zone in which they are located;
 - (iii) comply with the amenity plantings rules as stated for the zone in which they are located.

16.6.2.2 Permitted Activities (Aviation and Marine Navigational Aids)

The placement, operation and maintenance of an aviation navigational aid or beacon, or marine navigational aid or beacon, is a permitted activity that may be undertaken without a resource consent, if it complies with the following conditions:

- (a) The navigational aid or beacon is installed for and on behalf of Maritime New Zealand and Airways New Zealand, or the Council, to mark a navigational hazard or for air navigational purposes.
- (b) Light spill to land is avoided as far as practicable, without detracting from the effectiveness of the navigational aid or beacon.
- (c) The navigational aid or beacon does not include an audible navigational warning.
- (d) All structures:
 - (i) do not exceed 50 square metres in ground floor area; and
 - (ii) do not exceed 10 metres in height.

16.6.2.3 Restricted Discretionary Activities (Slimline, Self-Supporting Masts and Poles and Attached Infrastructure)

The erection of a slimline, self-supporting mast or pole and attached infrastructure that does not comply with the conditions in rule 16.6.2.1(j) is a restricted discretionary activity.

A resource consent is required. Consent may be refused or conditions imposed, only in respect of the following matters to which the Council has restricted its discretion:

- (1) The consideration of practical alternatives.
- (2) The siting of the structure.
- (3) The visual effects of the structure, including cumulative effects.
- (4) The design and appearance of the structure (including its height and bulk) and method of mounting.
- (5) The shading effects of the structure.
- (6) The provision of landscaping or other appropriate screening.
- (7) The effects on heritage values.

16.6.2.4 Discretionary Activities (Network Utilities, Public Works, and Aviation and Marine Navigational Aids)

The upgrading of an existing facility or construction of a new facility for any network utility, public work, aviation or marine navigational aid or beacon, or any change in activity within an existing facility that does not comply with the conditions for a permitted activity, is a discretionary activity; except that this rule does not apply to slimline, self-supporting masts and poles and attached infrastructure.

A resource consent is required. Consent may be refused, or conditions imposed. In considering applications and imposing conditions, the Council will have regard to the criteria set out in Schedule 16.6A, as well as other provisions of the Plan and the Act.

16.6.20 Principal Reasons for Rules**Existing and New Utilities**

These rules apply where existing use rights in terms of Section 10 of the Resource Management Act 1991 do not have effect. Upgraded or new facilities, or a change of activity is permitted where the specified conditions are complied with. In all other cases, a resource consent is required. The Plan cannot anticipate the nature or likely effects of future network utilities and public works, so discretion is generally unrestricted.

In the case of slimline, self-supporting masts or poles for telecommunications (and their attached infrastructure), where the conditions for a permitted activity are not complied with, the activity becomes restricted discretionary. This is because the likely effects of such activities have been identified.

Landscaping

The size and visual appearance of network utilities and public works structures can adversely affect the quality of the landscape if they are not carefully sited. Landscaping and planting around structures is a method of mitigating visual effects.

Maximum Height, Bulk, Location, Design of Buildings and Structures

The rules control the visual effects of overhead lines, towers, dish antennae, masts and other structures according to the sensitivity of the environment within particular zones.

Visual Effects

Transmission facilities do not take up large areas of land, but the sites that have a potential for the location of such facilities are limited, particularly in hilly areas where most transmission sites require to be located on strategically important hilltops or ridgelines. The rules seek to mitigate the visual effects of these.

Aviation and Marine Navigational Aids

There are limited siting options for marine navigational aids and beacons to achieve their function of warning of the presence of natural hazards to navigation. Similarly, for aviation navigational aids and beacons, there are limited siting options if the facilities are to achieve their purpose of ensuring safe and efficient air traffic movement within the District. Adverse effects of navigational aids and beacons are likely to be limited, and are considered to be outweighed by the safety need that they serve. Where marine navigational aids are required for any activity in the coastal marine area, such as a structure for aquaculture operations, effects of any necessary navigational aids can be considered as part of the assessment of the consent application for the activity.

SCHEDULES**Schedule 16.6A: Assessment Criteria – Network Utilities and Public Works**

Refer to rule 16.6.2.4.

When considering an application for a resource consent, the Council will have regard to the following criteria:

- (1) The scale, location and potential adverse effects of the activity.
- (2) The potential to avoid, remedy or mitigate any adverse effects by means such as consideration of alternative locations, appropriate colour scheme design and landscaping.
- (3) The effects of structures on visual amenity.
- (4) The environmental setting of the structure having regard to the general locality, topography, geographical features and adjacent land uses.
- (5) The effects on natural character, in particular on the life-supporting capacity of any vulnerable species or examples of significant indigenous community types.
- (6) The effects of activities and structures on the coastal marine area.
- (7) The risk to health and safety or to property posed by the structure or activity.
- (8) Effects in relation to electro-magnetic radiation and radio-frequency emissions, including any cumulative effects.
- (9) The extent to which any cultural or heritage values of the site or adjoining sites might be compromised by the facility.
- (10) The impact on areas of high landscape values and, in particular, on any Landscape Priority Area or on any identified ridgeline.
- (11) The cumulative effect of the activity, particularly in respect of visual amenity, relative to other existing facilities in the locality.
- (12) The potential for the co-location of facilities.
- (13) The effects of noise on the locality in which the proposed facility is to be sited and the noise sensitivity of the receiving environment.
- (14) The effects of lighting and glare from the installation.
- (15) The extent to which the installation has been designed and will be maintained to prevent, as far as practicable, any pollution or contamination of the ground or water.

16.7 HAZARDOUS SUBSTANCES*Refer to Policy set 5.5***16.7.1 Scope of Section**

This section deals with the use and storage of hazardous substances throughout the District. Chapter 25 contains a rule applying this section to the Coastal Marine Area. Information required with resource consent applications is detailed in Chapter 19.

The rules in this section are regional rules and have effect under Section 20A of the Act, in relation to existing activities.

16.7.2 Hazardous Facilities**16.7.2.1 Permitted Activities (Hazardous Facilities)**

A hazardous facility is a permitted activity that may be undertaken without a resource consent, if it complies with the following conditions:

- (a) The activity:
- (i) has a total quantity ratio calculated in accordance with Schedule 16.7A that does not exceed the consent status index for permitted activities for the zone in which it is located or to be located, as specified in Figure 16.7A; or
 - (ii) is the use or storage of any radioactive material with an activity that:
 - does not exceed 100 terabecquerels; or
 - is specified as an exempt activity in the Radiation Protection Regulations 1982; or
 - (iii) is the bulk storage of less than 5,000 litres of petrol, oil, or diesel, except in the Richmond West Development Area, other than in the Industrial and Rural Industrial Zones within this Area.

C10 10/07
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ZONE	CONSENT STATUS INDEX				
	FOR ALL PERMITTED ACTIVITIES	FOR EXISTING ① CONTROLLED ACTIVITIES	FOR NEW ② CONTROLLED ACTIVITIES	FOR NEW ② DISCRETIONARY ACTIVITIES	FOR NON COMPLYING ACTIVITIES
Heavy Industrial and Rural Industrial	≤ 0.75 ≤ 0.1 (if within 30m of a Residential Zone)	> 0.75 > 0.1 (if within 30m of a Residential Zone)	$0.75 - 1.5$ $0.1 - 0.2$ (if within 30m of a Residential Zone)	> 1.5 > 0.2 (if within 30m of a Residential Zone)	
Light Industrial	≤ 0.5 ≤ 0.1 (if within 30m of a Residential Zone)	> 0.5 > 0.1 (if within 30m of a Residential Zone)	$0.5 - 1$ $0.1 - 0.2$ (if within 30m of a Residential Zone)	> 1 > 0.2 (if within 30m of a Residential Zone)	
Mixed Business	≤ 0.2 ≤ 0.1 (if within 30m of a Residential Zone)	N/A	N/A	$> 0.2 \leq 0.65$	> 0.1 (if within 30m of a Residential Zone) > 0.65 (for new activities)
Rural 1 and Rural 2	≤ 0.5	> 0.5	$0.5 - 0.8$	> 0.8	

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ZONE	CONSENT STATUS INDEX					
	FOR ALL PERMITTED ACTIVITIES	FOR EXISTING ① CONTROLLED ACTIVITIES	FOR NEW ② CONTROLLED ACTIVITIES	FOR NEW ② DISCRETIONARY ACTIVITIES	FOR NON COMPLYING ACTIVITIES	
Central Business and Commercial	≤0.2	>0.2	0.2 – 0.4	>0.4		C10 10/07 Op 3/14
Central Business and Commercial	≤0.2	>0.2	0.2 – 0.4	>0.4		
Residential and Tourist Services	≤0.02	>0.02		>0.02		
Rural 3, Rural Residential and Papakainga	≤0.1	>0.1		>0.1		
Open Space, Recreation and Conservation	≤0.02	>0.02		>0.02		
Footnotes: ① “Existing” refers to any activity that was existing prior to 25 May 1996 and has effects at the same or similar character, intensity or scale to those which existed before this date. ② “New” refers to activities commencing on or after 25 May 1996. ③ “Existing” refers to any activity that was existing prior to 6 October 2007 for Richmond West Development Area.						C10 10/07 Op 3/14

- (b) The storage of hazardous substances that are agrichemicals in a hazardous facility existing as at 16 December 2000, complies with conditions (c) to (p) after 31 October 2005.

Storage Tanks

- (c) Tanks for the storage of petroleum products are designed, constructed and operated to prevent any leakage or spills.

Underground Storage Tanks

- (d) For underground tanks installed after 16 December 2000 in the Aquifer Contamination Risk Area for the storage of petroleum products, the following applies:
- A secondary containment system is installed.
 - An observation well is installed inside the secondary containment system.
 - A spill container must be fitted at the fill point of the tank.
 - An overfill protection device must be fitted to the tank.
- (e) For underground storage tanks existing prior to 25 May 1996 for the storage of:
- more than 5,000 litres petroleum products in areas outside the Aquifer Contamination Risk Area, and
 - up to 5,000 litres petroleum products in areas inside the Aquifer Contamination Risk Area the following apply:
 - the tank and its pipework shall be leak tested to determine if the pipe or tank has a leak or maintains its integrity by a person suitably qualified and experienced in leak testing either:
 - at intervals of at least every five years; or
 - where stock reconciliation shows stock losses over three consecutive reconciliations; or
 - whichever is the lesser, and;
 - for any tank that has been placed underground for more than 25 years, leak testing as required under item (ii)(a) shall be carried out annually and;

- (c) information about the leak testing and stock reconciliation shall be provided to Council on request.

Note: Underground storage tanks older than 25 years are considered to be unsafe.

Site Design and Layout

- (f) The hazardous facility is designed, constructed and operated in a manner that prevents:
- (i) the unintentional release of the hazardous substance; and
 - (ii) the accumulation of any liquid or solid spills or fugitive vapours or gases in enclosed areas, likely to adversely affect the environment.
- (g) All stormwater grates must be clearly identified.
- (h) Any surface or container used to store or contain any hazardous substance must be sealed or impervious to the hazardous substance.
- (i) A site contingency and stormwater management plan appropriate to the nature and scale of risks of spills or accidents must be prepared and held on site. The plan must be reviewed annually and available for inspection by Council when requested.

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Notes:

- (1) The Council has prepared guidelines to assist in the preparation of an appropriate site contingency plan.
 - (2) Specific performance requirements for the storage of hazardous substances are covered by HSNO regulations.
- (j) The types and quantities of hazardous substances used or stored on the site (including hazardous wastes generated on site) is recorded in a register kept available for inspection at any time by an enforcement officer of Council.

Site Drainage Systems

- (k) A site drainage system is designed, constructed and operated in a manner so that:
- (i) any stormwater discharge complies with the Stormwater Discharge rules 36.4.2.1, 36.4.2.2 or 36.4.2.3;
 - (ii) the site drainage system prevents the discharge of any hazardous substance into any wastewater network unless permitted by the network utility operator; and
 - (iii) for any hazardous facility developed after 6 October 2007, all stormwater from each site is collected and conveyed through a stormwater interceptor treatment device so that any sediment, hydrocarbon or floating debris that may be discharged is able to be substantially retained by such a device before there is any discharge to the Council-maintained stormwater drainage network.

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Note: Design information for stormwater interceptor treatment devices and stormwater treatment and collection systems is provided in the current Council Engineering Standards and Policies.

Spill Containment System

- (l) Any part of the site of a hazardous facility where a hazardous substance spill may occur is serviced by a spill containment system that is:
- (i) constructed from impervious materials resistant to the hazardous substances used or stored on the site and:
 - (a) for liquid hazardous substances, is able to contain the maximum volume of the largest tank present, plus an allowance for stormwater or water used in fire fighting;

- (b) for drums or other smaller containers, is able to contain not less than 50 percent of the maximum volume of the substances stored, plus an allowance for stormwater or water used in fire fighting; and
- (ii) able to prevent the discharge of any spill or other unintentional release of any hazardous substance, or the discharge of any contaminated stormwater or water used in fire fighting into any wastewater network unless permitted by the network utility operator.

Note: An allowance for stormwater is achieved by making the bund deep enough to cope with a 48-hour duration, 20-year storm event. For example, in an area with similar rainfall to Richmond, the bund would need to be an extra 19 centimetres deep.

Washdown Areas

- (m) Any part of the hazardous facility where vehicles, equipment or containers that are or may be contaminated with hazardous substances are washed, must comply with condition (k).

Signage

- (n) Any hazardous facility is signposted to indicate the nature of the substances stored or used.

Waste Management

- (o) Any part of the hazardous facility that generates, uses or stores any process waste containing any hazardous substance, or any other waste containing any hazardous substance on the site, complies with conditions (k) to (p).

Areas Subject to Inundation

- (p) Any hazardous substance stored in any area subject to inundation from any source, including any area protected by any stopbank, is stored in such a manner that the substance cannot be moved by, released into or contaminates flowing water.

Means of Compliance

These means of compliance list measures that may be adopted, as appropriate, for complying with the performance standards of rule 16.7.2.1. They are provided as guidance for Plan users. They include:

1. Adherence to relevant Codes of Practice such as:
 - (i) the *Code of Practice for the Management of Agrichemicals* NZS8409:1999 (or more recent edition);
 - (ii) the *Code of Practice for Design, Installation and Operation of Underground Petroleum Storage Systems* (OSH 1992, or subsequent versions);
 - (iii) the *Environmental Guidelines for Water Discharges from Petroleum Industry Sites in New Zealand* (MfE 1998 or subsequent versions);
 - (iv) the New Zealand and Australian Standards AS 2982:1987 and AS 2243.1:1990 – AS 2243.10:1990 (or subsequent versions);
 - (v) for the storage of LPG, the New Zealand and Australian Standard AS 1596:1997 (or subsequent versions).
2. Use of secondary containment facilities in areas of environmental sensitivity such as aquifer recharge areas.
3. Provision of leak detection or monitoring systems that are capable of detecting failure or breach in the structural integrity of a primary containment vessel.

4. Roofing the hazardous facility.
5. Installing oil-water separators to minimise risk of petroleum products entering stormwater.
6. Ensuring storage areas slope away from the stormwater system.
7. Having interceptor drains to prevent hazardous substances from entering stormwater systems.
8. Using containment or diversion valves, overfill protection devices, holding tanks, sumps and bunds.

16.7.2.2 Controlled Activities (Hazardous Facilities)

A hazardous facility is a controlled activity, if it complies with the following conditions:

- (a) The activity:
 - (i) has a total quantity ratio calculated in accordance with Schedule 16.7A that is within the range of consent status indices for controlled activities for the zone in which it is located as specified in Figure 16.7A; or
 - (ii) is the storage of between 5,000 litres and 100,000 litres of petrol in underground tanks, and between 5,000 litres and 50,000 litres of diesel or oil in underground tanks; or
 - (iii) is the use, storage or disposal of any hazardous substance (other than any bulk hazardous substance storage facility) in any teaching or research laboratory; or
 - (iv) is the lawful storage of any hazardous substance at a hazardous facility existing as at 25 May 1996 where the effects are the same or similar in character, intensity or scale.
- (b) The activity must comply with conditions (c) to (p) of rule 16.7.2.1 except that where the activity was established prior to 25 May 1996, it must comply with condition (k).

A consent is required and may include conditions on the following matters over which the Council has reserved control:

For activities subject to condition (a)(i) and (iv), if applicable:

- (1) The design and proposed operation of the facility and any spill containment and other risk mitigation measures.
- (2) Emergency and spill contingency plan.
- (3) On-site transport of hazardous substances.
- (4) Site management plan.
- (5) Management of hazardous waste.
- (6) The cumulative effects from the facility itself or in combination with other facilities.
- (7) A register of accidents and incidents.

For activities subject to condition (a)(ii) and (iv), if applicable:

- (1) The location, design, installation and operation of underground storage facilities for petroleum products.
- (2) On-site transport of hazardous materials.
- (3) Emergency and spill contingency plan.

For activities subject to condition (a)(iii) and (iv), if applicable:

- (1) The construction and safety of laboratories.
- (2) Minimising the storage and use of chemicals within laboratories (especially flammable materials) and storage of any excess chemicals in a purpose-built bulk storage facility.
- (3) Management of hazardous wastes.
- (4) Emergency and spill contingency plan.
- (5) A register of accidents and incidents.

For all activities:

- (1) The degree of compliance with any relevant industry codes of practice.
- (2) The duration of the consent (Section 123 of the Act) and the timing of reviews of conditions and the purpose(s) of reviews (Section 128).
- (3) Financial contributions, bonds and covenants in respect of the performance of conditions, and administrative changes.

Means of Compliance

These means of compliance list measures that may be adopted, as appropriate, for complying with the performance standards of rule 16.7.2.2. They are provided as guidance for Plan users. They include:

1. Adherence to relevant Codes of Practice such as:
 - (i) the *Code of Practice for the Management of Agrichemicals* NZS 8409:1999 (or more recent edition);
 - (ii) the *Code of Practice for Design, Installation and Operation of Underground Petroleum Storage Systems* (OSH 1992, or subsequent versions);
 - (iii) the *Environmental Guidelines for Water Discharges from Petroleum Industry Sites in New Zealand* (MfE 1998 or subsequent versions);
 - (iv) the New Zealand and Australian Standards AS 2982:1987 and AS 2243.1:1990 – AS 2243.10:1990 (or subsequent versions);
 - (v) for the storage of LPG, the New Zealand and Australian Standard AS 1596:1997 (or subsequent versions);
2. Use secondary containment facilities in areas of environmental sensitivity such as aquifer recharge areas.
3. Provide leak detection or monitoring systems that are capable of detecting failure or breach in the structural integrity of a primary containment vessel.
4. Roofing the hazardous facility.
5. Installing oil-water separators to minimise risk of petroleum products entering stormwater.
6. Ensuring storage areas slope away from the stormwater system.
7. Having interceptor drains to prevent hazardous substances from entering stormwater systems.
8. Using containment or diversion valves, overfill protection devices, holding tanks, sumps and bunds.

16.7.2.3 Restricted Discretionary Activities (Hazardous Facilities)

A hazardous facility that does not comply with the permitted conditions of rule 16.7.2.1 or the controlled conditions of rule 16.7.2.2 is a restricted discretionary activity, if it complies with the following conditions:

- (a) The activity:
- (i) has a total quantity ratio calculated in accordance with Schedule 16.7A that exceeds the maximum consent status index for either permitted or controlled activities in the consent status table for zones in which it is located, as specified in Figure 16.7A, but does not exceed the maximum consent status index for discretionary activities; or
 - (ii) is the use or storage of any radioactive material with an activity greater than 100 TeraBecquerels.

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A resource consent is required. Consent may be refused or conditions imposed, only in respect of the following matters to which the Council has restricted its discretion:

- (1) The extent to which site design, construction and operation are able to prevent the contamination of air, land or water in the event of a spill or other unintended release of a hazardous substance during its use or storage.
- (2) Possible alternatives including alternatives to the proposed facility or alternative substances, quantities, processes or site management.
- (3) Whether the risks presented by the activity to people, the natural environment and property have been assessed systematically and fully and whether any residual risks are able to be mitigated and controlled adequately.
- (4) Preparation of emergency and spill contingency plans.
- (5) Off-site movement of hazardous substances.
- (6) Site management plans.
- (7) Waste management plans.
- (8) The adverse effects, including adverse cumulative effects of the facility on the risks to people, the environment and to property, either by itself or in combination with other hazardous facilities.
- (9) The degree of compliance with any relevant industry codes of practice.
- (10) The duration of the consent (Section 123 of the Act) and the timing of reviews of conditions and the purpose(s) of reviews (Section 128).
- (11) Financial contributions, bonds and covenants in respect of the performance of conditions, and administrative charges

16.7.2.4 Non-complying Activities (Hazardous Facilities)C10 10/07
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Any activity that does not comply with condition 16.7.2.3(a)(i) is a non-complying activity.

A resource consent is required. Consent may be refused or conditions imposed.

16.7.3 Radioactive Material**16.7.3.1 Prohibited Activities (Radioactive Material Generation, Transport, Storage and Use)**

No resource consent shall be granted for the following prohibited activities:

- (a) The generation of radioactive material.
- (b) The generation of energy from radioactive material or irradiating apparatus.
- (c) The transport, storage or use of radioactive material; except for the following activities undertaken in accordance with the Radiation Protection Act 1965:
 - (i) the transport, storage or use of radioactive material or the use of irradiating apparatus for industrial, medical, educational or research purposes;
 - (ii) the disposal of radioactive material;
 - (iii) the use of radioactive material in equipment and devices for detection, measurement and testing.

16.7.20 Principal Reasons for Rules**Hazardous Facilities Screening Procedure**

The rules, including Schedule 16.7A, incorporate a technical procedure to assess both on-site and off-site risks arising from the use or storage of hazardous substances, in what are called hazardous facilities, in the District. This procedure is called the Hazardous Facility Screening Procedure (HFSP). The HFSP is applied to hazardous facilities to determine whether they are permitted or need a resource consent.

The HFSP as a method focuses on the potential adverse effects or risks of hazardous substances used or stored at a hazardous facility. Effects are broadly divided into the following groups:

- effects caused by fire/explosion;
- effects on human health;
- effects on the natural environment.

Any hazardous facility is assessed under the HFSP as set out in Schedule 16.7A to determine its total potential adverse effect, both on site and off site, or total quantity ratio, and thus its consent status index. Figure 16.7A then shows whether the facility needs a resource consent. The HFSP method is based on accepted risk management theory and scientific evidence concerning hazardous substances.

Site Design and Management

These conditions should reduce the number of spills and reduce the adverse effects of those that do occur. Signs are important to inform emergency services and others what substances they can expect to find on site.

Flood Ways

Special storage of hazardous substances is required in areas subject to flooding to ensure they are not swept away.

Radioactive Material

The prohibition on the generation, use, transport, storage or disposal of radioactive material and irradiating apparatus is because, apart from the stated exceptions, these carry unacceptable risks of contamination and other environmental damage. This is consistent with the Regional Policy Statement.

Existing Facilities

There are a large number of hazardous facilities in the district that are routinely used for the storage of hazardous substances. While their use may be commonplace, this is not to say that this activity is without risks. Council is seeking to address the risks from these existing facilities as well as new facilities. The mechanism used to achieve this is still the HSFP, which will result in a limit on the amount of hazardous substances able to be stored without the need for a resource consent, depending on the nature of the substance(s) stored, location in a zone and in relation to watercourses. The rules apply equally to existing and to new facilities. The HFSP results in most existing small-scale facilities including on-farm storage of pesticides being permitted activities and subject to minimum performance standards.

The Council also takes into account the expectation of owners or managers of hazardous facilities that their activity be allowed to continue. Existing activities that cannot comply with the performance standards for permitted activities will be considered as controlled activities (with no default to discretionary status). In this way Council can ensure that the risks from existing hazardous facilities that do not meet minimum performance standards can be addressed on a site-by-site basis.

Richmond West Development Area

A lower consent status index means smaller amounts of hazardous substances can be stored as permitted activities. New proposed industrial zones will have infrastructure that better manages cumulative risks of contaminant discharges where there are more likely to be hazardous substances. Higher performance standards for stormwater control in particular, will be integral to new industrial zones.

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SCHEDULES**Schedule 16.7A: Calculation of Cumulative Quantity Ratios**

Refer to rules 16.7.2.1, 16.7.2.2 and 16.7.2.3.

1. Background

This Schedule shows how to obtain the total quantity ratio for any hazardous facility subject to rules 16.7.2.1, 16.7.2.2 and 16.7.2.3. The system used is the Hazardous Facilities Screening Procedure (HSFP) developed by a working group of local authorities and consultants, and more recently reviewed by a consultant firm for the Ministry for the Environment, in the publication “Land Use Planning Guide for Hazardous Facilities” (1999).

The calculated total quantity ratio is compared with the consent status index in Figure 16.7A referred to in the rules, in order to establish whether the hazardous facility is a permitted, controlled or discretionary activity.

2. Scope of HFSP

The HFSP is applicable to existing or proposed hazardous facilities in all land use zones (and in the coastal marine area) in addition to other rules. The procedure is applied to all hazardous facilities, regardless of their type and size. The HFSP is applicable to existing hazardous facilities as well as proposed because section 16.7 is a regional land use rule and Section 20 of the Act applies. Fundamentally, the HFSP is used to screen hazardous facilities *and* their sites. However, where hazardous facilities on the same site are separated more than 30 metres from each other, they are dealt with as a separate facility or hazardous sub-facility and the HFSP is applied to each of them separately.

3. Terminology

The HFSP uses a number of terms. These are listed and explained below.

Term	Explanation
Adjusted Quantity (A)	Equivalent to the Base Quantity that has been adjusted using Adjustment Factors.
Adjustment Factor	Pre-calibrated factors that take into account substance, storage and site-specific circumstances.
Base Quantity (B)	The amount (mass in tonnes or m ³ , at 101.3 kPa and 20°C, for compressed gases) of a substance that has been assessed as generating no significant off-site effects on a notional industrial site <u>before</u> site- and substance-specific consideration have been taken into account.
Consent Status Index	Numerical values of any Total Quantity Ratio that are used to determine the consent status of a hazardous facility.
Total Quantity Ratio	The total value of all the Quantity Ratios for each effect type calculated for individual hazardous substances proposed to be used or stored in a hazardous facility.
Effect Type	Three Effect Types are used by the HFSP: <ul style="list-style-type: none"> • Fire/explosion • Effects on human health • Effects on ecosystems
Hazard Rating	The level of hazard (high, medium or low) applied to a hazardous substance for the purpose of an HFSP calculation, based on its HSNO classification.
Proposed Quantity (P)	The quantity of a hazardous substance proposed to be used or stored on a site.
Quantity Ratio (Q)	The ratio of the proposed quantity of a substance over the applicable Base Quantity.

4. Overview of HFSP

The HFSP is designed to assess the environmental effects of hazardous substances proposed to be stored or used on a site, taking into account their quantities, characteristics, location, type of activity and local environmental conditions. This assessment is carried out for three defined effect types:

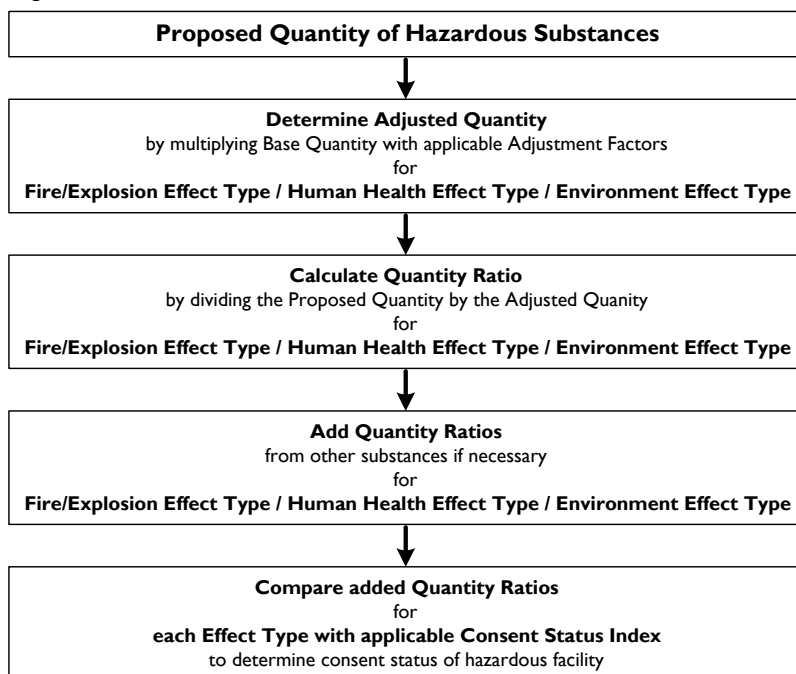
- fire/explosion
- human health
- the natural environment.

The HFSP compares proposed quantities of hazardous substances with maximum allowable quantities (adjusted quantities) which depend on the type of substances, how they are used and stored, and the location of the facility. A quantity ratio is calculated by dividing the proposed quantity of each hazardous substance with the adjusted quantity. The quantity ratios of individual substances are added up for each of the effect types. Total quantity ratios are then compared with defined limits called consent status indices which are listed in Figure 16.7A. If any of the total quantity ratios exceed specified consent status indices, the hazardous facility or sub-facility in question requires a resource consent as either a controlled or discretionary activity.

Some information needs to be assembled at the outset about the hazardous facility and the relevant hazardous substances involved. This includes site layout and location, types of activities as well as the sensitivity of the surrounding environment. In most cases, only a limited number of substances needs to be assessed to determine the resource consent status of a facility. This applies in particular if one, two or three substances are either very hazardous or stored/used in large quantities.

An overview of the HFSP is presented in Figure 16.7B.

Figure 16.7B: Overview of HFSP



5. Rating Hazardous Substances for the HFSP

To be able to assess any hazardous substance under the HFSP, it must be rated first. These rating criteria are based on the classification system specified by regulations under the Hazardous Substances and New Organisms Act 1996 (HSNO) and are specified in Annex 1 to the Schedule.

For the purposes of the HFSP, each substance is rated on the basis of three effect types:

- **Fire/explosion effects:** concerned with damage to property, the built environment and safety of people.
- **Human health effects:** concerned with the well-being, health and safety of people.
- **Environmental effects:** concerned with damage to ecosystems and natural resources.

Each effect type is divided into a maximum of three hazard levels:

- High
- Medium

- Low

The rating of a hazardous substance for the HFSP requires each substance to be assessed in terms of every hazard category listed in Annex 1. Hazard ratings may be obtained as follows:

- Some commonly used hazardous substances in New Zealand have already been assessed and pre-rated for the HFSP. This information is available from the Council or from the Ministry for the Environment website (<http://www.mfe.govt.nz/about/laws/hsno/hazfacility.htm>).
- Under HSNO, all substances previously controlled by repealed legislation (such as the Dangerous Goods and Toxic Substances Acts) will be classified using HSNO classification criteria. Once a substance is classified under HSNO, it can be rated for the HFSP based on Annex 1. Information on the classification of hazardous substances under HSNO is available from ERMA New Zealand (the Environmental Risk Management Authority) and accessible through the MfE or ERMA websites.

Council will provide a limited list of pesticides with their hazard ratings which have been determined by their aquatic ecotoxicity and their Class 6 packaging groups. This list will be added to as information becomes available. The list is available on the Council's website, and from the Council.

- Where information for the rating of a hazardous substance for the HFSP is not or only partially available from the above sources, a **precautionary default rating** of 'medium' for the fire/explosion and human health effect types, and 'high' for the environmental effect type should be applied to the hazardous substance in question.

6. Step-by-Step Guide to the HFSP

The total quantity ratio for any hazardous facility or sub-facility [see Chapter 2 definitions] must be calculated by following the steps in Figure 16.7C and Table 1.

To assist with this process, a calculations spreadsheet is provided in Annex 2. This spreadsheet is part of an HFSP calculation spreadsheet package which may be downloaded from the Council website (<http://www.tdc.govt.nz>).

Figure 16.7C: Step-by-Step Guide to the HFSP

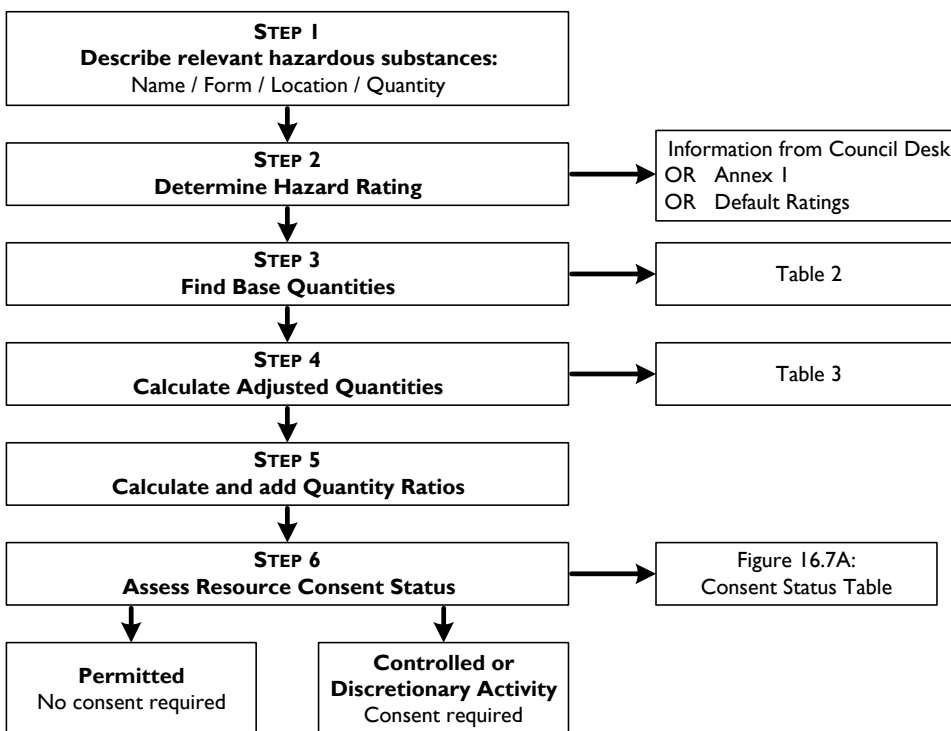


Table 1: HFSP – Step by Step Guide

STEPS	HFSP CALCULATIONS				EXPLANATION
	Substance Name	Substance Form (liquid, solid, gas)	Location of Substances on Site	Proposed Quantity (P) (tonnes or m ³)	
1. Describe the Hazardous Facility Prior to using the HFSP, it is necessary to compile a full description of the hazardous facility in question. This includes the creation of an inventory of hazardous substances held on the site, including: <ul style="list-style-type: none"> names of the hazardous substances; quantities of the hazardous substances; the physical form of the substances at 20°C and 101.3 kPa; and the location of use or storage on the site, including separation distances from the site boundary and neighbouring hazardous facilities (on-site and off-site). The description should also include site-specific details, including neighbouring land uses and the surrounding environment, with a focus on sensitive land uses and receptors (for example, retirement accommodation, aquifers or wetlands).	Substance 1 Substance 2 Substance 10				The HFSP uses standard units of tonnes (for solids, liquids and liquefied gases) and m ³ (for compressed gases). In some cases, it may therefore be necessary to convert substance quantities to these units. In the case of liquids, specific gravity (or density) must be taken into consideration when converting litres or m ³ to tonnes (i.e. $\frac{\text{volume of liquid (litres)} \times \text{specific gravity}}{1000} = \text{tonnes}$ Adjustments to quantities are also necessary where a substance is diluted with water or mixed with another substance. In this instance, only the percentage quantity of the hazardous substance or product in the dilution or mixture is assessed for the purposes of HFSP calculations (unless a mixture is more hazardous than its components, in which case data on the mixture need to be used). An exception to this are products or brands that already constitute dilutions or mixtures of hazardous substances and which have been classified in terms of their hazardous properties as the ‘whole’ dilution or mixture for life cycle management purposes. Examples of this are corrosives, oxidising substances and pesticides, which are often sold commercially as standard solutions or strengths. In these cases, quantity adjustments are only applied when these commercially supplied concentrations are further diluted or mixed.
	EXAMPLE				
	<i>Petrol</i>	<i>Liquid</i>	<i>< 30 metres from site boundary</i>	<i>50 tonnes</i>	

STEPS	HFSP CALCULATIONS				EXPLANATION	
	Substance Name	Hazard Rating				
		Fire/Explosion	Human Health	Environment		
2. Determine Hazard Rating For the purposes of the HFSP, the effects of substances are categorised into three effect types: <ul style="list-style-type: none">• Fire/Explosion Effect Type: addressing damage to the built environment and safety of people;• Human Health Effect Type: addressing adverse effects on the well-being, health and safety of people;• Environmental Effect Type: addressing adverse effects on ecosystems and natural resources. Each effect type is divided into three Hazard Rating Levels: <ul style="list-style-type: none">• High • Medium • Low The rating levels are predominantly based on the HSNO classification system.	Substance 1 Substance 2 Substance 10	High (H) or Medium (M) or Low (L)	High (H) or Medium (M) or Low (L)	High (H) or Medium (M) or Low (L)	The HFSP rates hazardous substances in terms of each of the three effect types as having a high, medium or low hazard. The hazard rating of a substance is derived from: <ol style="list-style-type: none">1. The list of HFSP-rated hazardous substances is available from the Ministry for the Environment or Council.2. The HSNO classification (refer Annex 1). Once a substance has been classified under HSNO, Hazard Ratings can be assigned for each effect type as shown in Annex 1.3. Where a substance is neither found in the list of HFSP-rated hazardous substances nor the HSNO databases on the MfE or ERMA websites, default ratings should be used (fire/explosion effect type: Medium; human health effect type: Medium; and environment effect type: High).	
EXAMPLE						
	Petrol	High	-	High (Default)		
	Substance Name	Base Quantities (B)				
		Fire/Explosion	Human Health	Environment		
3. Find Base Quantities The base quantity (B) is pre-calibrated. It is the amount of a substance that has been assessed as generating no significant off-site effects in a notional heavy industrial area <i>before</i> site and substance-specific considerations have been taken into account (refer Step 4). Base quantities for different hazardous properties and hazard ratings in each effect type are listed in Table 2.	Substance 1 Substance 2 Substance 10	B ¹ B ² B ¹⁰	B ¹ B ² B ¹⁰	B ¹ B ² B ¹⁰	In the example given of petrol, the fire/explosion effect type [sub-category: Flammables] has a base quantity of 10 tonnes for HSNO Class 3A and 3B (<i>see Table 2</i>). Petrol also has an environment effect type hazard rating of High. From Table 2 the base quantity for ecotoxic liquids with a High hazard rating is 1 tonne.	
	EXAMPLE					
		Petrol	10 tonnes [Table 2]	-		1 tonne [Table 2]

STEPS	HFSP CALCULATIONS				EXPLANATION
	Substance Name	Adjusted Quantities (A)			
		Fire/Explosion	Human Health	Environment	
4. Calculate Adjusted Quantity (A) The pre-calibrated adjustment factors (FF, HF, EF) are multiplied with the base quantities (B) to account for substance properties and site-specific environmental circumstances. This multiplication yields the adjusted quantity (A). Adjustment factors differ for each of the effect types, and take into account the following considerations: <ul style="list-style-type: none"> the physical state of the substance; the type of storage; the type of activity or use; separation distances to the site boundary; the environmental sensitivity of the site location. The adjustment factors are listed in Table 3.	Substance 1	A ¹	A ¹	A ¹	Different adjustment factors are applied for each effect type [see Table 3]. For example, for the fire/explosion effect type, the separation distance to site boundary is relevant; while for the environment effect type, proximity to a water resource is important. In some instances, more than one adjustment factor within each effect type must be applied, which then need to be multiplied with each other to yield the total adjustment factor for the effect type. When the adjustment factors for each effect type have been calculated, they in turn are multiplied with the base quantity to yield the adjusted quantity). In the example given, the following parameters have been assumed: <ul style="list-style-type: none"> <30 to site boundary; not adjacent to water body; underground storage.
	Substance 2	A ²	A ²	A ²	
	
	Substance 10	A ¹⁰	A ¹⁰	A ¹⁰	
	EXAMPLE				
	<i>Petrol</i>	<i>10 tonnes x 10 = 100 tonnes [From FF3, Table 3]</i>	<i>-</i>	<i>1 tonne x 3 = 3 tonnes [From FE3, Table 3]</i>	

Table 2: Base quantities for All Effects Types and Hazard Levels

HSNO CATEGORY	UN CLASS EQUIVALENT	HAZARD LEVEL	UNIT	BASE QUANTITY (B)		
				FIRE/ EXPLOSION	HUMAN HEALTH	ENVIRONMENT
Explosiveness						
1.1	Class 1.1	High	tonnes	0.1	-	-
1.2	Class 1.2	Medium	tonnes	1	-	-
1.3	Class 1.3	Low	tonnes	3	-	-
Flammable Gases						
2.1 A+B (LPG)	Class 2.1	Medium	tonnes	30	-	-
2.1 A+B (excluding LPG)	Class 2.1	High	m³	10,000*	-	-
Flammable Liquids						
3 A and 3 B	Class 3PGI and 3PGII	High	tonnes	10	-	-
3 C	Class 3PGIII	Medium	tonnes	30	-	-
3 D		Low	tonnes	100	-	-
Flammable Solids						
4.1 (all categories)	Class 4.1	Medium	tonnes	10	-	-
4.2 (all categories)	Class 4.2	High	tonnes	1	-	-
4.3 (all categories)	Class 4.3	High	tonnes	1	-	-
Oxidising Gases, Liquids and Solids						
5.1 (all categories)	Class 5.1	Medium	tonnes (m³)	10 (10,000*)	-	-
5.2 (all categories)	Class 5.2	High	tonnes	1	-	-
Toxic Gases, Liquids and Solids						
6.1 A and 6.1 B	Class 6.1 PGI and PGII	High	tonnes	-	0.5	-
6.1 A and 6.1 B	Class 2.3 PGI and PGII	High	m³	-	30*	-
6.1 C	Class 6.1 PGIII	Medium	tonnes	-	10	-
6.1 C	Class 2.3 PGIII	Medium	m³	-	50*	-
6.7-6.9 (chronic toxicity categories)	OECD	Medium	tonnes	-	10	-
6.1 D		Low	tonnes	-	30	-
6.1 D		Low	m³	-	500*	-
Corrosive Gases, Liquids and Solids						
(8A) 6.3-6.4 (corrosives, all categories)	Class 8	Medium	tonnes (m³)	-	10	-
Ecotoxic Gases, Liquids and Solids						
9.1A	(OECD 1)	High	tonnes (m³)	-	-	1 (30*)
9.1B	(OECD 2)	Medium	tonnes (m³)	-	-	30 (50*)
9.1C	(OECD 3)	Low	tonnes (m³)	-	-	100 (500*)
* Base Threshold in m³ at 101.3 kPa and 20 °C for permanent or compressed gases.						

Table 3: Adjustment Factors

ADJUSTMENT FACTORS FOR ALL EFFECT TYPES		
Fire/Explosion	Human Health	Environment
FF1: Substance Form	FH1: Substance Form	FE1: Substance Form
Solid = 1	Solid = 3	Solid = 3
Liquid, powder = 1	Liquid, powder = 1	Liquid, powder = 1
Gas (101.3 kPa and 20 ⁰ C) = 0.1	Gas (101.3 kPa and 20 ⁰ C) = 0.1	Gas (101.3 kPa and 20 ⁰ C) = 0.1
FF2: Separation Distance from Site Boundary (sub-facility)	FH2: Separation Distance from Site Boundary (sub-facility) (GASES ONLY)	FE2: Environmental Sensitivity
< 30 metres = 1	< 30 metres = 1	Normal = 1
> 30 metres (>60 metres) ^① = 3	> 30 metres (>60 metres) ^① = 3	< 20 metres from surface water ^② = 0.3
FF3: Type of Activity	FH3: Type of Activity	FE3: Type of Activity
Use = 0.3	Use = 0.3	Use = 0.3
Above ground storage = 1	Above ground storage = 1	Above ground storage = 1
Underground storage ^③ = 10	Underground storage ^③ = 10	Underground storage ^③ = 3
Final Fire/Explosion Adjustment Factor FF = FF1 x FF2 x FF3	Final Human Health Adjustment Factor FH = FH1 x FH2 x FH3	Final Environment Adjustment Factor FE = FE1 x FE2 x FE3
Notes: ^① If the facility is assessed as a sub-facility, the distance to the neighbouring sub-facility must be more than 60 metres (ie 2 x 30 metres) to qualify for an Adjustment Factor of 3. ^② Surface water includes surface water supplies, streams, springs, lakes, wetlands, estuaries and the sea, but does not include entry points to the stormwater drainage network. ^③ Applicable to UN Class 3 substances (flammable liquids) only.		

Annex 1: HFSP Rating of Hazardous Substances

The full description of HSNO Classes, Sub-classes and Categories is contained in the HSNO Regulations.

HAZARD	HSNO CLASS & CATEGORY	(UN DIVISION)	DESCRIPTION	EFFECT TYPE	HAZARD RATING
Explosiveness	1.1	1.1	Articles and substances having a mass explosion hazard.	Fire/Explosion	High
	1.2	1.2	Articles and substances having a projection hazard, but not a mass explosion hazard.	Fire/Explosion	Medium
	1.3	1.3	Articles and substances having a fire hazard and either a minor blast hazard or a minor projection hazard or both, but not a mass explosion hazard. This division comprises articles and substances that: <ul style="list-style-type: none"> give rise to considerable radiant heat, or burn one after another, producing minor blast and/or projection effects. 	Fire/Explosion	Low
	1.4, 1.5, 1.6	1.4, 1.5, 1.6	Not applicable.		
Flammable Gases	2.1A, 2.1B	2.1	Flammable gases: <ul style="list-style-type: none"> (i) gases which at 20°C and a standard pressure of 101.3 kPa: <ul style="list-style-type: none"> are ignitable when in a mixture of 13% or less by volume with air, or have a flammable range with air of at least 12% regardless of the lower flammability limit; or, (ii) gases or gas mixtures, other than those of (i) above, that at 20°C and a standard pressure of 101.3 kPa have a flammable range in mixture in air. Flammable aerosols, being a pressurised mixture of containing gas, compressed, liquified, or dissolved under pressure, with or without a liquid, paste or powder; comprising at least 45 % by mass of flammable ingredients, under a pressure greater than 100 kPa, which can be released in a finely divided spray.	Fire/Explosion	High
	-	LPG	LPG	Fire/Explosion	Medium
		2.2	Not applicable.		
Flammable Liquids			Flammable liquids comprising liquids, mixtures of liquids, or liquids containing solids in suspension which give off a flammable vapour at specific temperatures.		
	3A	3 PGI	Flash point: < 23°C Initial boiling point:: < 35°C	Fire/Explosion	High
	3B	3 PGII	Flash point: < 23°C Initial boiling point:: > 35°C	Fire/Explosion	High

HAZARD	HSNO CLASS & CATEGORY	(UN DIVISION)	DESCRIPTION	EFFECT TYPE	HAZARD RATING
	3C	3 PGIII	(a) Flash point: $\geq 23^{\circ}\text{C}; \leq 60^{\circ}\text{C}$ (b) Flash point: $> 60^{\circ}\text{C}$, but liquid is manufactured, stored, transported or used (except deliberate burning) at a temperature at or above its flash point.	Fire/Explosion	Medium
	3D	Combustible Liquids	Flash point: $> 60^{\circ}\text{C}$ but $\leq 93^{\circ}\text{C}$	Fire/Explosion	Low
Flammable Solids	4.1 All Categories	4.1	<ul style="list-style-type: none"> Flammable solids that are readily combustible or may cause fire easily through an ignition source or friction. Self-reacting substances that are thermally unstable and are liable to undergo a strongly exothermic decomposition even without the participation of oxygen (and related substances). Desensitised explosives: substances that are wetted with water or alcohol or diluted with other substances to suppress their explosive properties. 	Fire/Explosion	Medium
	4.2 All Categories	4.2	Substances liable to spontaneous combustion: <ul style="list-style-type: none"> pyrophoric substances: liquid or solid substances which, even in small quantities, ignite within 5 minutes of coming in contact with air self-heating substances: solid substances which generate heat when in contact with with air without additional energy supply. 	Fire/Explosion	High
	4.3 All categories	4.3	Substances which, in contact with water, become spontaneously flammable, or emit flammable gases.	Fire/Explosion	High
Oxidising Capacity	5.1 All categories	5.1	Oxidising substances: substances which in themselves are not necessarily combustible, but may cause or contribute to the combustion of other materials by yielding oxygen.	Fire/Explosion	Medium
	5.2 All categories	5.2	Organic peroxides: organic substances that are thermally unstable and may undergo exothermic, self-accelerating decomposition. They may: <ul style="list-style-type: none"> be liable to explosive decomposition, burn rapidly, be sensitive to impact or friction, react dangerously with other substances cause damage to the eyes. 	Fire/Explosion	High

HAZARD	HSNO CLASS & CATEGORY	(UN DIVISION)	DESCRIPTION	EFFECT TYPE	HAZARD RATING
Toxicity		6.1	Substances that are liable to cause death or injury or to harm human health if swallowed, inhaled, or contacted by the skin.		
	6.1B	6.1 PGII	Oral toxicity LD ₅₀ (mg/kg): > 5 - 50 Dermal toxicity LD ₅₀ (mg/kg): > 50 - 200 Inhalation toxicity dust/mist LC ₅₀ (mg/l): > 0.5 - 1	Human Health	High
	6.1C	6.1 PGIII	Oral toxicity LD ₅₀ (mg/kg): > 50 - 300 Dermal toxicity LD ₅₀ (mg/kg): > 200 - 1,000 Inhalation toxicity dust/mist LC ₅₀ (mg/l): > 0.5 - 1		Medium
	6.1D	6.1 PGIII	Oral toxicity LD ₅₀ (mg/kg): > 300 - 2,000 Dermal toxicity LD ₅₀ (mg/kg): > 1,000 - 2,000 Inhalation toxicity dust/mist LC ₅₀ (mg/l): > 1 - 5		Low
		2.3	Toxic gases: gases that are known to be toxic or corrosive to humans and pose a hazard to health. This division is divided into the following categories:		
	6.1A	2.3	a) Inhalation toxicity gases LC ₅₀ : < 100 ppm, vapours LC ₅₀ : < 0.5 mg/l	Human Health	High
	6.1B	2.3	b) Inhalation toxicity gases LC ₅₀ : ≥ 100 ppm - 500 ppm, vapours LC ₅₀ : ≥ 0.5 mg/l - 2 mg/l	Human Health	High
	6.1C	2.3	c) Inhalation toxicity gases LC ₅₀ : ≥ 500 ppm - 2,500 ppm, vapours LC ₅₀ : ≥ 2 mg/l - 10 mg/l	Human Health	Medium
	6.1D	2.3	d) Inhalation toxicity gases LC ₅₀ : ≥ 2,500 ppm - 5,000 ppm, vapours LC ₅₀ : ≥ 10 mg/l - 20 mg/l	Human Health	Low
	(8A) 6.4 All categories	8	Eye Irritation/Corrosiveness: Chemical Property: 2 > pH > 11.5. Effect: Draize Grade ≥ 1 for either corneal opacity or iritis or Grade 2 for either conjunctival redness or chemosis	Human Health	Medium
	(8A) 6.3 All categories	8	Skin Irritation/Corrosiveness: Chemical Property: 2 > pH > 11.5. Effect: Draize Grade ≥ 1.5 for erythema or oedema	Human Health	Medium
	6.4	(OECD 1 & 2)	Respiratory or contact sensitiser.	Human Health	Medium
	6.7A, 6.7B	(OECD 1 & 2)	Carcinogenicity: Suspected or presumed carcinogen.	Human Health	Medium
	6.9A, 6.9B	(OECD 1 & 2)	Known, presumed or suspected human target organ toxicity.	Human Health	Medium

HAZARD	HSNO CLASS & CATEGORY	(UN DIVISION)	DESCRIPTION	EFFECT TYPE	HAZARD RATING
	6.6A, 6.6B	(OECD 1 & 2)	Substances known or regarded as mutagenic OR Substances which cause concern for man owing to the possibility that they may induce heritable mutations in the germ cells of human.	Human Health	Medium
	6.8C	(OECD)	Effects on or via lactation: Data showing (i) a likelihood that the substance would be present in potentially toxic levels in human breast milk; AND/OR (ii) clearly defined adverse effect in the offspring of animals due to transfer in the milk; OR clearly defined adverse effect on the quality of the milk in animals; AND/OR (iii) human evidence indicating a hazard to babies during the lactation period.	Human Health	Medium
		6.2	Not applicable.		
Ecotoxicity			Ecotoxic substances: any substance exhibiting a toxic effect on ecosystems. This division is divided into three categories.		
	9.1A	(OECD1) 9. Marine pollutants	a) Very toxic to the aquatic environment. 96 hr LC ₅₀ salmonid fish <1.0 mg/l 48 hr EC ₅₀ daphnia <1.0 mg/l 72 hr EC ₅₀ algae <1.0 mg/l	Environment	High
	9.1B	(OECD2)	b) Toxic to the aquatic environment. 96 hr LC ₅₀ salmonid fish 1-10 mg/l 48 hr EC ₅₀ daphnia 1-10 mg/l 72 hr EC ₅₀ algae 1-10 mg/l	Environment	Medium
	9.1C	(OECD3)	c) Harmful to the aquatic environment. 96 hr LC ₅₀ salmonid fish 10-100 mg/l 48 hr EC ₅₀ daphnia 10-100 mg/l 72 hr EC ₅₀ algae 10-100 mg/l	Environment	Low

Annex 2: HFSP Calculation Spreadsheets

Enter Site Reference in This Cell	Ref. No.	UN No.	CAS No.	Effects Type & Rating		Base Quantity		Substance Form	Boundary <30m? SubFacility <60m Yes/No?	< 20 to Surface Water? Yes/No?	Activity-Storage Type	Adjustment Factors			Product of Adj. Factors	Adj. Base Quantity T		Proposed Quantity Q		Pure Conc. Strong Dilute Weak				
								solid																
								liquid				gas												
Substances on this site:						t	m3																	
BUTYL ACRYLATE																								
UN Class Equivalent: 3 PGIII																								
Flammable, Toxic																								
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Site Details		Zones		Consent Status Indices				
Enter Site Reference in This Cell	>30m to Residential Zone Sensitive Use?	Light Industrial		Permitted Activities	Controlled Activities	Discretionary Activities	Total Quantity Ratio	
	Yes	Yes	N/A	=<0.5	>0.5	N/A	0.40	
Preliminary Activity Status Prescribed Situations Note: These only apply if no other chemicals on site exceed Total Quantity Ratio for more onerous class of activity.		Permitted Activity						
		Domestic Quantities Use/Storage Only?		Bulk Storage of <5000 litres Fuel/Oil for Site Use Only?	U/G Storage 5-100m3 Petrol or 5-50m3 Diesel	Use/Store/Dispose Non-Bulk Haz Material Ex Teaching/Research Laboratory?	Use/Storage Radio-active Material <100 TeraBecquerels or exempt under Rad. Prot. Regs?	Use/Storage Radioactive Material >100 TeraBecquerels?
		N/A		N/A	N/A	N/A	N/A	N/A
Site Environmental Performance Note: Unless a performance standard is impossible to achieve you will be required to fix the problem rather than apply for a Discretionary Activity Consent.		This Cell for UST Situations Only	Site Design and Layout OK?	Site Drainage Systems OK?	Spill Containment Systems OK?	Hazardous Facility Signage OK?	Waste Management OK?	Land NOT Subject to Inundation?
		N/A	Yes	Yes	Yes	Yes	Yes	Yes
Confirmed Activity Status		Permitted Activity				Note: Existing Use as of 26/5/96		

16.8 TEMPORARY ACTIVITIES AND RELOCATED BUILDINGS**16.8.1 Scope of Section**

This section deals with temporary activities, temporary military training activities and relocation of dwellings throughout the District. Chapter 19 details information required with resource consent applications (*refer, in particular, to 19.2.13*).

C60 1/16
Op 6/19**16.8.2 Temporary Activities****16.8.2.1 Permitted Activities (Temporary Activities)**

Temporary activity ancillary or incidental to building and construction work limited either to the duration of the project or for a period not exceeding 12 months, whichever is the lesser and the activity complies with the following conditions:

- (a) The activity and building are readily movable.
- (b) The activity complies with the transport rules in section 16.2.
- (c) The Environment and Planning Manager of the Council is notified prior to commencement of the project.

16.8.2.1A Permitted Activities (Temporary Activities that are Construction, Maintenance, or Demolition Work)C60 1/16
Op 6/19

Temporary activity that is construction, maintenance, or demolition work, and associated overnight parking, storage, repair or maintenance is a permitted activity if it complies with the following conditions:

- (a) The activity meets the noise limits provided for in NZS6803:1999 Acoustics – *Construction Noise*.

16.8.2.2 Permitted Activities (Temporary Military Training Activities)C60 1/16
Op 6/19

Temporary military training activity is a permitted activity that may be undertaken without a resource consent, if it complies with the following conditions:

- (a) Noise standards set out in Figure 16.8A which replace the applicable zone noise standards.
- (b) Any temporary building or structures that are used are removed at the end of the activity.

Figure 16.8A: Noise and Fire Risk Controls

C60 1/16
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Type of Military Noise Sources	Standards			
1. Weapons Firing and/or the Use of Explosives	(a) Notice is provided to Council, and where the use of live ammunition or pyrotechnics is proposed to the Waimea Fire and Emergency New Zealand, at least 48 hours prior to the commencement of the activity, specifying whether the activity involves live firing, the use of explosives or firing of blank ammunition; the location of the activity and the boundaries within which the activity will take place; and distances to buildings housing noise sensitive activities; and the timing and duration of the activity.			
	(b) Compliance with the standards below:			
		Time (Monday to Sunday)	Separation Distance required between the Boundary of the Activity and the Notional Boundary to any Building housing a Noise Sensitive Activity	
	(i) Live firing of weapons and single or multiple explosive events	0700 to 1900 hours	At least 1500m	Less than 1500m if conditions (a) and (c) below are complied with
		1900 to 0700 hours	At least 4500m	Less than 4500m if conditions (b) and (c) below are complied with
	(ii) Firing of blank ammunition	0700 to 1900 hours	At least 750m	Less than 750m if conditions (a) and (c) below are complied with
		1900 to 0700 hours	At least 2250m	Less than 2250m if conditions (b) and (c) below are complied with
	Conditions to be complied with if minimum separation distances for sources 1(b)(i) and 1(b)(ii) above cannot be met:			
	Condition	Time (Monday to Sunday)	Noise Level at the Notional Boundary to any Building housing a Noise Sensitive Activity	
	(a)	0700 to 1900 hours	Peak sound pressure level of 120 dBC	
	(b)	1900 to 0700 hours	Peak sound pressure level of 90 dBC	
	(c)	The activity is undertaken in accordance with a Noise Management Plan prepared by a suitably qualified expert and provided to Council at least 15 working days prior to the activity taking place. The Noise Management Plan shall, as a minimum, contain: <ul style="list-style-type: none">• A description of the site and activity, including times, dates, and nature and location of the proposed training activities.• Methods to minimise the noise disturbance at noise sensitive receiver sites such as selection of location, orientation and timing of noisy activities to limit noise received at sensitive receiver sites.• A map showing potentially affected noise sensitive sites and predicted peak sound pressure levels for each of these locations.		

Type of Military Noise Sources	Standards		
		<ul style="list-style-type: none">A programme for notification and communication with the occupiers of affected noise sensitive sites before the activities commence, including updates during the event. <p>A method for following up any complaints received during or after the event, and any proposed debriefing meetings with Council.</p>	
	(d)	<p>For temporary military training activities where the use of live ammunition or pyrotechnics is proposed, the activity is undertaken in accordance with a fire preparedness and management plan prepared by a suitably qualified expert and provided to the Waimea Fire and Emergency New Zealand and the adjacent landowners at least 15 working days before the activity commences. The fire preparedness and management plan shall as a minimum contain:</p> <ul style="list-style-type: none">A description of the site and activity, including times, dates, nature and location of the proposed training activities.An evacuation plan.Provision for on-site fire equipment that will be in a complete state of readiness at all times.	
2. Mobile noise sources ¹ , excluding sources 1(i) and 1(ii)	Compliance with the noise limits set out in Tables 2 and 3 of <i>NZS6803:1999 Acoustics – Construction Noise</i> , with reference to “construction noise” taken to refer to other, mobile noise sources ⁽³⁾		
3. Fixed (stationary) noise sources ² , excluding sources 1(i) and 1(ii)	Time (Monday to Sunday)	Noise Level at the Notional Boundary to any Building housing a Noise Sensitive Activity ³	
	0700 to 1900 hours	55 dB L _{Aeq} (15 min)	n.a
	1900 to 2200 hours	50 dB L _{Aeq} (15 min)	
	2200 to 0700 hours the next day	45 dB L _{Aeq} (15 min)	75 dB L _{AFmax}
4. Helicopter landing areas	Compliance with noise limits set out in <i>NZS6807: 1994 Noise Management and Land Use Planning for Helicopter Landing Areas</i> ⁽³⁾		
Footnotes:			
1. Mobile noise sources (other than firing of weapons) include sources such as personnel, light and heavy vehicles, self-propelled equipment and earthmoving equipment.			
2. Fixed (stationary) noise sources (other than firing of weapons and explosives) include noise sources such as power generation, heating, ventilation or air conditioning systems, or water or wastewater pumping/treatment systems.			
3. Noise levels shall be measured in accordance with <i>NZS6801:2008 Acoustics – Measurement of Sound</i> .			

16.8.2.3 Controlled Activities (Temporary Military Training Activities)

Temporary military training activity that does not comply with the permitted conditions of rule 16.8.2.2 is a controlled activity.

A resource consent is required and may include conditions on the following matters over which the Council has reserved control:

- (1) Noise effects.
- (1A) Risk of wildfire.
- (2) Timing, location and duration of the consent.
- (3) Administrative charges pursuant to section 36 of the Resource Management Act.

16.8.3 Relocation of BuildingsC73 12/20
Op 6/23**16.8.3.1 Permitted Activities (Relocation of Buildings)**

The relocation of any building to a new site, or the new position within a current site, is a permitted activity, if it complies with the following conditions:

- (a) The building complies with any rules applicable to the construction or alteration of buildings at the new site or new position within the current site; and

C73 12/20
Op 6/23

For a building which is, or is intended to be, used as a dwelling:

- (b) A relocated building intended for use as a dwelling must have previously been designed, built and used as a dwelling.
- (c) A report shall accompany the application for a building consent for the destination site, or new position within the current site, that identifies all reinstatement works that are to be completed to the exterior of the building.
- (d) The Council is notified in writing no later than 48 hours prior to the building being relocated to its destination site, or new position within the current site.
- (e) The building shall be located on permanent foundations approved by building consent, no later than 2 months from when the building is moved to the site.
- (f) All other reinstatement work required by the report referred to in (c) and the building consent to reinstate the exterior of any relocated dwelling shall be completed within 12 months of the building being delivered to the site or new position within the current site.

Note: The requirements of the Building Act and the New Zealand Building Code also apply.

Item (a resource consent is required) to be removed as part of plan change 73

C73 12/20
Op 6/23**16.8.3.2 Discretionary Activities (Relocation of Buildings)**C73 12/20
Op 6/23

The relocation of a dwelling to a new site, or new position within the current site, that does not comply with the conditions of rule 16.8.3.1 is a discretionary activity. Relocated buildings, other than dwellings, that may not comply with rules applicable to the construction or alteration of buildings at the new site as per rule 16.8.3.1(a) will be considered under those specific zone rules with no particular resource consent required due to its relocated nature.

A resource consent is required and may include conditions.

16.8.20 Principal Reasons for Rules**Relocated Buildings**C73 12/20
Op 6/23

Relocated dwellings have the potential to adversely affect the visual amenity of the area in which they are intended to be relocated. The rule addresses this by ensuring the dwelling is placed on permanent foundations and have external reinstatement completed within set time periods. The rule also requires that a building to be used as a dwelling was previously designed, built and used as a dwelling. This is to ensure that to be permitted, the building already appears and functions as a dwelling, which improves compatibility with the destination site or location. Relocated buildings which are not currently a dwelling but are intended to be converted for this purpose require a discretionary activity resource consent. This enables consideration of the visual appearance, appropriateness for the site and neighbourhood, and the timeframe for the conversion to occur. Other bulk and location matters are controlled through zone and area-based rules in the Plan. Relocated buildings which are not to be used

as a dwelling are permitted if they meet these other rules. Other relocated buildings that may not comply with rules applicable to the construction or alteration of buildings at the new site, or new position within the current site, will be considered under those specific zone rules with no particular resource consent required due to its relocated nature.

Temporary Military Training Activities

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Op 6/19

Noise effects from temporary military training activities need to be appropriately controlled within the District Plan. To this end, the New Zealand Defence Force has commissioned professional acoustic advice on appropriate standards to control noise effects from temporary military training activities. Based on this advice, the New Zealand Defence Force developed revised noise control permitted activity standards that it is seeking to have included in district plans nationwide.

The standards divide noise sources from temporary military training activities into three categories: (i) weapons firing and explosions; (ii) other mobile source such as vehicles and earthmoving equipment; and (iii) fixed noise sources such as power generators and water pumping. Each of these noise sources has different noise characteristics and, therefore, a different set of standards applies for controlling noise. The division allows a more comprehensive and appropriate method for controlling noise from temporary military training activities.

For weapons firing and explosives, the noise control standard used is separation distances between the activity and any sensitive receiver (dwelling, residentially zoned site, or building used for residential, educational or healthcare purposes). Four separation distances are specified – a night-time and daytime distance for firing of live ammunition and explosives, and a night-time and daytime distance for firing of blank ammunition, which is less noisy than live firing. The distances have been arrived at after review and analysis of data measured from real military activities to ensure that the sound levels received at the specified distance will be reasonable (generally less than 55 dBA for daytime and less than 45 dBA for night-time). Using separation distance as a standard has the advantage of being an easy-to-comply-with and easy-to-monitor standard.

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Compliance with the construction noise standard NZS6803:1999 *Acoustics – Construction Noise* is considered the most appropriate method for controlling mobile noise sources (other than weapons firing).

Compliance with standards in line with NZS6802:2008 *Acoustics – Environmental Noise* is considered the most appropriate method for controlling noise levels from fixed sources (other than weapons firing and explosives).

Compliance with NZS6807:1994 *Noise Management and Land Use Planning for Helicopter Landing Areas* is considered the most appropriate method for controlling noise from helicopters associated with temporary military training activities. The risk of fire from temporary military training activities which involve the use of live ammunition or pyrotechnics needs to be appropriately controlled within the District Plan.

16.10 FLOOD HAZARDS

*Refer to Policy sets 8.1, 8.2, 13.1.
Refer to Rule section 16.3.*

16.10.1 Scope of Section

This section deals with land uses in relation to stopbanks and berm lands where flood hazards may occur. Information required with resource consent applications is detailed in Chapter 19 (*refer, in particular, to 19.2.7*).

Advice Note: The Resource Management (National Environmental Standard for Freshwater) Regulations 2020 may apply to some activities, including farming activities and activities in or near wetlands and rivers. The National Environmental Standard may alter the activity status of an activity and impose additional standards, information requirements, matters for assessment and criteria. Please ensure you have met any requirements in the regulations in addition to those in this plan.

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16.10.2 Land Use

16.10.2.1 Permitted Activities (Land Use)

Any land use is a permitted activity that may be undertaken without a resource consent, if it complies with the following conditions:

Stopbank

- (a) Grazing of stopbanks is only by sheep or goats and is undertaken in such a way that a continuous grass sward is maintained.
- (b) Any excavation of a stopbank is only undertaken for the purposes of stopbank reconstruction or maintenance, or the installation or removal of any utility service line, provided that the Riverworks Asset Manager of the Council has been notified.

Earthworks

- (c) Any earthwork within 10 metres of the top of any river bank or either toe of any stopbank:
 - (i) is less than 20 square metres in area; and
 - (ii) is open for no more than three days; and
 - (iii) is backfilled with the excavated material and thoroughly compacted; and
 - (iv) does not raise or lower the level of the land; or
 - (v) is associated with the maintenance of road structures.

Woody Vegetation

- (d) There is no planting of any woody vegetation or any standing crop of any plant with a mature height greater than 0.5 metres on any berm land unless the vegetation is necessary to maintain the stability of a riverbank and is planted within 10 metres of the bank.

Berm Land

- (e) Material deposited on any berm land occupies an area of less than 20 square metres and is deposited for no longer than 10 consecutive days.
- (f) All fences on any berm land are of post and wire construction.

16.10.2.2 Restricted Discretionary Activities (Land Use)

Any land use that does not comply with the conditions of rule 16.10.2.1 is a restricted discretionary activity.

A resource consent is required. Consent may be refused, or conditions imposed, only in respect of the following matters to which the Council has restricted its discretion:

- (1) The severity and probability of the flood hazard to which the activity is or may be subject, in the light of any available or calculated flooding information.
- (2) The effects on other property owners of the activity, including damage resulting from the damming or diversion of flood waters by structures or plantings.
- (3) The effects on road structures, including the need for larger culverts or bridge clearances.
- (4) The effects of any structure by itself or in combination with other structures on aquatic ecosystems, plant or animal habitat, flow regime or erosion of the river.
- (5) The design, location, construction and maintenance of any structure.
- (6) The health and safety of potential property owners.
- (7) The effects on the community, including physical, economic and cumulative effects.
- (8) The extent to which future owners of the site are likely to be aware of any flood risk before they purchase a property.
- (9) The need for a reference to flood risks to be recorded on the title of the land.
- (10) The extent to which the productivity and versatility of the land may be affected, positively and adversely.
- (11) Whether or not buildings are relocatable.
- (12) The duration of the consent (Section 123 of the Act) and the timing of reviews of conditions and purpose of reviews (Section 128).
- (13) Financial contributions, bonds and covenants in respect of the performance of conditions, and administrative charges (Section 108).

16.10.3 Buildings, Berm Lands, Stopbanks**16.10.3.1 Prohibited Activities (Buildings, Berm Lands, Stopbanks)**

No resource consent shall be granted for the following prohibited activities:

Construction or Relocation of Buildings

- (a) The construction or relocation of any building which has a floor area greater than 15 square metres on any berm land.
- (b) The construction or relocation of any habitable building which has a floor area greater than 10 square metres within:
 - (i) 20 metres of the landward toe of any stopbank, the crest of which is more than 1 metre higher than the immediately adjacent land; or

- (ii) 50 metres of the landward toe of any stopbank the crest of which is more than 2 metres higher than the immediately adjacent land.

Berm Land

- (c) The erection of any fence on berm land, other than a post and wire fence.

Stopbank

- (d) The planting of any woody vegetation on any stopbank.
- (e) The placing of any object on the crest of a Lower Motueka, Waimea, or Wai-iti stopbank that prevents or may prevent any authorised person from passing or driving a motor vehicle along the stopbank.

16.10.20 Principal Reasons for Rules

Stocking of Stopbanks

Grazing can be a valuable stopbank management tool and light animals are unlikely to cause significant damage to stopbanks in dry conditions provided that a continuous grass cover is maintained.

Planting of Woody Vegetation on Berms

Obstructions to flood flow on berms are generally undesirable but there are locations where trees, etc., could be acceptable subject to conditions, and riparian bank protection is usually essential.

Deposition of Material

Obstructions to flood flow are generally undesirable but there are locations where semi-permanent heaps of material is acceptable, subject to conditions. The rules enable minor storage to occur of the type that might be necessary on a farm or roadside aggregate dump or as part of river control activity, but should ensure that larger scale activities will be given due consideration as to adverse effects upon others before commencing. (0.02 hectares is over 14 metres by 14 metres and is therefore a substantial area).

Buildings

The prohibition ensures that berms are kept clear of significant obstructions, that incipient stopbank failures can be observed and attended to, and that substantial buildings are kept clear of the most hazardous locations.

The failure of a stopbank over 2 metres in height could result in serious structural damage to a building up to at least 50 metres away and could occur very suddenly.

Fencing

Control on the type of fencing on berm land helps to ensure that flood flows will not be significantly impeded on berm land.

Excavation or Removal of Part of any Stopbank

Stopbanks are intended to avoid or mitigate damage from floods and their strength must not be adversely affected by any earthwork.

Destruction or Removal of Vegetation

Including grazing by livestock or the excavation or removal of any part of any stopbank is intended to avoid damage to a major public asset and possible disastrous failure of that asset. Cattle, horses and deer are heavy enough to damage stopbanks and pig rooting poses an unacceptable risk.

Planting of any Woody Vegetation

The prohibition helps to ensure that stopbank stability is not compromised.

Planting of any Tree or Erection of Structures

Within 4 metres of the landward toe of any stopbank a restriction on planting and structures helps to ensure that stopbank stability is not compromised and that some access to the toe is possible.

Placing of any Object on the Crest of Named Stopbanks

A restriction on stopbank obstructions is necessary to ensure that access for inspection purposes is always possible during floods.

16.11 AIRPORT PROTECTION

Refer to Rule sections 16.3, 17.1, 17.2, 17.5, 17.6, 17.8.

16.11.1 Scope of Section

This section provides specific rules relating to height of objects in the vicinity of the District's two airports. Resource consent applications must be accompanied by information stated in Chapter 19, as relevant, particularly 19.2.4.

16.11.2 All Zones

16.11.2.1 Permitted Activities (All Zones)

Any structure or vegetation which is within an area shown on Schedule 16.11A or 16.11B as subject to Airport Height Control, is a permitted activity that may be undertaken without a resource consent, if it complies with the following conditions:

- (a) The activity does not exceed the height limits shown on Schedule 16.11A or 16.11B.

Note: The height limits are referenced to zero metres at each end of the runway. The topography of the site will thus affect the interpretation of the height limits shown.

16.11.2.2 Restricted Discretionary Activities (All Zones)

Any structure or vegetation which is within an area shown on Schedule 16.11A or 16.11B as subject to Airport Height Control and which does not comply with the conditions of rule 16.11.2.1, is a restricted discretionary activity.

A resource consent is required. Consent may be refused, or conditions imposed, only in respect of the following matters to which the Council has restricted its discretion:

- (1) The effects on the safe and efficient operation of the airport and airport users.
- (2) Any physical and visual impact of the structure or vegetation on the matters stated in (1).
- (3) The duration of the consent.
- (4) The timing of reviews of conditions and purpose of reviews (Section 128 of the Act).
- (5) Financial contributions, bonds and covenants in respect of the performance of conditions, and administrative charges (Section 108).

Note: The height limits are referenced to zero metres at each end of the runway. The topography of the site will thus affect the interpretation of the height limits shown. An applicant will be required to demonstrate the extent to which the proposal exceeds the height provisions, as noted in 16.11.2.1.

16.11.20 Principal Reasons for Rules

Control of Height in Vicinity of Airports

The rule provides for the long-term protection of the existing physical resources of the two airports in the District. The rules are based on Civil Aviation Authority Circulars.

SCHEDULES

Schedule 16.11A: Areas to which Height Control Provisions Apply – Motueka Airport



CL20A
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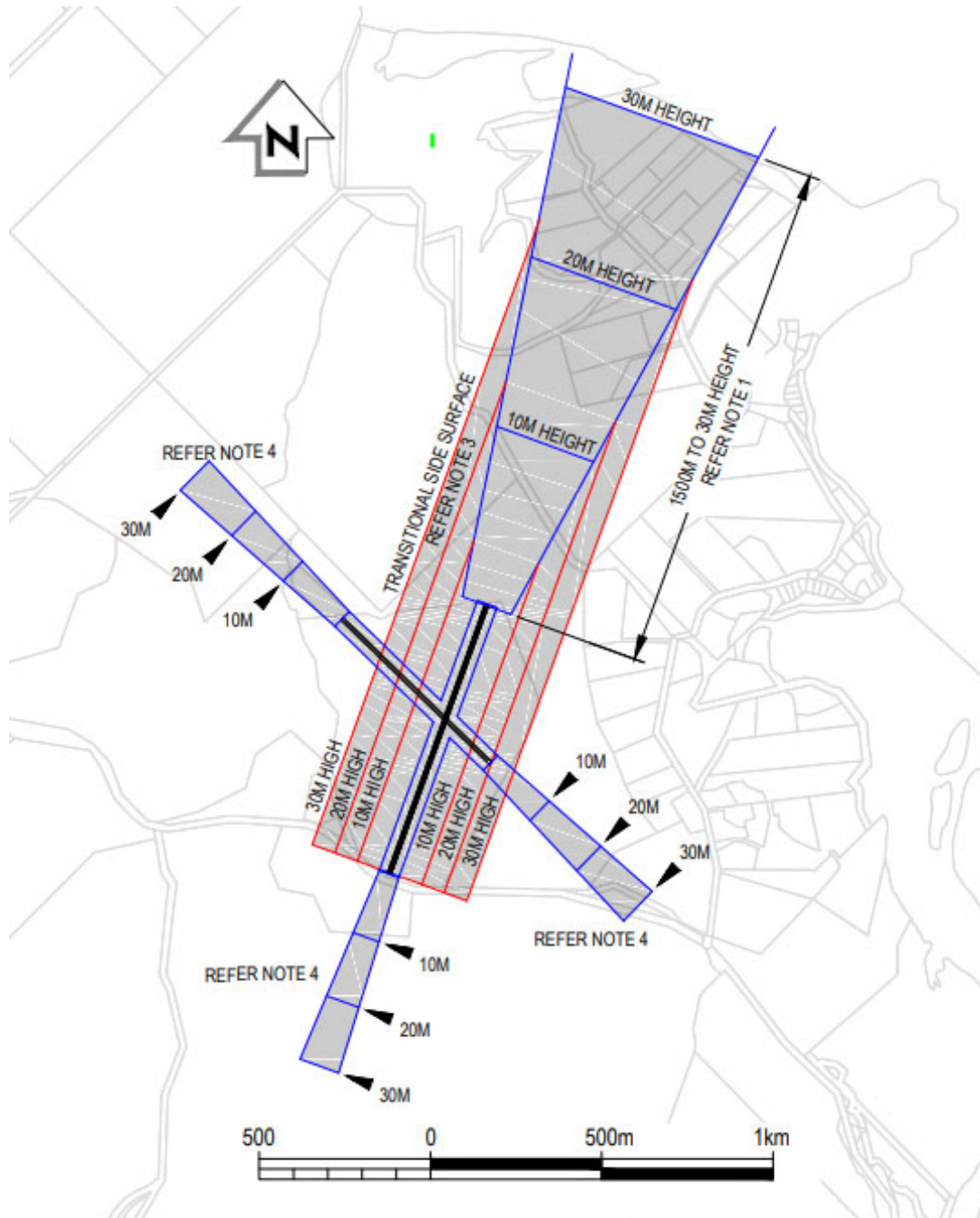
Notes:

1. Obstacle limitation surface continues out to 15 km horizontally from the end of the runways. Illustrated is the first 1.5 km. Inclination 1:50. Sides splay out at 1:6.6.
2. The limitation on height is based on each end of the runway being at reference level 0. Topographic variations above and below this reference level must be taken into account in applying the relevant rules.
3. Transitional side surface continues out to 315 metres from the outside edges of the runway strip. Illustrated is the first 210 metres. Inclination 1:7.
4. The runways and runway strips shown in the diagram above are as they existed in January 1999, before extensions were made at both ends of the paved runway. The length of the shown runways is 724 metres. The northern end of the runways is 82 metres from the road boundary angle to the northeast. The combined runway strips are 50m wide with the middle line located 10 metres on the southeast side from the centreline of the paved runway. (Include annotation CL20A 7.22).

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Schedule 16.11B: Areas to which Height Control Provisions Apply – Takaka Airport

CL20A
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Notes:

1. Obstacle limitation surface continues out to 15 km horizontally from the end of the runway. Illustrated is the first 1.5 km. Inclination 1:50. Sides splay out at 1:6.6.
2. The limitation on height is based on each end of the runway being at reference level 0. Topographic variations above and below this reference level must be taken into account in applying the relevant rules.
3. Transitional side surface continues out to 315 metres from the edge of the runway strip. Illustrated is the first 210 metres. Inclination 1:7.
4. Obstacle limitation surface continues out to 1200 metres horizontally from the end of the runway. Illustrated is the first 600 metres. Inclination 1:20. Sides splay out at 1:20.

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16.12 BORE CONSTRUCTION OR ALTERATION*Refer to Policy set 30.1.*C12 7/08
Op 8/14**16.12.1 Scope of Section**C12 7/08
Op 8/14

This section deals with the construction or alteration of bores throughout the District. Relevant policies are in Chapter 30 and rules about the taking of water from bores are in Chapter 31. Information required with resource consent applications is detailed in Chapter 19.

Advice Note: The Resource Management (National Environmental Standard for Freshwater) Regulations 2020 may apply to some activities, including farming activities and activities in or near wetlands and rivers. The National Environmental Standard may alter the activity status of an activity and impose additional standards, information requirements, matters for assessment and criteria. Please ensure you have met any requirements in the regulations in addition to those in this plan.

NES-FW (ca)
12/20**16.12.2 Bore Construction or Alteration****16.12.2.1 Permitted Activities (Bore Construction or Alteration)**

The construction or alteration of a bore is a permitted activity and may be undertaken without the need for a resource consent, if it complies with the following conditions:

- (a) The bore extends to a depth of no more than 8 metres below the natural ground level.
- (b) The bore is not within 20 metres of the bank of any watercourse.
- (c) The bore is not within 20 metres of any stopbank measured from the landward limit of the toe of the stopbank.
- (d) The bore is not within any floodway of any river.
- (e) The bore is not drilled.
- (f) The bore is not within 20 metres of any domestic wastewater treatment and disposal system.
- (g) The bore is not in the coastal margin of the Hau Plains or Delta zones or in the coastal margin of the Marahau Zone.
- (h) The bore is sited, lined and capped to prevent surface water or other contaminants entering the bore.

Note: The construction of a bore as a permitted activity does not confer any right to take water.

16.12.2.2 Controlled Activities (Bore Construction or Alteration)

The construction or alteration of a bore that does not comply with the permitted conditions of rule 16.12.2.1 is a controlled activity, if it complies with the following conditions:

- (a) The bore is in a water management zone listed in Figure 16.12A and spacing between the proposed bore and any existing bore complies with the distances specified, but setbacks do not apply to bores used only for monitoring water quality or water quantity.

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- (b) The bore is not in the coastal margin of the Hau Plains or Delta zones or in the Marahau Zone.
- (c) The bore is not within 20 metres of the bank of any watercourse.
- (d) The bore is not within 20 metres of any stopbank measured from the landward limit of the toe of the stopbank.
- (e) The bore is not within any floodway of any river.
- (f) The bore is not within 20 metres of any domestic wastewater treatment and disposal system.

Figure 16.12A Minimum Bore Spacing and Bore Casing RequirementsC12 7/08
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BORE SPACING		
Water Management Zones	Depth of Existing Bore (metres)	Minimum Bore Spacing ① (metres)
Moutere Zones		
Eastern, Southern, Coastal and Western Groundwater	<120	300 between bores regardless of the depth of the proposed bore
	>120	300 between bores if the proposed bore is less than 120 metres deep
	>120	600 between bores if the proposed bore is more than 120 metres deep
	Any	200 between bores where rates of take are no more than 5 cubic metres per day
Motueka/Riwaka Plains Zones		
Central Plains King Edward Riwaka	Any	75 between bores (<i>see Note 1</i>)
Hau Plains Umukuri Swamp	Any	150 between bores (<i>see Note 1</i>)
Upper Motueka Zones		
Tapawera and Glen Rae	Any	100 from the Motueka River 50 from the Hinetai Spring
Motupiko	Any	50 from the Motupiko River
Rainy	Any	50 from the Rainy River
Waimea Zones		
Lower Confined Aquifer Upper Confined Aquifer Hope and Eastern Hills	Any	100 between bores
Golden Hills	Any	50 between bores
Reservoir Waimea West	Any	50 between bores and at least 100 from the Waimea or Wairoa Rivers
Delta	Any	50 between bores and at least 100 from the Waimea River
Wai-iti	Any	50 between bores and at least 100 from the Wai-iti River
Redwood	Any	100 between bores
Wai-iti Dam Service	Any	50 between bores
Note:		
(1) Upon or following construction of the Waimea Community Dam, the setbacks are as specified for structures in the relevant zones.		
<i>[Waimea Zones (WITH the Lee Valley Community Dam) section deleted]</i>		

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Op 9/13C46 4/13
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BORE CASING		
Water Management Zones	Depth of Bore (metres)	Minimum Bore Casing (metres)
Moutere Zones		
Southern and Coastal Groundwater zones within 500 metres of MHWS	<120	60
	>120	120
Eastern and Western Groundwater zones Coastal and Southern Groundwater zones more than 500 metres from MHWS	<120	30
	>120	120
Footnote: ① Setback requirements do not apply to individual bores in the same bore field. Note: (1) Where both bores are only for domestic water supply, the setback is 5 metres between bores and 2.5 metres from property boundaries, or is no more than 5 metres from any existing bore that is being replaced.		

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A resource consent is required and may include conditions on the following matters over which the Council has reserved control:

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- (1) Bore logs, including the taking of rock samples.
- (2) Minimum casing depth, placement within the bore, and type of bore screen.
- (3) Pump tests, including constant discharge, step drawdown, static and dynamic tests, and water quality analyses, including a step drawdown test for bores greater than 60 metres deep.
- (4) Method of drilling, bore casing and protection of groundwater.
- (5) Location, depth and spacing of the bore, except as provided for in Figure 16.12A.
- (6) Monitoring mechanisms, including provision of access for measuring water level, water pressure or water quality, and provision made for water meter installation.
- (7) Degree of compliance with NZ Standard for Drilling of Soil and Rock: NZS 4411:2001 (or subsequent versions).
- (8) Measures to ensure conservation of water, including sealing artesian bores.
- (9) Sealing or decommissioning the bore.
- (10) The duration of the consent (Section 123 of the Act), timing of reviews, and the purposes of reviews (Section 128 of the Act).
- (11) Financial contributions, bonds and covenants in respect of the performance of conditions and administration charges (Section 108 of the Act).

16.12.2.3 Restricted Discretionary Activities (Bore Construction or Alteration)

C12 7/08
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The construction or alteration of a bore that does not comply with the controlled conditions of rule 16.12.2.2 is a restricted discretionary activity, if it complies with the following conditions:

- (a) Where the bore is in the Moutere Groundwater zones, the bore complies with the setback distances from existing bores and casing specifications specified for these zones in Figure 16.12A.

A resource consent is required. Consent may be refused or conditions imposed, only in respect of the following matters to which Council has restricted its discretion:

- (1) The particular characteristics of the aquifer, including permeability of the aquifer, water yield required from the bore, water yields from existing bores, potential impact on water levels in adjacent bores, and potential impact on river or spring flows.
- (2) Bore logs, including the taking of rock samples.
- (3) Minimum casing depth placement within the bore and type of bore screen.
- (4) Pump tests, including constant discharge, step drawdown, static and dynamic tests and water quality analyses, including a step drawdown test for bores greater than 60 metres deep.
- (5) Method of drilling, bore casing and protection of groundwater.
- (6) Location, depth and spacing of the bore, including as provided for in Figure 16.12A.
- (7) Monitoring mechanisms, including provision of access for measuring water level, water pressure or water quality, and provision made for water meter installation.
- (8) Degree of compliance with NZ Standard for Drilling of Soil and Rock: NZS 4411:2001 (or subsequent versions).
- (9) Measures to ensure conservation of water, including sealing artesian bores.
- (10) Sealing or decommissioning the bore.
- (11) The duration of the consent (Section 123 of the Act), timing of reviews, and the purposes of reviews (Section 128 of the Act).
- (12) Financial contributions, bonds and covenants in respect of the performance of conditions and administration charges (Section 108 of the Act).

16.12.2.4 Non-Complying Activities (Bore Construction or Alteration)

C12 7/08
Op 8/14

The construction or alteration of a bore that does not comply with the restricted discretionary conditions of rule 16.12.2.3 is a non-complying activity.

A resource consent is required. Consent may be refused or conditions imposed.

16.12.20 Principal Reasons for Rules

Shallow bores are unlikely to have any significant adverse effects and the rules permit such activities while deeper bores or those near stopbanks or watercourses require consents. Council requires information about and from the construction of bores to assist in gathering more information about the District's water resources and to ensure such activities do not cause adverse effects.

In particular, the adverse drawdown effects of deep bores in the Moutere Groundwater Zones are potentially very significant in an area of very low transmissivity where drawdown can extend over a wide area. The setback thresholds provide a limit to the concentration of deep bores and ensure interference effects are kept to a minimum.

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16.13 HISTORIC HERITAGEC16 9/09
Op 8/12*Refer to Policy set 10.2.***16.13.1 Scope of Section**

This section deals with any land use activity that may have an effect on values associated with heritage buildings and structures, protected trees, and cultural heritage sites in the Tasman District. Schedule 16.13A records heritage buildings and structures, and Schedule 16.13B lists protected trees. All cultural heritage sites, including archaeological sites and wāhi tapu or wāhi tapu areas, that are known to Council are included in a database. This database forms the basis of Schedule 16.13C which includes those sites listed for protection through Plan provisions. Rules in this section relate to the scheduled sites or items. Scheduled sites or items are also shown on the planning maps.

16.13.2 Minor Repair or Addition to Heritage Building or StructureC16 9/09
Op 8/12**16.13.2.1 Permitted Activities (Minor Repair to Heritage Building or Structure)**

Minor repair of any heritage building or structure listed in Schedule 16.13A is a permitted activity that may be undertaken without a resource consent, if it complies with the following conditions:

- (a) The work is confined to conservation, reassembly, reinstatement, repair or stabilisation of the original character, fabric, or detailing of the heritage building or structure.
- (b) The work is carried out to the same design and using original or similar materials to those originally used and will not detract from the character and appearance of the heritage building or structure, which led to its protection in the Plan.
- (c) The work does not involve the demolition, removal, or destruction of any part of any heritage building or structure listed in Schedule 16.13A.

16.13.2.2 Restricted Discretionary Activities (Minor Repair or Addition to Heritage Building or Structure)

Any:

- (i) minor repair to any heritage building or structure listed in Schedule 16.13A that does not comply with the permitted conditions of rule 16.13.2.1; or
 - (ii) addition to any heritage building or structure listed in Schedule 16.13A;
- is a restricted discretionary activity.

A resource consent is required. Consent may be refused, or conditions imposed, only in respect of the following matters to which the Council has restricted its discretion:

- (1) The impact the proposal has on the integrity and value of the heritage building or structure, including the nature, form and extent of the proposed development, alteration or change.
- (2) The importance attributed to the heritage building or structure by the wider community, including categorisation of the item in the New Zealand Heritage List.
- (3) The importance of land surrounding the heritage building or structure.

- (4) The degree to which the proposal will promote heritage conservation.
- (5) Effect on amenity values, especially visual amenities.
- (6) Whether the addition is in sympathy with the heritage building or structure's original design and materials.
- (7) Minimising internal changes to listed buildings where internal features are listed as contributing to the historic or architectural interest.
- (8) The duration of the consent (Section 123 of the Act) and the timing of reviews of conditions and purpose of reviews (Section 128).
- (9) Financial contributions, bonds and covenants in respect of the performance of conditions, and administrative charges (Section 108).

Note: The rule only applies in respect of external alterations to the building or structure except where the interior has been specifically listed in the Schedule.

16.13.3 Destruction or Removal of Heritage Building or Structure

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16.13.3.1 Restricted Discretionary Activities (Destruction or Removal of Heritage Building or Structure)

Destruction or removal of any Category II heritage building or structure in Schedule 16.13A is a restricted discretionary activity.

A resource consent is required. Consent may be refused, or conditions imposed, only in respect of the following matters to which the Council has restricted its discretion:

- (1) Any immediate or cumulative effects of loss of the item on the heritage values of the neighbourhood and district.
- (2) With respect to removal, the extent to which the heritage value is attached to the site, and whether the choice of the new site mitigates the effects of removal by making the building more visible or accessible.
- (3) The ability of the applicant to reasonably use the site without demolition or removal of the building or structure.
- (4) The duration of the consent (Section 123 of the Act) and the timing of reviews of conditions and purpose of reviews (Section 128).
- (5) Financial contributions, bonds and covenants in respect of the performance of conditions, and administrative charges (Section 108).

16.13.3.2 Non-Complying Activities (Destruction or Removal of Heritage Building or Structure)

Destruction or removal of any Category 1 heritage building or structure in Schedule 16.13A is a non-complying activity.

A resource consent is required and may include conditions.

16.13.4 Trimming or Pruning of Protected Tree**16.13.4.1 Permitted Activities (Trimming of Protected Tree)**

Minor trimming or maintenance of any protected tree listed in Schedule 16.13B is a permitted activity that may be undertaken without a resource consent, if it complies with the following conditions:

- (a) That the work is undertaken in accordance with accepted arboricultural tree care standards.

Means of Compliance

The current arboricultural tree standard used by the Council is the American National Standard for Tree Care Operations 2008 – ANSI A300 (Part 1) - 2017 Pruning.

16.13.4.2 Controlled Activities (Pruning of Protected Tree)

Pruning and trimming of any protected tree listed in Schedule 16.13B is a controlled activity, if it complies with the following conditions:

- (a) The work is undertaken in accordance with expert arboricultural advice.
- (b) The work does not result in the destruction or removal of the tree.
- (c) The pruning work is not in the root zone of the tree.

A resource consent is required and may include conditions on the following matters over which the Council has reserved control:

- (1) Location, manner and timing of pruning and trimming.
- (2) The duration of the consent (Section 123 of the Act) and the timing of reviews of conditions and purpose of reviews (Section 128).
- (3) Bonds and covenants in respect of the performance of conditions, and administrative charges (Section 108).

Non-Notification

Applications for resource consent for an activity under this rule will be decided without public notification and without limited notification.

16.13.5 Destruction or Removal of Protected Tree**16.13.5.1 Restricted Discretionary Activities (Destruction or Removal of Protected Tree)**

Destruction or removal of any Category B or C protected tree listed in Schedule 16.13B is a restricted discretionary activity.

A resource consent is required. Consent may be refused, or conditions imposed, only in respect of the following matters to which the Council has restricted its discretion:

- (1) Whether the tree is causing or likely to cause serious damage to buildings, persons or services.
- (2) The extent to which any hardship or nuisance caused by the tree can be mitigated.

- (3) Whether any compensatory tree planting or landscape work is necessary on site and whether the tree could be relocated.
- (4) The duration of the consent (Section 123 of the Act) and the timing of reviews of conditions and purpose of reviews (Section 128).
- (5) Bonds and covenants in respect of the performance of conditions, and administrative charges (Section 108).

16.13.5.2 Non-Complying Activities (Destruction or Removal of Protected Tree)

Destruction or removal of any Category A protected tree listed in Schedule 16.13B is a non-complying activity.

A resource consent is required and may include conditions.

16.13.6 Cultural Heritage Sites

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16.13.6.1 Permitted Activities (Land Use)

Any land use activity in any zone in the District is a permitted activity that may be undertaken without a resource consent, if it complies with the following conditions:

Cultural Heritage Sites

EITHER

- (a) There is no listed cultural heritage site or precinct as listed in Schedule 16.13C present on any part of the land.

OR

- (b) There is a listed cultural heritage site present on any part of the land and the proposed activity will not modify, damage or destroy it.

OR

- (c) The activity is the maintenance and repair of a listed cultural heritage site.

OR

- (d) There is a listed cultural heritage site or precinct present on any part of the land; and:
 - (i) an authority from Heritage New Zealand Pouhere Taonga has been obtained under the Heritage New Zealand Pouhere Taonga Act 2014 to modify, damage or destroy a cultural heritage site; or, written evidence from Heritage New Zealand Pouhere Taonga has been obtained to show that such an authority is not considered necessary; and
 - (ii) the listed cultural heritage site is not a wahi tapu site or highly significant site as identified in Schedule 16.13C.

Notes:

1. The modification, damage or destruction of any cultural heritage site that is an archaeological site under the Heritage New Zealand Pouhere Taonga Act 2014 must be authorised by an authority from Heritage New Zealand Pouhere Taonga.
2. If any cultural heritage site is exposed during site works then all site works must cease immediately. The areas must be immediately secured in a way that any artefacts or remains are untouched. Manawhenua Iwi, Heritage New Zealand Pouhere Taonga, Department of Conservation, and Tasman District Council must be notified, and the Police in the case of human remains, that an archaeological site has been exposed, so that appropriate action can be taken. This includes such persons being given reasonable time to record and recover archaeological features discovered before work may recommence on the site.

16.13.6.2 Controlled Activities (Land Use)C16 9/09
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Any land use activity that does not comply with the permitted conditions of rule 16.13.6.1 is a controlled activity, if it complies with the following conditions:

Cultural Heritage Sites

- (a) An authority from Heritage New Zealand Pouhere Taonga has been obtained under the Heritage New Zealand Pouhere Taonga Act 2014 to modify, damage or destroy a cultural heritage site; or, written evidence from Heritage New Zealand Pouhere Taonga has been obtained to show that such an authority is not considered necessary; and
- (b) Where the listed cultural heritage site is a wahi tapu site, manawhenua iwi have given their written approval to the proposed activity as an affected party.

Notes:

- 1. An assessment may be required in accordance with requirement 19.2.1.14.
- 2. Any matter necessary to ensure the appropriate management, protection or enhancement of a cultural heritage site.

A resource consent is required and may include conditions on the following matters over which Council has reserved control:

Cultural Heritage Sites

- (1) Any matters raised in a report prepared in accordance with requirement 19.2.1.14.
- (2) Any matters raised in the authority granted by Heritage New Zealand Pouhere Taonga under the Heritage New Zealand Pouhere Taonga Act 2014 that are relevant to the control of the design and construction of the proposed activity.
- (3) Any matter necessary to ensure the protection of a cultural heritage site.
- (4) Any matter necessary to ensure kaitiakitanga over a wāhi tapu site or wāhi tapu area.
- (5) Any matters relevant to ensuring the appropriate management of a previously unknown cultural heritage site that is discovered during any land disturbance activities associated with the proposed activity.

16.13.6.3 Restricted Discretionary Activities (Land Use)C16 9/09
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Any land use activity that does not comply with the controlled conditions of rule 16.13.6.2 is a restricted discretionary activity.

A resource consent is required. Consent may be refused or conditions imposed, only in respect of the following matters to which Council has restricted its discretion:

Cultural Heritage Sites

- (1) Any matters raised in a report prepared in accordance with requirement 19.2.1.14.
- (2) Any matter necessary to ensure the appropriate management, protection or enhancement of a cultural heritage site.
- (3) Any matter necessary to ensure kaitiakitanga over a wāhi tapu site or wāhi tapu area.

- (4) Any matters relevant to ensuring the appropriate management of a previously unknown cultural heritage site that is discovered during any land disturbance activities associated with the proposed activity.
- (5) Any matter relevant to the absence of an authority from Heritage New Zealand Pouhere Taonga under the Heritage New Zealand Pouhere Taonga Act 2014.

16.13.20 Principal Reasons for Rules

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The heritage rules are arranged in a hierarchy, with the most stringent rules for the most important items.

Demolition or Removal of Built Heritage and Protected Trees

A resource consent for the removal, demolition and destruction of the most important heritage items gives the Council the opportunity to assess the value of the heritage item and what alternatives, including a heritage order, may be appropriate.

Alterations or Additions to Heritage Buildings or Structures

The special character of listed heritage buildings and structures can be destroyed or impaired by unsympathetic additions or alterations. The proposed rule enables Council to regulate proposals and provide advice where necessary. The discretionary activity status enables modifications to heritage building and structures to be assessed and, if necessary, declined.

Protected Heritage Trees

To ensure trees are not damaged by poor arboricultural practice, it is necessary to seek expert advice before pruning or trimming protected trees. The Council will assist with such advice.

Minor Repair of Heritage Buildings

Minor repair of heritage buildings and structures is provided as of right as this is recognised as important for the survival of the building. Protection only applies to the exterior of buildings unless “includes interior” is noted in Schedule 16.13A.

Accidental Damage by Fire, Earthquake, Flooding, Landslip

Natural hazards can occur which destroy the heritage values of listed items. There is often a need to clear debris and remove hazards after such events.

Cultural Heritage Sites

The rules require for any land use activity that the modification, damage or destruction of any cultural heritage site, including archaeological sites and wāhi tapu and wāhi tapu areas, is authorised by an authority approved by Heritage New Zealand Pouhere Taonga. Consent is required where the known site is more recent than 1900. Known sites are listed in Schedule 16.13C and are shown on the planning maps. These are effective ways of enhancing the protection of the values of known sites and ensuring that any site discovered, for example, through land disturbance, is also managed through this approval process.

SCHEDULES**Schedule 16.13A: Heritage Buildings and Structures**C16 9/09
Op 8/12**Note:** A listing number “H...” indicates a Council listing rather than a New Zealand Heritage List listing.

CATEGORY I HERITAGE BUILDINGS AND STRUCTURES					
Name	Location	Valuation No.	Legal Description	Listing No.	Area Map No.
Bank of New Zealand	57 Commercial Street, Takaka	1874017807	Pt DP 433, being Pt Sec 18 Takaka District	5112	112
Belgrove Railway Windmill	State Highway 6, Belgrove	1937016201	L37087, Lot 4 LO 16247, Lot 14 LO 14404, Blk XV Wai-iti SD	244	27
East Takaka Church	East Takaka Road, East Takaka	1870022100	Pt Sec 27 Sq 11 Blk III Takaka SD	5113	14
Former Post Office	Tasman Street, Collingwood	1862008800	Sec 311 Takaka District	5111	72
Redwood Racing Stables Site	State Highway 60 (next to O'Connor's Bridge), Appleby	1939006100 and road reserve	Lots 1 & 2 DP 13960, Lots 1-3 DP 12738 Waimea West Blk I	246	56
St Cuthbert's Church (Anglican)	15 Elizabeth Street, Collingwood	1862010100	Lot 1 DP 18207	1626	72
St John's Church (Anglican)	120 Edward Street, Wakefield	1937027400	Sec 5 & Pt Sec 179 Waimea South District, Blk XVI Wai-iti SD	40	91
St Michael's Church (Anglican)	Waimea West Road, Waimea West	19390/16800	Pt Sec 124 Waimea West District, Blk V Waimea SD, CTs 63/165, 166	248	56
Stafford Place (former Redwood Home)	Redwood Road, Redwood Valley	1939006200	Lot 1 DP 20249	1678	56
The Gables (Dwelling) (includes interior)	398 Waimea West Road, Waimea West	1939027802	Lot 2 DP 495495	247	56
Tophouse Accommodation House	Tophouse Road, St Arnaud	1925060606	Secs 6, 8 & 9 Blk X Motupiko SD	2969	31
Williams Higgins Gallery (Cobb Cottage)	State Highway 6, Spring Grove	1937042500	Lot 1 DP 18429	1632	58

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CATEGORY II HERITAGE BUILDINGS AND STRUCTURES					
Name	Location	Valuation No.	Legal Description	Listing No.	Area Map No.
Golden Bay Ward					
Bainham Store	Rockville-Bainham Road, Bainham	1862033300	Lot 1 DP 4868, Blk VII Aorere SD	5110	8
Bank of New Zealand Outhouse (behind BNZ)	57 Commercial Street, Takaka	1874017807	Pt DP 443, being Pt Sec 18 Takaka District	5130	112
Carson's Boarding House	State Highway 60, Upper Takaka	1870033600	Pts Lot 2/3 DP 1419, Blk XV Takaka SD	5139	81
Church	94 Commercial Street, Takaka	1874014400	Lot 2 DP 17809	H2	112
Council Chambers	78 Commercial Street, Takaka	1874021100	Pt Sec 18 Takaka SD	H1	112
Collingwood Museum (former Council Office)	2 Tasman Street, Collingwood	1862008400	Lot 2 DP 7277 Gibbstown	5125	72
Courthouse (former)	Cnr Elizabeth St and Gibbs Rd, Collingwood	1862010000	Lot 1 DP 13776, Blk XV Pakawau SD	1544	72
East Takaka School (former)	East Takaka Road, East Takaka	1870022200	Sec 148 Sq 11 SO 13933 Blk III Takaka SD	5138	14
Ellis' Barn	Bird Road, Clifton	1871007700	Pt Secs 154 & 204 Takaka District, Blk VIII, Secs 1, 4 & 26 & Pt 2 Blk XI	5134	77
Ellis' Lime Kiln	Bird Road, Clifton	1871007700	Pt Secs 154 & 204 Takaka District, Blk VII & Secs 1, 4 & 26 & Pt 2 Blk XI	5131	77
Ellis' Winery	Bird Road, Clifton	1871007700	Pt Secs 154 & 204 Takaka District, Blk VII & Secs 1, 4 & 26 & Pt 2 Blk XI	5133	77
Exton House	54 Beach Road, Collingwood	1862013600	Lot 2 DP 286, Blk XV Pakawau SD	5124	72

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CATEGORY II HERITAGE BUILDINGS AND STRUCTURES					
Name	Location	Valuation No.	Legal Description	Listing No.	Area Map No.
Fair Holm (Dwelling)	East Takaka Road, East Takaka	1870022905	Lot 1 DP 445527	5145	14
Globe Hotel	20 Waitapu Wharf Road, Waitapu	1871023700	Pts 10-12 Sec B District of Takaka, Blk VI Waitapu SD	5127	50
Harwood House	Glenview Road, Motupipi	1871029700	Lot 1 DP 5083 Blk X Waitapu SD	5137	76
House	Waitapu Wharf Road, Waitapu	1871023905	Pt Sec 8 Res B Takaka District	5128	50
Lock-up (former)	Haldanes Road, Takaka	1871023101	Lot 1 DP 10691, Blk VI Waitapu SD	H24	110
Lime Kiln	Devils Boot Road, Rockville, Collingwood	1862022001	Pt Sec 18 Aorere Dist	5122	4
Motupipi Coal Mine Site, Lime Burning Kiln and Gold Working Site	Motupipi		Section 159, Takaka District	H18	76
Old Collingwood Cemetery	Orion Street, Collingwood		SO 36/A; SO 10755	H17	72
Old Post Office (Takaka Museum)	73 Commercial Street, Takaka	1874018301	Sec 1 SO 14334, Blk X Waitapu SD	1624	112
Onekaka Wharf and Remnant of Tramline	Onekaka	Not assessed	Blk I Waitapu SD, Pt Lot 2 DP 6566, DP 1615, Sec 100	5126	5
Rocklands	Rocklands Road, Clifton	1871009400	Lot 1 DP 5588, Blk XI Waitapu SD	5136	76
Hillcrest (Sparrow House)	1057 – 1075 State Highway 60 (Takaka Valley Highway), Uruwhenua, Takaka	1870026905	Lots 1-3 DP 349243, Nelson Land District	1627	13
Telegraph Hotel	2 Motupipi Street, Takaka	1874025300	Lot 1 Deeds 203	H3	112
Waitapu Road Tramline, State Highway 60	State Highway 60, Waitapu	Not assessed		5129	
Waimea Moutere Ward					
Brightwater Playcentre Building	Lord Rutherford Road, Brightwater	1937048900	Lot 2 DP 14970	1631	58
Brightwater Primary School	106 Ellis Street, Brightwater	1939035400	Sec 3 SO 14663, Sec 175, Lot 1, Pt Lot 2 DP 1829, Blk IX Waimea SD	1629	90
Church (Methodist)	3 Ellis Street, Brightwater	1939038200	Lot 2 DP 12, Blk IX Waimea SD	2968	90
Cob Kiln	Hoult Valley Road, Hoult Valley, Wai-iti	1937020100	Pt 3 of Sec 143 Waimea South District, Blk XVI Wai-iti SD	5150	22
Harvey Hop Kiln and Workers Cottage	269 George Harvey Road, Mahana	1938063104	Pt Sec 1 Sec 32A Moutere Hills District	9308	53
Hop Kiln	State Highway 6, Belgrove	1937017000	Lot 1 DP 8410, Pt Secs 160 & 160A, Pt Sec 164 Waimea South District	1639	27
House	90 Ellis Street, Brightwater	1939035703	Lot 2 DP 9264, Blk IX Waimea SD	2975	90
House	49 Ellis Street, Brightwater	1939039300	Lot 1 DP 13609, Blk IX Waimea SD	1642	90
House	36 River Terrace Road, Brightwater	1939030500	Lot 2 DP 326160	1645	90
House	79 Ellis Street, Brightwater	1939040200	Pt Sec 2 Waimea South District, Blk IX Waimea SD	2976	90
House	23 River Terrace Road, Brightwater	1939041103	Lot 1 DP 415863	1640	90
House	102 Ellis Street, Brightwater	1939035303	Lot 2 DP 12782 Waimea South, Blk IX Waimea SD	2974	90
House (Bensemenn)	Opposite School, Moutere Highway, Upper Moutere	1936007400	Lot 1 DP 5134	1647	88
House (Cob)	125 Ellis Street, Brightwater	1939040906	Lot 2 DP 7881, Blk IX Waimea SD	1644	90
House (Miss Price)	State Highway 6, Foxhill, Belgrove	1937017200	Pt Sec 160 Waimea South District, Blk XV Wai-iti SD	2978	27
House (Springfield)	Corner of State Highway 60 and Cotterell Road, Appleby	1938088800	Lot 1 DP 4170, Blk II Waimea SD	1646	56
House	50 Lord Rutherford Road North, Brightwater	1939035218	Pt Lot 2 DP 10693 Waimea SD	H4	90
Neudorf School Hall	252 Neudorf Road	1936019201	Lot 2 DP 495538	H22	53
Old Flour Mill	Pigeon Valley Road, Wakefield	1937006800	Pt Sec 108 Waimea South District, Blk XII Wai-iti SD	1649	91
Painton's General Store	35 Edward Street, Wakefield	1937038800	Lot 1 DP 12986, Blk XII Wai-iti SD	1650	91
Shed (Wharf Building)	6 Aranui Road, Mapua	1938046600	Pt DP 495, Blk II Moutere SD	1666	87

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CATEGORY II HERITAGE BUILDINGS AND STRUCTURES					
Name	Location	Valuation No.	Legal Description	Listing No.	Area Map No.
Somerset Farm Settlers Cottage	314 George Harvey Road, Mahana, Upper Moutere	1938063001	Lot 1 DP 14172, (RT NL9B/1380), Nelson Land District	5153	53
Peninsula Bridge	Peninsular Road, Ngatimoti	Not assessed	Legal Road, Nelson Land District	5144	18
Pise House (1)	103 Aranui Road, Mapua	1938036300	Lot 2 DP 15192, Blk II Moutere SD	2972	87
Pise House (2)	107B Aranui Road, Mapua	1938024012	Lot 3 DP 546114	2973	87
Pise House (McKee)	3 Aporo Road, Ruby Bay	1928077300	DP 715 & Pt Lot 15 DP 328	2971	86
Post Office (former)	21 Edward Street, Wakefield	1937035100	Sec 1 SO 14333, Blk XII Wai-iti SD	1651	91
Post Office (former)	43 Ellis Street, Brightwater	1939036002	Lot 1 DP 16981, Pt Sec 18 Waimea South, Blk IX Waimea SD	2979	90
Sarau School (former)	Moutere Highway	1936007800	Pt Lot 3 Deed 184	H23	88
St James' Anglican Church	Waiwhero Road, Ngatimoti	1928056100	Lots 2 & 3 DP 2544, Blk X Motueka SD	5143	18
St John's Church Hall	120 Edward Street, Wakefield	1937027400	Sec 5 & Pt Sec 179 Waimea South District, Blk XVI Wai-iti SD	1657	91
St Joseph's Church and cemetery (Catholic)	62 Pitfure Road, Wakefield	1937010300	Pt Sec 78 Waimea South District, Blk XII Wai-iti SD, 8094 m ²	1658	91
St Luke's Church (Anglican)	State Highway 6, Foxhill	1937013700	Lot 1 DP 2730, Blk XV Wai-iti SD	4901	27
St Paul's Church (Anglican)	68 Waimea West Road, Brightwater	1939044300	Pt Sec 33, Blk IX Waimea SD	1661	90
St Paul's Church (Lutheran)	Supplejack Valley Road, Upper Moutere	1936005100	Pt Sec 173, Blk XVI Motueka SD	1660	88
Stables (Newman)	111 Lord Rutherford Road, Brightwater	1939034502	Sec 4 SO 15189 Blk IX Waimea SD	2982	90
Three Bridges Traders' Building	48 Ellis Street, Brightwater	1939036300	Pt Sec 18 Waimea South District, Blk IX Waimea SD	2983	90
Tyndale-Biscoe House	199 Stafford Drive, Ruby Bay, Upper Moutere	1938007000	Lot 1 DP 10394 Moutere Hills District, Blk II Moutere SD	1663	87
Wai-iti Hop Kiln	Hoult Valley Road, Hoult Valley, Wai-iti	1937002906	Pt Sec 7 143, Waimea South District	5149	22
<i>[Wai-iti Railway Station has been demolished]</i>					
Wakefield Public Library	61 Edward Street, Wakefield	1937032800	Pt Section 85 Waimea South District	1665	91
Wakefield School (old block)	66 Edward Street, Wakefield	1937030500	Lot 2 DP 7008 & Lot 1 Pt 2 DP 6556, Blk XII Wai-iti SD	1664	91
Waimea West Hall	Waimea West Road	1939027400	Section 170 Waimea West District	H21	56
Win Hop Kiln	Dovedale-Pigeon Valley Road, Dovedale	1936032000	Lot 1 DP 13291	5152	21
Lakes-Murchison Ward					
Barn	Motueka Valley Road, Stanley Brook	1925007500	Sec 188, Pt Sec 121, Sq 6, Blk VIII Wangapeka SD	5146	20
Commercial Hotel Stables	35 Fairfax Street, Murchison	1915034401	Lot 2 DP 401161	1634	92
Council Chambers	92 Fairfax Street, Murchison	1915036800	Lot 2 DP 7755, Sec 57 Murchison Town	1635	92
Glenhope Railway Station	State Highway 6, Glenhope	1925043400	Sec 1 SO 409328	5172	25
Hodgsons Store and Stables	46 Fairfax Street, Murchison	1915035500	Pt Secs 63, 64 Town of Murchison	2970	92
Mararewa Flour Mill	Motueka Valley Road, Mararewa	1925049700	Lot 2 DP 380480	5147	21
Post Office House	60 Fairfax Street, Murchison	1915036001	Sec 1 SO 14331	H28	92
St George's Church (Anglican)	State Highway 6, near Motupiko River, Motupiko	1925027701	Pt Sec 23, Sq 5, Lots 1 & 2 DP 627, Blk IV Tadmor SD	1655	26
St Paul's Church (Anglican)	Fairfax Street, Murchison	1915038900	Lot 1 DP 15116, Blk I Tutaki SD	1659	92
Theatre	27 Fairfax Street, Murchison	1915034500	Lot 1 DP 2621 Town of Murchison	1636	92
Horse Terrace Bridge	Upper Matakita	Not Assessed	-	H27	34

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CATEGORY II HERITAGE BUILDINGS AND STRUCTURES					
Name	Location	Valuation No.	Legal Description	Listing No.	Area Map No.
Richmond Ward					
Bonningtons Cob Cottage	77 Hill Street, Richmond	1961034000	Lot 2 DP 324500	1675	130
Church of the Holy Trinity (Anglican)	Church Street and 27 Dorset Street, Richmond	1959016400	Lot 1 DP 3956	250	128
Cob House, Hoddy's Orchard	16 Aniseed Valley Road, Hope	1943040806	Lot 3 DP 482413	1633	131
Currie House	13 Washbourn Drive, Richmond	1960060000	Lot 2 DP 13802	1676	129
Dorset House	321 Dorset Street, Richmond	1959016000	Lot 2 DP 7002	5154	128
Waimea-Grandstand	358 Queen Street, Richmond	1957021200	Sec 218 District of Waimea East (RT NL56/164), Nelson Land District	2987	124
House	10 Wensley Road, Richmond	1959009100	Sec 246	3005	129
House	8 Edward Street	1960091900	Lot 4 DP 5235	H5	129
House	3 Rosevale Place	1960015600	Lot 7 DP 6377	H6	129
Richmond Lock-up (Former)	15 Oxford Street, Washbourn Gardens, Richmond	1960060700	Pt Sec 11 Sec 26 Waimea East District (RT NL9/49), Nelson Land District	1677	129
St Alban's Church (Anglican)	State Highway 60, Appleby	1938096400	Pt Sec 191 Waimea East District, Blk II Waimea SD	1654	57
Motueka Ward					
Bedford House	191 High Street, Motueka	1955019100	Pt Lots 1, 2 DP 1728 Lot 2 of Sec 153	H14	116
Flett House	3 Flett Road, Lower Moutere	1928032500	Lot 1 DP 417432	H26	19
Former BNZ Building	145 High Street, Motueka	1955017501	Lot 2 DP7061	H16	116
Greenwood Dwelling	276 Whakarewa Street, Motueka	1933061600	Lot 1 DP 9672, Motueka Rural, Blk III Motueka SD, CTs 2A/904, 2B	1668	52
Hop Kiln (Pratt's)	Chamberlain Street, Motueka	1933081106	Lot 2 DP 451456	1667	52
House	428 High Street, Motueka	1956044900	Pt Lot 1 DP 4716	5142	119
House	504 High Street, Motueka	1956049000	Lot 6 DP 1525	H11	119
House	38 Pah Street, Motueka	1956015000	Pt Lot 34 DP 1599	H8	116
House	65 Greenwood Street, Motueka	1955025101	Lot 1, DP 5283	H9	117
House	496 High Street, Motueka	1956048700	Lot 3 DP 18761	H10	119
House	55 Whakarewa Street, Motueka	1956032900	Lot 1 DP 1985	H12	116
House (Goodman)	72 High Street, Motueka	1956010100	Lot 1 DP 15847	H7	116
Manoy House	78 Poole Street, Motueka	1956002001	Pt Lot 1 DP 231	1669	116
Motueka Museum	140 High Street, Motueka	1956026801	Sec 299 District of Motueka	1670	116
Ex New Zealand Post Building	123 High Street, Motueka	1955017100	Sec 1, 2 SO14345	H15	116
Old Catholic Church	31 High Street, Motueka	1955005300	Lot 5 DP 319	1671	114
Old Cederman House	State Highway 60, Riwaka	1933049200	Lot 2 DP 9661, Blk X Kaiteriteri SD	5141	84
Motueka Wharf (Former) and Memorial	Motueka Quay, Motueka	-	Pt Sec 143MR Motueka Dist and Sec 100 Sq 3 (NZ Gazette 1989, p2377)	2985	120
Ex Phyllis Moffatt Hospital	High Street, Motueka	1956048300	Lot 1 DP 17037	H19	119
Rothmans' Clock Tower	400 High Street, Motueka	1956039502	Lot 1 DP325562p	H13	119
St Andrew's Church	64 High Street, Motueka	1956009900	Pt Sec 160 Motueka SD	2986	116
St Thomas' Church (Anglican)	101 High Street, Motueka	1955009600	DP 1940	1672	116
Te Ahurewa Māori Church (Anglican)	Pah Street, Motueka	1956051400	Lot 2 DP 1506	1673	52
The Gables (dwelling)	116 Thorp Street, Motueka	1955023700	Lot 1 DP 9584	1674	117

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Schedule 16.13B: Protected TreesC16 9/09
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Refer to sections 16.13.4 and 16.13.5.

Note:

1. Trees have been inspected and scored on the attributes of size, age, health and historical associations using the Standard Tree Evaluation Method (STEM). See Schedule 10B and Council's Tree Register for further details.
2. In Golden Bay some trees are identified by grid reference only.

PROTECTED TREES							
Tree ID	Category	Species	Property Location	Valuation No.	Area Map No.		
Golden Bay Ward							
T1 T2 T3	A A A	Quercus robur Quercus robur Quercus robur	Abel Tasman Drive, Takaka	1871018800	113		
[Protected tree T4 removed as part of Plan Change 73]							
T5	B	Dacrycarpus dacrydioides	1 km from end of McShane Road on right, Wainui Bay	1871004403	10		
T6	A	Coastal podocarp broadleaf forest	Junction of McShane & Totoranui Rds, Wainui Bay	1871004500	10		
T7	A	Quercus robur	Carlyle Street, Clifton, N26 989402	1871007800	76		
T8	A	Tilia species	Abel Tasman Drive, Motupipi, N26 977393	1871009702	76		
T9	B	Cedrus atlantica	State Highway 60 near hospital on roadside, N26 945364	1871040407	50		
T10 T11	A A	Tilia x europaea Tilia x europaea	Waitui Road, Upper Takaka, near end of road at homestead, N26 940156	1870038300	13		
T12 T13	A A	Sequoia sempervirens Sequoia sempervirens	McKay Pass Road, Bainham, N25 734489	1862031400	8		
T14	A	Metrosideros robusta	Abel Tasman Drive, Tarakohe Cliffs, west of cement works silos	1871006400	77		
T15	B	Pocket of rare locally indigenous trees on both sides of road	Abel Tasman Drive, Tarakohe Cliffs, east of cement works silos, N25 012417 to 014424	1871006400	77		
T16	A	Platanus x hispanica (17)	Totoranui Road, Totoranui, N25 102427	1871000112	11		
[Protected tree T17 died]							
T18	B	Rhododendron arboreum	Totoranui Road, DOC Education Centre, Totoranui	1871000112	11		
T19 T20	C B	Metrosideros umbellata (5) Dacrycarpus dacrydioides (1)	Abel Tasman Drive, past Takapou on roadside, Wainui	Road Reserve	78		
[Protected tree T21 removed as part of Plan Change 73]							
T22	B	Coastal podocarp broadleaf forest	McShane Road, Wainui Bay	1871004403	10		
T23	B	Quercus robur	100 m past McShane's Road on Totoranui Road	Road Reserve			
T25	B	Metrosideros robusta	1 km from end of McShane's Road on right, Takapou Bay	1871004403			
T26	B	Dacrydium dacrydioides	McShane's Road, Takapou Bay, 0.85 km from Totoranui Road junction				
[Protected tree T28 died]							
T29	B	Quercus robur (3)	At junction of McShane's Road and Totoranui Road	1871005911 1871005900 1871005910	78		
T30 T31 T32	B B C	Castanea species Buxus sempervirens (2) Jacaranda mimosifolia	Abel Tasman Drive, Takapou Village, Wainui Bay				
[Protected tree T21 removed as part of Plan Change 73]							
T34	C	Juglans regia	Haile Lane, behind pump station, Pohara Valley			1871006520	77
T35	C	Juglans regia (1)	Pohara Valley Road, Tarakohe	1871006556	77		
[1 x Protected Tree T35 fell in a storm]							
T36	B	Magnolia x soulangeana	Carlyle Street, Clifton	1871017200	76		
T38	B	Picconia excelsa	Boyle Street, Clifton	1871008500	76		
T39	A	Coastal podocarp broadleaf forest	Abel Tasman Drive, Motupipi, N26 977393	1871009702	76		
T40	B	Quercus robur					
T41 T41 T42	B B B	Dacrycarpus dacrydioides (3) Laurelia novae-zelandiae Acer campestre (2)	Motupipi School, N26 975393	1871026700	76		

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PROTECTED TREES					
Tree ID	Category	Species	Property Location	Valuation No.	Area Map No.
PROTECTED TREES					
Tree ID	Category	Species	Property Location	Valuation No.	Area Map No.
T43	B	Coastal podocarp broadleaf forest	Behind Motupipi School, 387 Abel Tasman Drive, N26 974393	1871026904	76
T44	B	Magnolia x soulangeana	Packard Road, Motupipi, N26 972383	1871038102	76
T45	C	Cupressus sempervirens (9)	Glenview Road Substation, Motupipi	1871037700	76
T46	B	Liquidambar styraciflua			
T47	B	Quercus robur	Central Takaka Road at Glenview Road junction, N26 953356	1871042700	50
T49	B	Cupressus macrocarpa			
T50	A	Sequoiadendron giganteum	State Highway 60 north west of Park Ave, N26 944374	1871040405	50
T51	B	Magnolia x soulangeana	Golden Bay Health Centre, 12 Motupipi Street, near Telegraph Hotel, N26 937385	1874025100	112
T52	B	Magnolia x soulangeana	Golden Bay Work Centre, 84 Commercial Street, Takaka, N26 937387	1874020801	112
[Protected tree T53 removed without consent]					
[Protected tree T54 died]					
[Protected tree T55 removed without consent]					
T56	C	Phoenix canariensis	96 Commercial Street, Takaka	1874014301	112
[Protected tree T21 removed as part of Plan Change 73]]					
T58	C	Metasequoia glyptostroboides	83 Motupipi Street, Takaka	1874008516	112
T59	B	Cupressus torulosa			
T61	C	Podocarpus totara	Near Motupipi Butcher Shop, N26 972390	1871028400	76
T63	B	Podocarpus totara	387 Abel Tasman Drive, Motupipi, N26 972390	1871026902	76
T64	B	Podocarpus totara			
T65	B	Quercus robur	Abel Tasman Drive, Takaka	1871018800	113
T66	B	Ulmus species	156 & 160 Commercial Street and 5 Lake Crescent, Takaka	1874011100 1874010901	112
T67	B	Podocarpus totara	17 Edinburgh Street, Takaka	1874015311	112
T68	B	Podocarpus totara			
[Protected tree T71 removed as part of Plan Change 73]]					
T73	B	Ulmus glabra 'Horizontalis'	177 Commercial Street, Takaka	1874015500	112
T76	B	Metrosideros umbellata	Boyle Street, Clifton	1871016902	76
[Protected tree T21 removed as part of Plan Change 73]]					
T78	B	Pseudotsuga menziesii	State Highway 60, Takaka Hill-Takaka, near Payne's Ford, N26 942360	1871040300	50
T79	B	Dacrydium cupressinum	Glenview Road, Takaka	1871036100	76
T81	B	Metrosideros robusta		1871036000	
T82	C	Buxus sempervirens			
[Protected tree T84 removed by resource consent RM120653]					
[Protected tree T86 deleted from the Schedule]					
T87	C	Acer palmatum	State Highway 60, Upper Takaka, N26 952193	1870033600	81
T88	B	Magnolia species			
T90	C	Aesculus hippocastanum	Waitui Road, Upper Takaka, N26 945176	1870038300	13
T91	C	Aesculus hippocastanum			
T92	C	Aesculus carnea			
[Protected tree T93 fell in storm]					
T94	B	Eucalyptus globulus	Checkmate Farm, State Highway 60, Upper Takaka, N26 939286	1870026903	13
T96	B	Eucalyptus globulus			
[Protected tree T97 died]					
T99	C	Magnolia x soulangeana	95 Commercial Street, Takaka	1874017200	112
T100	C	Agathis australis	117 Commercial Street, Takaka	1874016600	112
T101	B	Dacrycarpus dacrydioides	Near 11 Waitapu Road	SH Road Reserve	112
T102	A	Agathis australis	40 Waitapu Road, Takaka	1874002100	110
T103	B	Elaeocarpus dentatus			
T104	C	Elaeocarpus dentatus			
T105	B	Metrosideros excelsa			

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PROTECTED TREES					
Tree ID	Category	Species	Property Location	Valuation No.	Area Map No.
T106	B	Podocarpus totara	159 Commercial Street, Takaka	1874015900	112
T107	B	Ulmus glabra 'Horizontalis'	Golden Bay High School, 12 Waitapu Road, Takaka	1874002805	110
T108	B	Ulmus glabra 'Horizontalis'			
T109	B	Quercus palustris	Golden Bay High School, 14 Waitapu Road, Takaka	1874002815	110
T110	B	Quercus palustris			
T111	B	Quercus coccinea	Golden Bay High School, 12 Waitapu Road, Takaka	1874002805	110
T112	C	Aesculus hippocastanum			

PROTECTED TREES					
Tree ID	Category	Species	Property Location	Valuation No.	Area Map No.
T114	B	Laurelia novae-zelandiae (group)	Te Kakau Stream esplanade reserve	1874014914	110
T115	B	Acer pseudoplatanus	State Highway 60 (Waitapu Road)	Road Reserve	50
T116	A	Quercus robur		1871023905	
T117	B	Dacrycarpus dacrydioides	Waitapu Wharf Rd, behind River Inn, other side of stream, N25 933415	1871023905	110
T118	B	Tilia x europaea	Pupu Springs Road, N25 916409	1870008300	50
T119	C	Phoenix canariensis	Near Otere Stream Bridge and State Highway 60 beside cottage, Onekaka, M25 862481	1862049101	9
T121	B	Ficus carica	Tukurua Point on north side of Tukurua river mouth	1862045000	73
T122	B	Dacrycarpus dacrydioides	On stream bank, Tukurua Road, Tukurua	1862045276	5
T123	B	Populus deltoides	Tukurua campground, Tukurua Road, Tukurua	1862045200	73
[Protected tree T124 removed as part of Plan Change 73]]					
T125	B	Metrosideros umbellata	End of Gibbs Road beside walkway down to town and 24 Gibbs Road, Collingwood and legal road.	Road Reserve	72
T126	C	Metrosideros umbellata	Haven Road, Collingwood	1862010400	72
[Protected tree T127 removed as part of Plan Change 73]]					72
T129	B	Dacrycarpus dacrydioides	Puramahoi River (Pt Sec 73 Takaka Dist)	1870001906	74
T130	B	Quercus robur (5)	Puramahoi, M25 891444	1870005201	74
T131	B	Lowland podocarp broadleaf forest	Puramahoi, beside State Highway 60, M25 892444		
T132	B	Podocarpus totara	Collingwood-Puponga Main Road, 80 m south, Inlet Backpackers sign, Waikato, M25 827648	1860013002	5
T133	B	Quercus robur (5)	Waikato Inlet, Pakawau, M25 827648	1860013002	5
T135	B	Metrosideros excelsa	975 Collingwood-Puponga Main Road, M25 830656	1860013000	5
T136	B	Coastal podocarp broadleaf forest	1775 Collingwood-Puponga Main Road, South Puponga, M24 and N24 863737	1860000724	3
T137	C	Eucalyptus ficifolia	Seddon Street, Puponga	Road Reserve	70
T138	C	Kunzea ericoides	Along coastal strip, south Puponga, M24 and N24 866743, 768747	Road Reserve	70
T139	B	Lowland podocarp beech broadleaf forest	Balck Road, Takaka, near river, N25 918406	1870008900	50
T140	B	Agathis australis	Aorere Valley Road, Bainham, M25 726482,	1862034000	8
[Protected tree T142 removed as part of Plan Change 73]]					
T143	B	Cupressus sempervirens	Swamp Road, Collingwood, M25 793587	1862018200	4
T145	C	Acer pseudoplatanus	Waitapu Road, Waitapu, N25 932413	1871023905	50
T146	C	Acer pseudoplatanus			
T147	B	Cedrus deodora	168 Waitapu Road, Waitapu	1871023500	50
[Protected tree T148 deleted from the Schedule]					
T150	C	Magnolia x soulangeana	11 Commercial Street, Takaka, N26 935385	1874020101	112
T151	C	Fraxinus excelsior			
T152	B	Populus deltoides	2 Rose Road, Takaka	1871028700	112
[Protected tree T153 fell in storm]					
T154	C	Metrosideros robusta	1 Commercial Street, Takaka	1874020400	112
T155	B	Tilia x europaea	SH 60, Waitapu on right over Takaka River Bridge SH 60, Waitapu, 50 m below milking shed near barn	1870008000	75
T156	B	Tilia x europaea			
[Protected tree T157 removed as part of Plan Change 73]]					
T158	B	Populus deltoides	SH 60, Waitapu, 30 m from river, N25 927424	1870008000	75
T159	B	Dacrycarpus dacrydioides	SH 60, Waitapu, N25 925426		
T160	B	Dacrycarpus dacrydioides	Corner of Grant Road and State Highway 60, Puramahoi, M25 878458	1870004409	74
T162	B	Eucalyptus species	208 Patons Rock Road, M25 898465	1870002901	74
T163	B	Eucalyptus species	Patons Rock Road, M25 899465	1870002902	74
T164	C	Metrosideros excelsa	On point east end of Patons Rock Beach, M25 901467	1870002900	
T165	C	Eucalyptus globulus	135 Clifton Road, Clifton	1871008107	77
T166	C	Rhododendron arboreum	86 Commercial St, Takaka, N26 937387	1874020700	112

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PROTECTED TREES					
Tree ID	Category	Species	Property Location	Valuation No.	Area Map No.
[Protected tree T168 & 169 removed as part of Plan Change 73]]					
[Protected tree T171 died]					
[Protected tree T174 died]					
T175	C	Rhododendron species	State Highway 60, Onekaka	Road Reserve	9
T176	C	Metrosideros excelsa	Beach Road, Collingwood, M25 834587	Road Reserve	72
T177	C	Podocarpus totara	1900 Takaka Valley Highway	1871040301	50
T178	C	Fraxinus excelsior			
T179	B	Cupressus sempervirens	1908 Takaka Valley Highway	1871040300	50
T180	A	Araucaria heterophylla			
T859	B	Quercus robu	110 Abel Tasman Drive	1871035300	113
T913	B	Metrosideros excelsa (Pohutakawa)	21 Rocklands Rd, Clifton	1871009400	76
T914	B	Cupressus macrocarpa Monterey cypress	Awaroa Road Reserve	Legal Road	11
Riwaka					
T181	C	Cornus capitata	55 Old Mill Road	1933068000	52
T182	B	Fagus sylvatica 'Purpurea',			
T184	C	Dacrycarpus dacrydioides,			
T185	C	Alectryon excelsus			
T187	B	Corynocarpus laevigatus			
Protected tree T186 deleted from the Schedule]					
T188	B	Cupressus sempervirens (4)	55 Old Mill Road	1933068000	52
T189	C	Dacrycarpus dacrydioides	Prime Pine mill yard, Little Sydney Road, Brooklyn	1933003200	52
T190	C	Dacrydium cupressinum		1933003202	
T191	B	Quercus coccinea	142 Little Sydney Road, Brooklyn	1933003300	52
T195	B	Prumnopitys taxifolia	In bush behind woolshed at 105 Dehra Doon Road	1933009600	52
T196	B	Metasequoia glyptostroboides	58 Dehra Doon Road	1933007000	52
T197	A	Eucalyptus globulus	332 Main Road	1933045800	84
T198	B	Stand of Eucalyptus	488 Main Road	1933028506	84
T199	B	Lowland podocarp beech broadleaf forest	433 Main Road	1933049401	84
T202	B	Quercus robur (2)	Riwaka-Kaiteriteri Road, Kaiteriteri – 100m from State Highway 60/100m from road edge	1931060800	84
T203	B	Lowland podocarp beech broadleaf forest	End of Moss Road, Sandy Bay, near farmhouse	1931022500	14
T204	A	Liriodendron tulipifera	33 Old Mill Road	1933064300	52
T205	B	Betula pendula	217 Umukuri Road, next to shop	1933056711	52
T208	C	Fraxinus excelsior	105 Umukuri Road	1933057400	84
T209	C	Cupressus sempervirens	65 Westbank Road	1933069700	18
T210	B	Rhododendron arboreum (7)			
T211	C	Pyrus variety "Doyenne de Comice"	Treedimension Nursery, Shaggy Road	1933086403	18
Protected tree T213 fell]					
T214	C	Quercus palustris	317 Main Road, Riwaka	1933045400	84
T216	C	Dacrydium cupressinum	310 Main Road, Riwaka	1933045600	84
T217	B	Cupressus sempervirens	300 and 317 Main Road, State Highway 60, west of Ladders Lane	1933045400	84
[Protected tree T223 deleted from the Schedule]					
T224	C	Quercus coccinea	Opposite 27 Green Tree Road	Road Reserve	84
T225	B	Nothofagus solandrii			
Delete protected tree T226]					
T227	C	Phoenix canariensis (6)	Wharf area, opposite 53 Green Tree Road	Road Reserve	84
T228	C	Betula pendula	Riwaka Memorial Domain, 526 Main Road, Riwaka	1933023200	84
T229	C	Betula pendula	521 Main Road, Riwaka	1933026500	84

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PROTECTED TREES					
Tree ID	Category	Species	Property Location	Valuation No.	Area Map No.
T230	B	Totara, Phoenix palm	494 Main Road, Riwaka, near butcher shop	1933029100	84
T231	C	Betula pendula	488 Main Road, Riwaka, north of St Barnabus' Church	1933028506	84
T234	C	Eucalyptus globulus	In field at Riwaka/Kaiteriteri Road/State Highway 60	1931060800	84
[Protected tree T235 deleted from the Schedule]					
T236	B	Nothofagus solandrii and fusca species (several)	Along coast strip south of Anarewa Crescent, Stephens Bay	1931053300	83
T238	C	Metrosideros excelsa	Kaiteriteri-Sandy Bay Road adjoining Lot 1 DP 20096, Kaiteriteri	Road Reserve	83
[Protected tree T240 deleted from the Schedule]					
T241	C	Populus nigra variety 'Italica'	25 Harvey Road, Marahau	1931007600	82
[Protected tree T243 removed by resource consent RM180413]					
T244	C	Magnolia x soulangeana	Motueka River Westbank Road	1933069700	18
T245	C	Dacrydium cupressinum	Dehra Doon Road, Riwaka	1933006500	84
T246	B	Rhododendron arboreum	River Road, Riwaka	1933060100	52
T249	B	Betula pendula	150 m from Marahau Beach corner, Sandy Bay-Marahau Road	1931009300	82
[Protected tree T251 deleted from the Schedule]					
T253	B	Fagus sylvatica 'Purpurea'	90 Anderson Road, Riwaka	1933056800	52
T255	C	Chamaecyparis lawsoniana	River Road, Riwaka	1933058300	84
[Protected tree T259 deleted from the Schedule]					
T260	C	Quercus rubra	Motueka River West Bank Road, Motueka	1933057400	18
T261	C	Tilia x europaea			
T262	B	Abies alba			
T263	A	Cedrus deodara		1933068600	
T264	B	Sequoia sempervirens	Road Reserve – 1660 Motueka River Westbank Road	Legal Road	18
Motueka Ward					
T266	A	Metrosideros robusta	440 High Street	1956045300	119
T267	A	Metrosideros robusta			
T268	A	Metrosideros robusta			
T269	B	Quercus robur	492 High Street	1956049101	119
T270	B	Quercus robur			
T271	B	Sequoiadendron giganteum	502 High Street	1956048900	119
T272	B	Quercus ilex	57 Lyndhurst Drive	1933059105	114
T273	B	Quercus robur	Pioneer Park, Thorp Street	1955016700	117
T275	C	Corymbia calophylla	400-404 High Street	1956039500	119
T277	A	Quercus robur	Parker Street Reserve	1956007703	114
T278	B	Quercus robur			
T279	B	Chamaecyparis lawsoniana	Presbyterian Church, 64 High Street	1956009900	116
T281	A	Quercus robur	Anglican Church, 101 High Street	1955009600	116
T282	A	Araucaria bidwillii			
T283	B	Metrosideros robusta	Te Awhina Marae, 133 Pah Street	1956051400	52
T284	A	Cedrus deodara	Parklands School, High Street	1956026800	116
T285	B	Populus nigra 'Italica' (11)	Motueka High School, 52 Whakarewa Street	1956023200	116
T286	B	Quercus coccinea	34 High Street	1956009400	114
T287	B	Podocarpus totara	State Highway 60 road reserve	1955006200	116
T288	B	Ginkgo biloba	Pethybridge Rose Garden, 59 High Street (TDC reserve)	1955006400	116
T289	C	Eucalyptus leucoxylon 'Rosea'	6 Harbour Road	1955001602	117
T291	B	Dacrycarpus dacrydioides (11)	Fearon's Bush, 10 Fearon Street (recreation reserve)	1955003900	114
[Protected tree T291 (1 of 12 only) removed by resource consent RM191130]					
T292	B	Lowland podocarp beech broadleaf forest	Marchwood Park	1956053900	52
[Protected tree T294 removed by resource consent RM180611]					

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PROTECTED TREES					
Tree ID	Category	Species	Property Location	Valuation No.	Area Map No.
T295	C	Fraxinus excelsior	269 College Street, Motueka	1933075911	52
T299	B	Chamaecyparis lawsoniana	Road reserve	-	118
T302	B	Dacrycarpus dacrydioides	3 Woodland Avenue, Motueka	1955029000	116
T303	B	Rhododendron cv	141 King Edward Street, Motueka	1956056901	118
T304	B	Quercus coccinea	Motueka South School, 450 High Street	1956045602	119
[Protected tree T306 removed by resource consent]					
T307	B	Fagus sylvatica	Hospital, 492 High Street	1956049101	119
T308	C	Podocarpus totara (6)	494 High Street	1956048600	119
T310	C	Tilia x europaea	502 High Street	1956048900	119
T311	C	Quercus robur			
T313	C	Quercus robur			
[Protected tree T314 fell in a storm]					
T316	B	Phillyrea latifolia	502 High Street	1956048900	119
T317	B	Rhododendron species			
[Protected tree T318 removed by resource consent]					
T319	B	Chamaecyparis lawsoniana	27 Tudor Street	1955026600	116
T321	C	Podocarpus totara	328 High Street	1956035900	116
[Protected tree T323 removed as part of Plan Change 73]					
T324	B	Liriodendron tulipifera	41 King Edward Street	1956043700	119
[Protected tree T328 removed following storm damage]					
T330	C	Acer pseudoplatanus	67A King Edward Street	1956043100	119
T331	B	Cedrus deodara	80 King Edward Street	1956041400	119
[Protected tree T332 died]					
[Protected tree T333 removed by resource consent RM180171]					
T334	C	Podocarpus totara	Te Awhina Marae, 133 Pah Street	1956051400	52
[Protected tree T339 removed by resource consent]					
T340	B	Cedrus deodara	Memorial Park, 12 Pah Street	1956015200	116
T341	B	Quercus bicolor			
T342	B	Liriodendron tulipifera			
T343	B	Quercus palustris	Parklands School, 19 Pah Street	1956026800	116
T344	C	Liquidambar styraciflua	59 Poole Street	1956019200	116
T345	B	Prumnopitys taxifolia	43 Poole Street	1956018400	116
T346 died removed as part of CL 20A					
T347	B	Dacrydium cupressinum	23 Poole Street	1956017400	116
T348	C	Dacrydium cupressinum	10 Poole Street	1956010300	116
T351	B	Quercus robur	Fearon Street	1955004602	115
T352	B	Nothofagus solandrii 'Cliffortioides'	39 Fearon Street	1955016800	115
T353	B	Araucaria heterophylla			
T354	C	Araucaria heterophylla			
T356	B	Platanus x hispanica	Fearon's Bush, 10 Fearon Street (recreation reserve)	1955003900	114
T357	C	All Eucalyptus species of stature	Golf-course, Motueka Quay	1955001800	117
T358	B	Eucalyptus globulus subsp. maidenii	Motueka Quay	Crown Land	117
T359	B	Eucalyptus globulus subsp. maidenii			
T360	B	Eucalyptus globulus subsp. maidenii			
T363	C	Corymbia ficifolia	423 High Street	1955033300	119
T370	B	Picea species (2)	502 High Street	1956048900	119
T371	C	Abies pinsapo			
T375	C	Acer palmatum	8 High Street North	1955003000	114
T376	B	Rhododendron species			
[Protected tree T374 deleted]					
T378	C	Araucaria heterophylla	50 Tudor Street	1955022300	117

PROTECTED TREES					
Tree ID	Category	Species	Property Location	Valuation No.	Area Map No.
T379	C	Cedrus deodara	White Elephant, 55 Whakarewa Street	1956032900	116
T380	C	Cedrus deodara			
T381	B	Abies cephalonica			
T382	C	Fagus sylvatica 'Purpurea'			

PROTECTED TREES					
Tree ID	Category	Species	Property Location	Valuation No.	Area Map No.
T384	C	Phoenix canariensis	80 Whakarewa Street	1956021500	116
T387	B	Metrosideros excelsa	186 Whakarewa Street	1956049600	52
T388	B	Metrosideros excelsa			
T389	B	Metrosideros excelsa			
[Protected Tree T392 was removed as largely dead]					
T392	C	Acer palmatum species	57 Atkins Street	1956013800	116
T396	C	Totara (group)	94 High Street	1956016000	116
T397	B	Quercus robur	37 College Street	1956055000	52
T398	B	Quercus rubra	44 Queen Victoria Street	1956051301	52
[Protected Tree T400 was removed due to nuisance]					
T403	B	Quercus palustris	26 Tudor Street	1955020601	116
T410	B	Sequoiadendron giganteum	Memorial Park, 12 Pah Street	1956015200	116
T413	C	Acer pseudoplatanus	Parklands School, 19 Pah Street	1956026800	116
T414	C	Acer pseudoplatanus			
T417	C	Quercus robur			
T419	C	Liquidambar styraciflua (2)			
[Protected Tree T415 deleted]					
[Protected Tree T423 removed by resource consent]			Motueka High School, 52 Whakarewa Street	1956023200	116
T424	B	Populus hybrid			
T427	C	Elm (2), Oak (6 robur, 2 coccinea), Birch (3)			
T431	C	Podocarpus totara	22 Saxon Street	1955007401	116
T435	C	Juglans regia	39 Poole Street	1956018200	116
T436	C	Podocarpus totara	23 Poole Street	1956017400	116
T440	B	Podocarpus totara	Totara Park, Totara Park Ave (TDC reserve)	1955031750	117
T442	C	Populus hybrid (stand)	Motueka Golf Course, Motueka Quay	1955001800	117
T446	C	Podocarpus totara	39 Fearon Street	1955016800	115
T447	C	Chamaecyparis lawsoniana			
T448	C	Podocarpus totara			
T449	C	Podocarpus totara			
[Protected Tree T447 deleted]					
[Protected Tree T450 removed as unsafe]					
[Delete protected tree T451]					
T456	B	Araucaria heterophylla	Beachfront/Beach reserve, Wharf Road	1955042900	120
T457	B	Araucaria heterophylla			
T458	C	Araucaria heterophylla	Corner Old Wharf and Motueka Quay, beach reserve	Road Reserve	120
T459	C	Araucaria heterophylla			
T460	C	Araucaria heterophylla			
T461	B	Eucalyptus macarthurii	Motueka Quay, beach reserve	Road Reserve	117
T462	B	Eucalyptus globulus subsp. maidenii			
T463	B	Eucalyptus viminalis			
T464	B	Eucalyptus globulus subsp. maidenii			
T465	B	Eucalyptus globulus subsp. maidenii			
T467	B	Eucalyptus macarthurii	Motueka Quay, beach reserve	Road Reserve	117
T468	C	Pinus pinaster			
T469	B	Podocarpus totara	Motueka Golf Course, Harbour Road	1955001800	117
T472	C	Quercus robur	Robinson Road, Lower Moutere	Road Reserve	19
T479	C	Metrosideros excelsa	276 Whakarewa Street, Motueka	1933061600	52
T485	C	Quercus robur	Motueka Golf Course, Motueka Quay	1955001800	117
T488	B	Liriodendron tulipifera	Moutere Highway, Moutere	1928033500	19
T490	C	Agathis australis	276 Whakarewa Street, Motueka	1933061600	52
T491	B	Tilia x europaea	110 Thorp Street, Motueka	1955023800	117
T492	C	Dacrydium cupressinum	8A Inglis Street, Motueka	1955006801	116

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PROTECTED TREES					
Tree ID	Category	Species	Property Location	Valuation No.	Area Map No.
T493	B	Eucalyptus leucoxylon	Wharf Road, Motueka	1955042900	120
[Protected tree T494 fell in storm]					
[Protected tree T497 removed as part of Plan Change 73]					
T498	B	Quercus robur	2201 Coastal Highway, Appleby-Motueka	1928042300	129
T499	A	Sequoiadendron giganteum	Central Road, Lower Moutere	1928035001	18
T500	B	Quercus coccinea		1928035000	
T501	B	Aesculus hippocastanum		1928023201	19
T504	B	Cedrus deodara	75 Wildman Road, Motueka	1928017807	119
T505	B	Sequoiadendron giganteum	Moutere Highway, Moutere	1928067000	19
T506	B	Sequoia sempervirens			
T915	C	Podocarpus totara (4) Podocarpus dactydiodes	39 Fearon St, Motueka	1955016800	117
T917	B	Quercus robur	276 Whakarewa St, Motueka	1933061600	52
Waimea/Moutere Ward					
T507	B	Cryptomeria japonica	Sts Peter and Paul Catholic Church, Cnr Moutere Highway and Waimea West Road	1939018200	56
T508	A	Sequoiadendron giganteum	Corner Old Coach, Dominion, George Harvey Roads, Mahana	1938062100	53
T509	A	Sequoia sempervirens	State Highway 6, Foxhill	1937017700	27
T510	A	Sequoia sempervirens	Corner Eighty-Eight Valley & Quail Valley Rds, Wakefield	1937063802	27
T511	A	Cupressus sempervirens	St Michaels, Waimea West Road	1939016800	56
T512	B	Cupressus sempervirens			
T513	A	Cupressus sempervirens			
T514	B	Cupressus sempervirens			
T515	B	Cupressus sempervirens			
T516	B	Cupressus sempervirens			
T517	B	Cupressus sempervirens			
T518	B	Sequoia sempervirens	Stanley Brook Memorial Recreational Reserve, Corner Motueka Valley Road and Sunday Creek Road, near hall	1925007300	20
T519	B	Sequoia sempervirens			
T520	B	Sequoiadendron giganteum			
T521	B	Quercus robur	Wakefield Recreation Reserve	1937029700	91
T522	A	Cedrus deodara			
T523	A	Sequoia sempervirens			
T524	A	Podocarpus totara			
T525	A	Quercus robur	Riversdale Farm, Pigeon Valley Road, Wakefield	1937006800	91
T526	A	Quercus robur			
T527	B	Juglans regia			
T528	A	Sequoia sempervirens	St John's Church, 120, 130, 136 Edward Street, Wakefield	1937027400	91
T529	A	Sequoia sempervirens			
T530	A	Sequoiadendron giganteum			
T531	A	Sequoiadendron giganteum			
T532	A	Quercus coccinea			
T533	B	Cedrus atlantica 'Glauca'			
T534	B	Cedrus deodara (2)	31 Factory Road, Brightwater	1939029400	90
[Two of four Protected Tree group T534 above removed by resource consent]					
T535	A	Sequoia sempervirens	Spring Grove Recreation Reserve, Lord Rutherford Road South, Brightwater	1937048900	58
T537	B	Cupressus sempervirens	Higgins Road, Spring Grove	1937045200	58
T538	B	Quercus robur			
T539	B	Quercus robur			
[Protected Tree T540 died]					
T541	B	Eucalyptus camaldulensis	Barton Lane, Spring Grove	1937047400	58
T543	B	Rhododendron arboreum 'Robert Peel'	Appleby Estates, Moutere Highway	1939004000	56
T544	B	Eucalyptus viminalis			
T545	A	Sequoia sempervirens (4)	Moutere Highway, just past Redwood Cellars	1938080901	56
T546	B	Acer palmatum	Opposite Shell service station, Main Road, Spring Grove	1937046100	58
T547	B	Tilia x europaea	In paddock, SH 6, north-east of Bird Lane, Spring Grove	1937041200	58
T548	B	Quercus robur	Appleby School grounds, Moutere Highway	1939003600	56
T549	A	Platanus x hispanica	Sts Peter and Paul Catholic Church, Cnr Moutere Hihwav and Waimea West Road	1939018200	56

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PROTECTED TREES					
Tree ID	Category	Species	Property Location	Valuation No.	Area Map No.
T550	B	Fagus sylvatica 'Purpurea'	"Golden Acres", Moutere Highway, Appleby	1939004100	56
T551	A	Eucalyptus globulus	Westbourne Farm, Moutere Highway	1939004500	56
T552	B	Quercus coccinea			
T553	B	Ligustrum lucidum	229 Moutere Highway	1939006405	56
T554	B	Ligustrum lucidum			
T555	B	Cupressus sempervirens			
T557	B	Sequoia sempervirens	Redwood Cellars, Moutere Highway	1938081100	56
T558	B	Quercus robur	Moutere Highway, north of Sunrise Valley Road, Upper Moutere	Road Reserve	88
T559	B	Quercus robur	Five Oaks Farm, Moutere Highway, Upper Moutere	1936009200	88
T560	B	Quercus robur (4)			
T561	A	Eucalyptus macarthurii	Cnr Moutere Highway and Neudorf Road (landmark tree)	1936016701	53
T562	B	Sequoiadendron giganteum	Old House Road, Upper Moutere	1928088103	53
T564	C	Phoenix canariensis	187 Whitby Road, Wakefield	1937008500	91
[Protected tree T565 removed by resource consent]					
T567	B	Quercus palustris	39 Pitfure Road, Wakefield	1937031201	91
T568	B	Quercus robur	5 Fitzsimmons Way, Wakefield	1937024300	91
T569	A	Tilia x europaea	111 State Highway 6, Wakefield	1937022800	58
T570	B	Quercus petraea			
T571	B	Quercus robur	Emergency no. 1681, State Highway 6, Wakefield	1937021402	58
T572	A	Sequoia sempervirens	Cnr Baigent Valley Road and State Highway 6, Wakefield	1937021403	58
T573	A	Quercus robur	Cnr Hoult Valley Road and State Highway 6, Wakefield	1937020200	22
T574	A	Sequoia sempervirens	State Highway 6, Foxhill	1937017700	27
T575	B	Quercus coccinea	Foxhill School, State Highway 6, Foxhill	1937013900	27
T576	A	Sequoia sempervirens	Eighty-Eight Valley Road, Wakefield	1937064301	28
T577	B	Cedrus deodara	Corner of Eighty-Eight Valley and Quail Valley Roads	1937063802	27
T580	A	Sequoiadendron giganteum	Coastal Highway, near J Richards' orchard stall	1938069400	54
T581	B	Pinus muricata	120 Higgs Road, Mapua	1938029302	87
T582	B	Araucaria bidwillii	Waimea West Road, near Sts Peter & Paul Church	1939018100	56
T583	B	Cedrus deodara			
T584	B	Aesculus hippocastanum			
T585	B	Tilia x europaea			
T586	C	Quercus ilex	Waimea West Road	1939018100	56
T587	B	Quercus robur	Waimea West Road	1939017800	56
T588	B	Quercus robur			
T589	B	Quercus robur			
T590	B	Quercus robur	Waimea West Road	1939016700	56
T591	B	Quercus robur			
T595	B	Acer palmatum 'Atropurpureum'	66 Whitby Road, Wakefield	1937036200	91
T596	B	Cunninghamia lanceolata	16 Treeton Place, Wakefield (Faulkners Bush)	1937027300	91
T597	C	Cupressus lusitanica			
T598	B	Cedrus deodara	Eighty-Eight Valley Road, Wakefield	1937064301	28
T599	B	Sequoiadendron giganteum			
[Protected tree T600 deleted from the Schedule]					
T601	B	Morus nigra	Casually Cottage, Main Road, Spring Grove	1937044900	58
T602	C	Quercus robur	112 Golden Hills Road, Waimea West	1939018503	56
[Protected tree T612 removed by resource consent]					
T613	C	Ulmus glabra 'Camperdown'	31 Aranui Road, Mapua	1938054200	87
T614	C	Ulmus glabra 'Camperdown'			
T615	B	Rhododendron (Lord Roberts)			
T619	C	Acer palmatum	State Highway 6, Spring Grove	1937042400	58
T620	C	Magnolia x soulangeana	Lord Rutherford Road South, Brightwater	1937048800	58
T622	B	Tilia x europaea	State Highway 6, near Bird Lane, Wakefield	1937041200	91
[Protected tree T623 blown down in a storm]					
T624	B	Ilex aquifolium	Westbourne Farm, Moutere Highway	1939004500	90

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PROTECTED TREES					
Tree ID	Category	Species	Property Location	Valuation No.	Area Map No.
T627	C	Eucalyptus obliqua 'Messmate stringbark'	54 Higgs Road, Mapua	1938031200	87
T644	B	Cedrus atlantica 'Glaucous'	Neudorf Road, Neudorf	1936016400	53
T647	B	Eucalyptus macarthurii	Dominion Road, Mahana	1938061500	54
T648	C	Quercus ilex	The Coastal Highway, Mapua (Aranui Park)	1938024300	87
T650	C	Cedrus atlantica 'Glaucous'	Mapua Domain	1938038000	87
T651	C	Quercus palustris			
T652	B	Cupressus macrocarpa	Higgins Road, Spring Grove	1937046102	58
T653	B	Cedrus deodara	70 Pitfure Road, Wakefield	1937010213	91
T654	C	Cedrus deodara	60 Pitfure Road, Wakefield	1937010217	91
T655	B	Cupressus torulosa			
[Protected tree T656 removed by resource consent]					
T657	C	Quercus robur	16 Treeton Place, Wakefield	1937027300	91
T658	B	Sequoia sempervirens	Wakefield Domain	1937029700	91
T659	C	Cedrus libani			
T661	B	Sequoia sempervirens			
T662	C	Betula pendula	57 Edward Street, Wakefield	1937033000	91
T663	B	Sequoiadendron giganteum	62 Pitfure Road, Wakefield	1937010300	91
T664	B	Tilia x europaea	Roughton Lane, Brightwater	1937044100	22
T666	C	Metasequoia glyptostroboides	Appleby School, Mouere Highway, Mouere	Unmatched	56
T667	B	Ulmus glabra 'Pendula'		1939003600	56
T671	B	Sequoia sempervirens	Tasman School, The Coastal Highway	1928082500	85
T672	C	Quercus robur	Mouere Highway, Mouere	1936005600	88
T673	C	Cinnamomum camphora	The Coastal Highway, Appleby-Motueka	1938078600	54
T679	B	Sequoia sempervirens	Apple Valley Road, Mahana	1938067300	53
T680	C	Pinus nigra 'Nigra'			
T683	B	Quercus robur	Dovedale Road, Dovedale	1936029000	21
T688	A	Cupressus torulosa	68 Waimea West Road, Waimea West	1939044300A	90
T689	C	Cupressus sempervirens x 4	Palmer Road, Waimea West	1939023700	56
[Protected tree T692 removed by resource consent RM060281]					
T693	C	Quercus robur	105 Eighty-Eight Valley Road, Wakefield	1937025500	91
T694	C	Abies nordmanniana			
T695	C	Cedrus (libani?)			
T860	A	Sequoia sempervirens	395 Main Road, Lower Mouere	1928033500	19
T867	C	Fraxinus spp	15 Pine Hill Road	1938000300	87
T909	B	Liquidambar styraciflua	86 Higgs Road	1938026708	87
T910	B	Eucalyptus leucoxylon 'Rosea'			
T911	B	Taxus baccata (Yew)	St Albans State Highway 60, Appleby	1938096400	57
T912	B	Quercus robur	252 Neudorf Road	1936019201	91
Richmond Ward					
[Protected tree T696 blown down in a storm]					
T697	B	Quercus robur	Whites Road, Hope	1943017100	133
T698	B	Tilia x europaea	Jubilee Park, 22 Gladstone Road	1957005000	124
T699	B	Tilia x europaea			
T700	B	Quercus robur			
T701	B	Quercus palustris			
T702	A	Eucalyptus globulus subsp. bicostata	Holy Trinity Church, 27 Dorset Street	1959016400	128
T703	C	Liriodendron tulipifera	Washbourn Gardens, 15 Oxford Street	1960060700	129
T704	B	'Aureomarginatum'			
T706	B	Sophora japonica			
T706	B	Row of Quercus robur	Lower Queen Street	1957019202	121
[Protected tree T707 removed by resource consent RM180649]					
T709	B	Prumnopitys taxifolia (x 2)	Aniseed Valley Road, Aniseed Valley	1943044800	23
T710	B	Ulmus procera	27 Bramley Street	1960020127	128
T711	B	Ulmus procera			
T712	B	Ulmus procera			

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PROTECTED TREES					
Tree ID	Category	Species	Property Location	Valuation No.	Area Map No.
T713	A	Alnus glutinosa	Hart Road drainage reserve	1960020055	128
T714	C	Ulmus procera	Richmond Cemetery, Wensley Road	1959076000	128
T715	C	Fraxinus excelsior			
T717	A	Quercus palustris			
T718	A	Cedrus deodara	8 Surrey Road	1960010100	129
T719	A	Araucaria heterophylla	34 Wensley Road	1959004901	129
T720	B	Liriodendron tulipifera	19 Dorset Street	1959015900	129
T723	B	Liquidambar styraciflua	189 Queen Street	1958035800	129
T724	C	Rhododendron species	15A Edward Street	1960093200C	129
T726	C	Podocarpus totara	133 Queen Street	1960051800	129
T727	B	Podocarpus totara			
[Protected tree T728 removed following storm damage]					
T729	C	Liriodendron tulipifera 'Aureomarginatum'	206 Hill Street	1960071000	129
T730	C	Ginkgo biloba	Easby Park, Marlborough Crescent	1961053400	135
T731	B	Populus trichocarpa	Waimea College, Salisbury Road	1961002700	125
T732	B	Eucalyptus globulus			
T733	A	Eucalyptus globulus			
T734	B	Araucaria bidwillii	357 Lower Queen Street	1957019100	124
T735	A	Quercus robur (51)			
T736	B	Carpinus caroliniana	389 Lower Queen Street	1957014500	124
T738	B	Ulmus carpinifolia	452 Lower Queen Street	1957020000	124
T740	B	Quercus robur			
[Protected tree T741 removed by resource consent]					
T742	B	Quercus robur	452 Lower Queen Street	1957020000	124
T743	B	Quercus robur			
T744	B	Quercus robur			
T745	B	Quercus robur			
T746	B	Quercus ilex			
[Protected tree T746 removed by resource consent]					
T747	C	Magnolia grandiflora	189 Queen Street	1958035800	129
T748	C	Chamaecyparis nootkatensis	183 Queen Street	1958036000	129
[Protected tree T751 fell in storm]					
T754	B	Ginkgo biloba	3 Holdaway Grove	1961000500	130
T755	B	Morus nigra			
T756	C	Quercus robur	2 Holdaway Grove	1961000606	130
T758	B	Platanus x hispanica (group of 9)	Alexandra Grove	Road Reserve	130
[Protected tree T759 deleted from the Schedule]					
T760	A	Pyrus communis	599 Hill Street South, Hope	1943045300	133
[Protected tree T761 felled in error]					
T762	B	Liquidambar styraciflua	31 Wensley Road	1960018900	129
T763	B	Cryptomeria japonica	3 Rosevale Place	1960015600	129
T764	B	Acer palmatum	68 Wensley Road	1959000600	128
T765	B	Acer palmatum	71 Wensley Road	1960005500	128
T766	B	Quercus cerris	18 King Street	1959066000	128
T768	B	Pyrus communis	Salisbury School, Salisbury Road	1958001700	125
T769	B	Fagus sylvatica 'Purpurea'			
T770	B	Fagus sylvatica			
T771	B	Crataegus lavallei			
T772	B	Cedrus deodara			
T773	B	Quercus ilex			
T774	B	Quercus ilex			
T775	B	Quercus robur			
T776	A	Cedrus deodara			
T777	B	Quercus coccinea			
T779	B	Quercus robur	Pugh Road/State Highway 60, Appleby	1939015203	123

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PROTECTED TREES					
Tree ID	Category	Species	Property Location	Valuation No.	Area Map No.
T780	B	Quercus robur	249 Appleby Highway (State Highway 60), Appleby	1939013701	57
T782	B	Brachychiton acerifolium	413 Main Road, Hope	1943039303	131
T785	C	Melia azedarach			
T786	C	Arbutus unedo			
[Delete protected trees T785 and T786]					
T783	B	Cupressus sempervirens	Eden Road, Hope	1943014100	131
T787	B	Araucaria cunninghamii	4 Malone Crescent	1957014453	124
T790	B	Ulmus x hollandica	Transit Gardens, Appleby Highway, Appleby	1943011601	123
T792	B	Podocarpus totara (x 2)	Aniseed Valley Road, Aniseed Valley	1943044800	23
T793	B				
T795	B	Sequoia sempervirens	15 Oxford Street, Richmond	1960060700	129
T796	B	Acer campestre	Richmond Cemetery, Wensley Road, Richmond	1959076000	128
T797	B	Ilex aquifolium (x 2)			
T798	B				
T801	C	Sophora microphylla	18A George Street, Richmond	1960078800	129
T802	C	Podocarpus totara			
T803	A	Avenue of Trees	A&P Showgrounds, 358 Lower Queen St	1957021200	124
T804	C	Quercus robur	Bill Wilkes Reserve, adjacent to 38 Washbourn Drive, Richmond	1960060400	129
T805	B	Fagus sylvatica 'Purpurea'	14 Hunter Avenue, Richmond	1960036000	129
[Protected tree T807 removed by resource consent RM180295]					
T810	C	Quercus palustris	271 Hill Street, Richmond	1961090500	129
[Protected tree T809 removed as died]					
T811	C	Podocarpus totara	273 Hill Street, Richmond	1961090504	129
T812		Vitex lucens			
T813		Nothofagus solandrii			
T814	C	Nothofagus solandrii	271 Hill Street, Richmond	1961090500	129
T815	B	Nothofagus solandrii			
T816	C	Podocarpus totara			
T817	C	Knightia excelsa			
[Protected tree T818 removed as unsafe]					
T819	B	Nothofagus fusca	271 Hill Street, Richmond	1961090500	129
T820	C	Agathis australis			
[Protected tree T821 removed as died]					
T822	B	Quercus coccinea	15 Oxford Street, Richmond	1960060700	129
T823	C	Podocarpus totara			
T824	C	Nothofagus solandrii			
T828	B	Eucalyptus regnans	White Road, Hope	1943017200	133
T831	C	Quercus coccinea	127 Queen Street, Richmond	1960051400	129
T834	C	Betula pendula	208 Hill Street, Richmond	1960071000	129
T872	A	Quercus robur (77) Quercus cerris (1) Fraxinus excelsior (3)	Lower Queen Street	1938098902	124
T873	B	Phoenix canariensis	A&P Showgrounds, 358 Lower Queen Street	1957021200	124
[Protected tree T874 removed]					
T875	A	Quercus robur (48)	387 Lower Queen Street	1957014404	124
T876	A	Exotic woodland	A&P Showgrounds, 358 Lower Queen Street	1957021200	124
T877	B	Quercus robur	40 McShane Road	1938098905	124
[Protected trees T878 and T879 removed]					
T880	C	Betula spp.	24 Champion Road, Richmond	1961000106	130
T881	C	Quercus robur	3 Regent Lane, Richmond	1961028301	130
T882	A	Populus trichocarpa (2)	Meadowlane walkway, 138 Salisbury Road, Richmond	1961000410	130
T883	A				
T884	C	Fraxinus spp.	2 Park Drive, Richmond	1961032102	130
T885	A	Quercus robur			
T886	B	Quercus robur (2)	Highland Drive, Richmond	1961035480	135
T887	C	Quercus robur	Park Drive, On frontage of section near walkway	Road Reserve	135

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PROTECTED TREES					
Tree ID	Category	Species	Property Location	Valuation No.	Area Map No.
T888	C	Quercus robur	77 Hill Street, Richmond	1961034000	130
T889	C	Phoenix canariensis	7 Dunstan Grove, Richmond	1961035501	130
T890	C	Quercus spp. & Liquidambar spp. (15)	Angelus Ave	Road Reserve	135
[Protected tree T891 removed by resource consent RM120576]					
T892	C	Quercus spp. (20)	16 Angelus Avenue, Richmond 18 Angelus Avenue, Richmond 22 Angelus Avenue, Richmond 24 Angelus Avenue, Richmond 26 Angelus Avenue, Richmond	1961037711 1961037523 1961037542 1961037502 1961044205	135
T893	C	Cedrus deodara	134 Champion Road, Richmond	1961031508	130
T894	B	Podocarpus totara	Reservoir Creek, Forestry area, Richmond	1943046202	135
T895	B	Prumnopitys taxifolia	Jimmy Lee Creek, Kingsland Forest, Richmond	1943046202	134
T896	B	Dacrycarpus dacrydioides	Reservoir Creek, Forestry area, Richmond	1943046202	135
T897	A	Eucalyptus regnans	Reservoir Creek, Forestry area, Richmond	1943046202	135
Lakes/Murchison Ward					
T616	B	Quercus robur	Tadmor Valley Road, Tapawera	1925012801	89
T617	B	Sequoiadendron giganteum	Tadmor Valley Road, Tapawera	1925012801	89
T838	A	Abies nordmanniana	Motueka Valley Highway, Tapawera	1925049700	21
T839	A	Cupressus sempervirens	Kohatu Hotel, Motueka Valley Highway	1925053000	27
T841	B	Eucalyptus viminalis	St George's Church, State Highway 6, Motupiko	1925027701	26
T842	B	Sequoia sempervirens	134 Kohatu-Kawatiri Highway	1925053904	27
T843	B	Quercus robur	Opposite Quinney's Bush, State Highway 6	1925027601	26
T847	C	Pseudotsuga menziesii (3)	By Rotorua Lodge, Lake Rotorua (TDC road reserve)	-	93
T848	C	Pinus muricata	By Rotorua Lodge, Lake Rotorua (TDC road reserve)	-	93
T849	C	Magnolia x soulangeana	Fern Flat, Murchison	1915002000	33
T850	C	Quercus robur	Sunday Creek Road (near bridge on right) Stanley Brook	1925007700	21
T851	C	Quercus robur	Sunday Creek Road, Thorpe	1925047000	21
T852	B	Quercus robur (stand of 22)	Forest Creek Road, Stanley Brook	1925048502	21
T856	C	Fraxinus excelsior	Fern Flat, Murchison	1915002000	33
T858	B	Dacrycarpus dacrydioides	Near Cole Road, Murchison	Road Reserve	92

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Schedule 16.13C: Cultural Heritage SitesC16 9/09
Op 8/12*Refer to section 16.13.6 and Part II: Land – Cultural Heritage Maps*

CULTURAL HERITAGE SITES						
Site No.	Map No.	Site Type	Site Category	Precinct	Listing ¹	Highly Significant Site
	AF 14	Te Waikoropupu natural springs	Wahi Tapu		Yes	
L25-002	AE06	Midden/Oven	4b-unknown			
L25-003	AE06	Midden/Oven	4b-unknown			
L25-004	AE07	Midden/Oven	4b-unknown			
L25-005	AE07	Midden/Oven	4b-unknown			
L25-006	AE07	Midden/Oven	3-DOC			
L25-009	AE06	Midden/Oven	3-DOC			
M24-001	AA14	Defensive-Pa	1-Precinct	Triangle Flat		
M24-002	AA13	Midden/Oven	3-DOC			
M24-003	AA14	Pit/Terrace	1-Precinct	Triangle Flat		
M24-004	AA14	Cave/rockshelter	1-Precinct	Triangle Flat		
M24-005	AA14	Midden/Oven	1-Precinct	Triangle Flat		
M24-006	AA14	Midden/Oven	1-Precinct	Triangle Flat		
M24-007	AA14	Midden/Oven	1-Precinct	Triangle Flat		
M24-008	AA14	Midden/Oven	1-Precinct	Triangle Flat		
M24-009	AA14	Midden/Oven	1-Precinct	Triangle Flat		
M24-010	AA14	Midden/Oven	1-Precinct	Triangle Flat		
M24-011	AA14	Midden/Oven	1-Precinct	Triangle Flat		
M24-012	AA14	Midden/Oven	3-DOC			
M24-013	AA14	Midden/Oven	3-DOC			
M24-014	AA14	Pit/Terrace	3-DOC			
M24-015	AB12	Midden/Oven	3-DOC			
M24-016	AB13	Midden/Oven	1-Precinct	Te Rae		
M24-017	AA14	Midden/Oven	1-Precinct	Triangle Flat		
M24-018	AB11	Midden/Oven	2b-Site (not assessed)			
M24-019	AB12	Pit/Terrace	3-DOC			
M24-020	AB12	Cave/rockshelter	2a-Site (assessed)			Yes
M24-021	AA12	Working area	4b-unknown			
M24-022	AB14	Midden/Oven	2a-Site (assessed)			
M24-023	AB12	Midden/Oven	2a-Site (assessed)			
M24-025	AB12	Working area	2a-Site (assessed)			
M24-026	AB11	Midden/Oven	2a-Site (assessed)			Yes
M24-027	AA12/AA13	Midden/Oven	3-DOC			
M24-028	AA12	Midden/Oven	2a-Site (assessed)			Yes
M24-029	AB11	Midden/Oven	2b-Site (not assessed)			
M24-031	AB11	Midden/Oven	2a-Site (assessed)			
M24-033	AB11	Midden/Oven	2a-Site (assessed)			
M24-034	AB12	Cave/rockshelter	2a-Site (assessed)			Yes
M24-036	AA13	Pit/Terrace	3-DOC			
M24-037	AB11	Midden/Oven	2a-Site (assessed)			
M24-038	AB11	Midden/Oven	2a-Site (assessed)			
M24-039	AA14	Working area	4b-unknown			
M24-040	AB14	Midden/Oven	2a-Site (assessed)			
M24-041	AB14	Unclassified	2b-Site (not assessed)			
M24-042	AB14	Pit/Terrace	2a-Site (assessed)			Yes
M24-043	AA13	Coal mining	3-DOC			
M24-044	AB14	Coal mining	3-DOC			
M24-045	AA14	Coal mining	3-DOC			
M24-046	AA12/AA13	Midden/Oven	3-DOC			
M24-047	AA14	Working area	2a-Site (assessed)			
M24-048	AA14	Midden/Oven	2a-Site (assessed)			
M24-049	AA13	Pit/Terrace	3-DOC			

CULTURAL HERITAGE SITES						
Site No.	Map No.	Site Type	Site Category	Precinct	Listing ¹	Highly Significant Site
M24-050	AA13	Midden/Oven	3-DOC			
M24-051	AA13	Midden/Oven	3-DOC			
M24-052	AA13	Midden/Oven	3-DOC			
M24-053	AA12/ AA13	Midden/Oven	3-DOC			
M24-054	AB14	Midden/Oven	2a-Site (assessed)			
M24-055	AA12/AA13	Midden/Oven	3-DOC			
M24-056	AB12	Midden/Oven	2a-Site (assessed)			
M24-057	AB14	Midden/Oven	2a-Site (assessed)			Yes
M24-058	AA14	Midden/Oven	1-Precinct	Triangle Flat		
M24-060	AA14	Midden/Oven	1-Precinct	Triangle Flat		
M24-061	AA14	Historic-domestic	1-Precinct	Triangle Flat		
M24-062	AA14	Agricultural-pastoral	1-Precinct	Triangle Flat		
M24-063	AA14	Defensive-Military	3-DOC			
M24-064	AA14	Midden/Oven	2a-Site (assessed)			
M25-002	AB13	Midden/Oven	3-DOC			
M25-003	AC9	Midden/Oven	4b-unknown			
M25-004	AB13	Midden/Oven	4b-unknown			
M25-005	AB13	Midden/Oven	1-Precinct	Te Rae		
M25-006	AB13	Midden/Oven	1-Precinct	Pakawau		
M25-007	AB13	Midden/Oven	1-Precinct	Pakawau		
M25-008	AB13	Midden/Oven	1-Precinct	Pakawau		
M25-009	AC13	Defensive-Pa	1-Precinct	Taimatea		
M25-010	AD13	Midden/Oven	1-Precinct	Parapara Inlet	Yes	
M25-011	AD13	Midden/Oven	1-Precinct	Parapara Inlet	Yes	
M25-012	AD13	Midden/Oven	1-Precinct	Parapara Inlet	Yes	
M25-013	AE14	Defensive-Pa	2a-Site (assessed)		Yes	Yes
M25-015	AD13	Midden/Oven	4b-unknown			
M25-016	AD13	Midden/Oven	1-Precinct	Parapara Inlet		
M25-017	AD13	Midden/Oven	1-Precinct	Parapara Inlet		
M25-018	AD13	Midden/Oven	1-Precinct	Parapara Inlet		
M25-019	AD13	Midden/Oven	2a-Site (assessed)			
M25-020	AD13	Pit/Terrace	2a-Site (assessed)			
M25-021	AE14	Midden/Oven	4b-unknown			
M25-022	AE14	Midden/Oven	2b-Site (not assessed)			
M25-024	AB13	Coal mining	3-DOC			
M25-025	AB13	Coal mining	3-DOC			
M25-026	AE13	Industrial (unspecified)	3-DOC			Yes
M25-027	AC10	Midden/Oven	4b-unknown			
M25-028	AC10	Pit/Terrace	4b-unknown			
M25-029	AD13	Midden/Oven	2b-Site (not assessed)			
M25-030	AE14	Midden/Oven	4b-unknown			
M25-031	AD13	Midden/Oven	1-Precinct	Parapara Inlet		
M25-032	AD13	Midden/Oven	3-DOC			
M25-033	AD13	Midden/Oven	1-Precinct	Parapara Inlet		
M25-034	AD13	Midden/Oven	4b-unknown			
M25-035	AD13	Midden/Oven	1-Precinct	Parapara Inlet		
M25-036	AE14	Pit/Terrace	2a-Site (assessed)		Yes	Yes
M25-037	AE14	Midden/Oven	2b-Site (not assessed)			
M25-038	AE14	Midden/Oven	2b-Site (not assessed)			
M25-040	AE13/AE14	Midden/Oven	2a-Site (assessed)			
M25-041	AD09	Burial-cemetery	3-DOC			
M25-043	AD13	Midden/Oven	2a-Site (assessed)			
M25-044	AE14	Artefact find	4b-unknown			
M25-045	AE13	Industrial (unspecified)	1-Precinct	Aorere		
M25-046	AE13	Gold mining	1-Precinct	Aorere		
M25-047	AE13	Gold mining	1-Precinct	Aorere		

CULTURAL HERITAGE SITES						
Site No.	Map No.	Site Type	Site Category	Precinct	Listing ¹	Highly Significant Site
M25-048	AE13	Gold mining	1-Precinct	Aorere		
M25-049	AE13	Transport-communication	1-Precinct	Aorere		
M25-050	AE13	Gold mining	1-Precinct	Aorere		
M25-051	AE13	Gold mining	1-Precinct	Aorere		
M25-052	AE13	Gold mining	1-Precinct	Aorere		
M25-053	AE13	Gold mining	1-Precinct	Aorere		
M25-054	AE12	Gold mining	1-Precinct	Aorere		
M25-055	AE12	Gold mining	1-Precinct	Aorere		
M25-056	AE12	Gold mining	1-Precinct	Aorere		
M25-057	AE12	Gold mining	1-Precinct	Aorere		
M25-058	AE12	Unclassified	1-Precinct	Aorere		
M25-060	AE12	Gold mining	1-Precinct	Aorere		
M25-061	AE12	Historic-settlement-township	1-Precinct	Aorere		
M25-062	AE12	Gold mining	1-Precinct	Aorere		
M25-063	AE12	Historic-settlement-township	1-Precinct	Aorere		
M25-064	AE12	Historic-settlement-township	1-Precinct	Aorere		
M25-065	AE12	Gold mining	1-Precinct	Aorere		
M25-066	AE12	Gold mining	1-Precinct	Aorere		
M25-067	AE12	Unclassified	1-Precinct	Aorere		
M25-068	AE12	Historic-settlement-township	1-Precinct	Aorere		
M25-069	AE13	Gold mining	1-Precinct	Aorere		
M25-070	AE13	Gold mining	1-Precinct	Aorere		
M25-071	AD11	Gold mining	4b-unknown			
M25-072	AF11	Gold mining	3-DOC			
M25-072	AF12	Gold mining	3-DOC			
M25-073	AE12	Gold mining	1-Precinct	Aorere		
M25-074	AE12	Gold mining	1-Precinct	Aorere		
M25-075	AE12	Gold mining	1-Precinct	Aorere		
M25-076	AE12	Gold mining	1-Precinct	Aorere		
M25-077	AE12	Gold mining	1-Precinct	Aorere		
M25-078	AE12	Transport-communication	1-Precinct	Aorere		
M25-079	AB11	Midden/Oven	2a-Site (assessed)			
M25-080	AD09	Gold mining	3-DOC			
M25-081	AD09	Gold mining	3-DOC			
M25-082	AD09	Gold mining	3-DOC			
M25-083	AD09	Gold mining	3-DOC			
M25-084	AD09	Gold mining	3-DOC			
M25-085	AD09	Gold mining	3-DOC			
M25-086	AD09	Gold mining	3-DOC			
M25-087	AB11	Midden/Oven	2b-Site (not assessed)			
M25-088	AB11	Midden/Oven	2a-Site (assessed)			
M25-090	AB12	Midden/Oven	3-DOC			
M25-091	AC09	Historic-settlement-township	3-DOC			
M25-092	AB11	Midden/Oven	3-DOC			
M25-093	AB11	Midden/Oven	2b-Site (not assessed)			
M25-094	AB12	Midden/Oven	3-DOC			
M25-096	AD08	Historic-domestic	4b-unknown			
M25-097	AD08	Midden/Oven	4b-unknown			
M25-098	AD08	Midden/Oven	4b-unknown			
M25-099	AD08	Midden/Oven	4b-unknown			
M25-099	AD07	Midden/Oven	4b-unknown			
M25-100	AC10	Midden/Oven	4b-unknown			
M25-101	AC10	Historic-domestic	4b-unknown			
M25-102	AC10	Midden/Oven	4b-unknown			
M25-103	AC09	Midden/Oven	4b-unknown			
M25-105	AC09	Midden/Oven	4b-unknown			
M25-106	AD07	Midden/Oven	3-DOC			

CULTURAL HERITAGE SITES						
Site No.	Map No.	Site Type	Site Category	Precinct	Listing ¹	Highly Significant Site
M25-107	AD09	Midden/Oven	3-DOC			
M25-108	AD07	Cave/rockshelter	4b-unknown			
M25-109	AD07	Cave/rockshelter	4b-unknown			
M25-110	AD07	Cave/rockshelter	4b-unknown			
M25-111	AB11	Midden/Oven	2a-Site (assessed)			
M25-112	AB11	Unclassified	2a-Site (assessed)			Yes
M25-117	AC09	Transport-communication	3-DOC			
M25-118	AB11	Transport-communication	3-DOC			
M25-119	AC13	Midden/Oven	2b-Site (not assessed)			
M25-120	AD13	Midden/Oven	2b-Site (not assessed)			
M25-121	AB13	Midden/Oven	2a-Site (assessed)			
M25-122	AC13	Midden/Oven	2b-Site (not assessed)			
M25-123	AC13	Midden/Oven	2b-Site (not assessed)			
M25-124	AC13	Midden/Oven	2a-Site (assessed)			
M25-126	AC13	Coal mining	3-DOC			
M25-127	AC13	Historic-settlement-township	2a-Site (assessed)			Yes
M25-128	AC13	Midden/Oven	2a-Site (assessed)			Yes
M25-129	AC13	Midden/Oven	2b-Site (not assessed)			
M25-130	AC13	Midden/Oven	2b-Site (not assessed)			
M25-131	AB13	Midden/Oven	2b-Site (not assessed)			
M25-132	AE06	Midden/Oven	3-DOC			
M25-133	AE06	Midden/Oven	3-DOC			
M25-134	AD13	Midden/Oven	2a-Site (assessed)			
M25-135	AE06	Midden/Oven	3-DOC			
M25-137	AD08	Midden/Oven	4b-unknown			
M25-138	AD08	Midden/Oven	4b-unknown			
M25-139	AE06	Midden/Oven	3-DOC			
M25-140	AD13	Midden/Oven	4b-unknown			
M25-141	AE14	Midden/Oven	4b-unknown			
M25-142	AD13	Midden/Oven	4b-unknown			
M25-143	AC13	Midden/Oven	2b-Site (not assessed)			
M25-144	AD13	Midden/Oven	3-DOC			
M25-145	AB11	Midden/Oven	2a-Site (assessed)			
M25-146	AD07	Midden/Oven	3-DOC			
M25-147	AD13	Pit/Terrace	2b-Site (not assessed)			
M25-148	AC13	Midden/Oven	1-Precinct	Taimatea		
M25-149	AB13	Midden/Oven	3-DOC			
M25-150	AB13	Midden/Oven	1-Precinct	Pakawau		
M25-151	AB13	Midden/Oven	1-Precinct	Pakawau		
M25-152	AD13	Midden/Oven	2a-Site (assessed)			
M26-001	AF14	Gold mining	4b-unknown			
M26-002	AF14	Gold mining	3-DOC			
M26-003	AF11	Gold mining	4b-unknown			
M26-004	AG11	Gold mining	3-DOC			
M26-005	AF11	Gold mining	3-DOC			
M26-006	AF11	Transport-communication	3-DOC			
M26-007	AG12	Gold mining	3-DOC			
M26-008	AG12	Gold mining	3-DOC			
M26-009	AG12	Gold mining	3-DOC			
M26-010	AH12	Gold mining	3-DOC			
M26-011	AG12	Gold mining	3-DOC			
M26-012	AG12	Gold mining	3-DOC			
M26-013	AG12	Gold mining	3-DOC			
M26-014	AG12	Gold mining	3-DOC			
M26-015	AI13	Gold mining	3-DOC			
M26-016	AI13	Gold mining	3-DOC			
M26-017	AI13	Gold mining	3-DOC			

CULTURAL HERITAGE SITES						
Site No.	Map No.	Site Type	Site Category	Precinct	Listing ¹	Highly Significant Site
M26-018	AI13	Gold mining	3-DOC			
M26-019	AI13	Gold mining	3-DOC			
M26-020	AG08	Historic-domestic	3-DOC			
M27-002	AM13	Gold mining	4b-unknown			
M27-003	AN14	Gold mining	4b-unknown			
M27-004	AK12	Gold mining	3-DOC			
M27-005	AK12	Gold mining	3-DOC			
M27-008	AK12	Gold mining	3-DOC			
M27-012	AK12	Gold mining	3-DOC			
M27-013	AK12	Gold mining	3-DOC			
M27-014	AK12	Gold mining	3-DOC			
M27-014	AK12	Gold mining	3-DOC			
M27-015	AK13	Gold mining	3-DOC			
M27-016	AK13	Gold mining	3-DOC			
M27-017	AM13	Gold mining	3-DOC			
M27-018	AM13	Gold mining	4b-unknown			
M27-019	AM13	Gold mining	3-DOC			
M27-020	AM13	Industrial (unspecified)	3-DOC			
M28-001	AO11	Gold mining	1-Precinct	Rolling River		
M28-002	AO11	Gold mining	1-Precinct	Rolling River		
M28-003	AO11	Gold mining	1-Precinct	Rolling River		
M28-004	AO11	Gold mining	1-Precinct	Rolling River		
M28-005	AO11	Gold mining	1-Precinct	Rolling River		
M28-006	AO11	Gold mining	1-Precinct	Rolling River		
M28-007	AO11	Transport-communication	1-Precinct	Rolling River		
M28-008	AO11	Gold mining	1-Precinct	Rolling River		
M28-009	AO11	Gold mining	1-Precinct	Rolling River		
M28-010	AO11	Gold mining	1-Precinct	Rolling River		
M28-011	AO11	Gold mining	1-Precinct	Rolling River		
M28-012	AO11	Coal mining	1-Precinct	Rolling River		
M28-013	AO11	Industrial (unspecified)	1-Precinct	Rolling River		
M28-014	AO11	Gold mining	1-Precinct	Rolling River		
M28-015	AO11	Gold mining	1-Precinct	Rolling River		
M28-016	AO11	Gold mining	1-Precinct	Rolling River		
M28-017	AO11	Industrial (unspecified)	1-Precinct	Rolling River		
M28-018	AO11	Gold mining	1-Precinct	Rolling River		
M28-019	AO11	Gold mining	1-Precinct	Rolling River		
M28-020	AO11	Gold mining	1-Precinct	Rolling River		
M28-021	AO11	Gold mining	1-Precinct	Rolling River		
M28-022	AO11	Historic-settlement-township	1-Precinct	Rolling River		
M28-023	AO11	Gold mining	1-Precinct	Rolling River		
M28-024	AO12	Educational	4b-unknown			
M28-025	AO11	Historic-domestic	1-Precinct	Rolling River		
M28-026	AO12	Historic-domestic	1-Precinct	Rolling River		
M28-027	AN14	Midden/Oven	4b-unknown			
M28-028	AQ13	Cement-lime works	3-DOC			Yes
M28-033	AO11	Gold mining	1-Precinct	Rolling River		
M28-034	AQ11	Gold mining	3-DOC			
M28-035	AQ11	Gold mining	3-DOC			
M29-002	AU08	Gold mining	3-DOC			
M29-003	AS14	Gold mining	1-Precinct	Maggie-Maud		
M29-004	AU08	Gold mining	3-DOC			
M29-005	AU08	Gold mining	4b-unknown			
M29-006	AS14	Gold mining	1-Precinct	Maggie-Maud		
M29-007	AS14	Gold mining	1-Precinct	Maggie-Maud		
M29-008	AT14	Industrial (unspecified)	1-Precinct	Maggie-Maud		
M29-009	AS12	Gold mining	1-Precinct	Howard		

CULTURAL HERITAGE SITES						
Site No.	Map No.	Site Type	Site Category	Precinct	Listing ¹	Highly Significant Site
M29-010	AS12	Historic-domestic	1-Precinct	Howard		
M29-011	AS14	Transport-communication	1-Precinct	Maggie-Maud		
M29-012	AS14	Gold mining	4b-unknown			
M29-013	AS12	Gold mining	1-Precinct	Howard		
M29-014	AS12	Historic-domestic	1-Precinct	Howard		
M29-015	AT12	Gold mining	1-Precinct	Howard		
M29-016	AT14	Gold mining	1-Precinct	Maggie-Maud		
M29-017	AT14	Gold mining	1-Precinct	Maggie-Maud		
M29-018	AS14	Gold mining	4b-unknown			
M29-019	AS14	Gold mining	3-DOC			
M29-020	AT14	Historic-domestic	1-Precinct	Maggie-Maud		
M29-021	AT14	Gold mining	1-Precinct	Maggie-Maud		
M29-022	AS14	Historic-settlement-township	1-Precinct	Maggie-Maud		
M29-023	AT12	Gold mining	1-Precinct	Howard		
M29-024	AT12	Gold mining	1-Precinct	Howard		
M29-025	AT12	Gold mining	1-Precinct	Howard		
M29-026	AT12	Gold mining	1-Precinct	Howard		
M29-027	AS13	Gold mining	1-Precinct	Howard		
M29-028	AT13	Gold mining	1-Precinct	Howard		
M29-029	AT12	Historic-domestic	1-Precinct	Howard		
M29-030	AS13	Commercial	4b-unknown			
M29-031	AT13	Gold mining	1-Precinct	Howard		
M29-032	AT12	Historic-domestic	1-Precinct	Howard		
M29-033	AT12	Gold mining	1-Precinct	Howard		
M29-034	AT12	Gold mining	1-Precinct	Howard		
M29-035	AT12	Gold mining	1-Precinct	Howard		
M29-036	AT13	Gold mining	1-Precinct	Howard		
M29-037	AT12	Gold mining	1-Precinct	Howard		
M29-038	AT12	Gold mining	1-Precinct	Howard		
M29-039	AT12	Historic-domestic	1-Precinct	Howard		
M29-040	AS14	Forestry	1-Precinct	Maggie-Maud		
M29-041	AS14	Gold mining	1-Precinct	Maggie-Maud		
M29-042	AT14	Gold mining	1-Precinct	Maggie-Maud		
M29-043	AT14	Gold mining	1-Precinct	Maggie-Maud		
M29-044	AT14	Gold mining	1-Precinct	Maggie-Maud		
M29-045	AT14	Industrial (unspecified)	1-Precinct	Maggie-Maud		
M29-046	AT14	Industrial (unspecified)	1-Precinct	Maggie-Maud		
M29-047	AT14	Historic-domestic	1-Precinct	Maggie-Maud		
M29-048	AT14	Transport-communication	1-Precinct	Maggie-Maud		
M29-049	AT12	Gold mining	1-Precinct	Howard		
M29-050	AT14	Historic-domestic	1-Precinct	Maggie-Maud		
M29-051	AT14	Gold mining	1-Precinct	Maggie-Maud		
M29-052	AT14	Historic-domestic	1-Precinct	Maggie-Maud		
M29-053	AT14	Historic-domestic	1-Precinct	Maggie-Maud		
M29-054	AT14	Gold mining	1-Precinct	Maggie-Maud		
M29-055	AT14	Gold mining	1-Precinct	Maggie-Maud		
M29-056	AT14	Historic-domestic	1-Precinct	Maggie-Maud		
M29-057	AT14	Gold mining	1-Precinct	Maggie-Maud		
M29-058	AT14	Gold mining	1-Precinct	Maggie-Maud		
M29-059	AT14	Gold mining	1-Precinct	Maggie-Maud		
M29-060	AT14	Gold mining	1-Precinct	Maggie-Maud		
M29-061	AT14	Gold mining	1-Precinct	Maggie-Maud		
M29-062	AT14	Historic-domestic	1-Precinct	Maggie-Maud		
M29-063	AT14	Historic-domestic	1-Precinct	Maggie-Maud		
M29-064	AT14	Gold mining	1-Precinct	Maggie-Maud		
M29-065	AT14	Historic-domestic	1-Precinct	Maggie-Maud		
M29-066	AT14	Gold mining	1-Precinct	Maggie-Maud		

CULTURAL HERITAGE SITES						
Site No.	Map No.	Site Type	Site Category	Precinct	Listing ¹	Highly Significant Site
M29-067	AT14	Gold mining	1-Precinct	Maggie-Maud		
M29-068	AT14	Historic-domestic	1-Precinct	Maggie-Maud		
M29-069	AT14	Historic-domestic	1-Precinct	Maggie-Maud		
M29-070	AT14	Gold mining	1-Precinct	Maggie-Maud		
M29-071	AT14	Gold mining	1-Precinct	Maggie-Maud		
M29-072	AT14	Gold mining	1-Precinct	Maggie-Maud		
M29-073	AS12	Historic-domestic	1-Precinct	Howard		
M29-074	AT12	Gold mining	1-Precinct	Howard		
M29-075	AT12	Gold mining	1-Precinct	Howard		
M29-076	AS12	Gold mining	1-Precinct	Howard		
M29-077	AS12	Gold mining	1-Precinct	Howard		
M29-078	AS12	Gold mining	1-Precinct	Howard		
M29-079	AS12	Gold mining	1-Precinct	Howard		
M29-080	AS12	Gold mining	1-Precinct	Howard		
M29-081	AS12	Gold mining	1-Precinct	Howard		
M29-082	AS12	Historic-domestic	1-Precinct	Howard		
M29-083	AS12	Gold mining	1-Precinct	Howard		
M29-084	AS12	Gold mining	1-Precinct	Howard		
M29-085	AS12	Transport-communication	1-Precinct	Howard		
M29-086	AS12	Gold mining	1-Precinct	Howard		
M29-087	AS12	Gold mining	1-Precinct	Howard		
M29-088	AS12	Historic-domestic	1-Precinct	Howard		
M29-089	AS12	Gold mining	1-Precinct	Howard		
M29-090	AS12	Gold mining	1-Precinct	Howard		
M30-003	AW10	Working area	4b-unknown			
M30-005	AW09	Gold mining	3-DOC			
M30-006	AW09	Forestry	3-DOC			Yes
M30-008	AY08	Gold mining	3-DOC			
M30-009	AW08	Gold mining	3-DOC			
M30-010	AY10	Gold mining	3-DOC			
M30-011	AX08	Gold mining	3-DOC			
N24-001	AA14	Midden/Oven	3-DOC			
N24-002	AA14	Midden/Oven	3-DOC			
N24-003	AA15	Midden/Oven	3-DOC			
N24-004	AA16	Working area	3-DOC			
N24-005	AA16	Shipwreck	3-DOC			
N24-006	AA17	Shipwreck	3-DOC			
N24-007	AA17	Working area	3-DOC			
N24-008	AB18	Midden/Oven	3-DOC			
N24-009	AB18	Working area	3-DOC			
N25-003	AE17	Midden/Oven	3-DOC			
N25-004	AF15	Midden/Oven	2a-Site (assessed)			
N25-006	AF15	Midden/Oven	2b-Site (not assessed)			
N25-007	AF16	Midden/Oven	1-Precinct	Pohara		
N25-008	AF16	Cave/rockshelter	1-Precinct	Pohara		
N25-009	AE17	Midden/Oven	2b-Site (not assessed)			
N25-011	AF17	Pit/Terrace	2b-Site (not assessed)			
N25-012	AE17	Pit/Terrace	2b-Site (not assessed)			
N25-013	AE17	Pit/Terrace	2a-Site (assessed)			
N25-014	AE17	Pit/Terrace	2b-Site (not assessed)			
N25-016	AF16	Midden/Oven	1-Precinct	Pohara		
N25-017	AF16	Midden/Oven	1-Precinct	Pohara		
N25-019	AF17	Pit/Terrace	2b-Site (not assessed)			
N25-020	AF16	Midden/Oven	2a-Site (assessed)			
N25-021	AF16	Burial-cemetery	2a-Site (assessed)			Yes
N25-022	AF16	Midden/Oven	2b-Site (not assessed)			
N25-024	AF17	Pit/Terrace	1-Precinct	Tata Beach		

CULTURAL HERITAGE SITES						
Site No.	Map No.	Site Type	Site Category	Precinct	Listing ¹	Highly Significant Site
N25-026	AF17	Pit/Terrace	1-Precinct	Ligar Bay		
N25-027	AF17	Midden/Oven	1-Precinct	Ligar Bay		
N25-028	AF16	Pit/Terrace	2a-Site (assessed)			Yes
N25-029	AF16	Pit/Terrace	2a-Site (assessed)			Yes
N25-030	AF16	Midden/Oven	2b-Site (not assessed)			
N25-031	AF16	Pit/Terrace	2b-Site (not assessed)			
N25-033	AF16	Pit/Terrace	2b-Site (not assessed)			
N25-034	AF16	Pit/Terrace	2a-Site (assessed)			Yes
N25-035	AE15	Defensive-Pa	2a-Site (assessed)			
N25-036	AE15	Midden/Oven	1-Precinct	Rangihaeata		Yes
N25-037	AE14	Midden/Oven	2b-Site (not assessed)			
N25-038	AE15	Midden/Oven	2b-Site (not assessed)			
N25-039	AE14	Midden/Oven	2a-Site (assessed)			
N25-040	AE14	Cave/rockshelter	2a-Site (assessed)			
N25-041	AF15	Midden/Oven	2a-Site (assessed)			
N25-045	AF17	Midden/Oven	1-Precinct	Ligar Bay		
N25-046	AF17	Midden/Oven	2a-Site (assessed)			Yes
N25-047	AF17	Midden/Oven	2b-Site (not assessed)			
N25-048	AE17	Pit/Terrace	3-DOC			
N25-049	AE17	Pit/Terrace	3-DOC			
N25-050	AE17	Defensive-Pa	3-DOC			Yes
N25-052	AF16	Midden/Oven	2b-Site (not assessed)			
N25-053	AF18	Pit/Terrace	3-DOC			
N25-054	AE18	Midden/Oven	3-DOC			
N25-055	AE18	Pit/Terrace	3-DOC			
N25-056	AE18	Pit/Terrace	3-DOC			
N25-057	AF18	Artefact find	3-DOC			
N25-058	AF18	Pit/Terrace	3-DOC			
N25-059	AE18	Midden/Oven	3-DOC			Yes
N25-060	AF18	Pit/Terrace	1-Precinct	Totaranui		
N25-061	AF18	Midden/Oven	1-Precinct	Totaranui		
N25-062	AE18	Pit/Terrace	3-DOC			
N25-063	AE18	Pit/Terrace	3-DOC			
N25-065	AE17	Artefact find	3-DOC			
N25-066	AE18	Defensive-Pa	3-DOC			
N25-067	AE18	Pit/Terrace	3-DOC			
N25-068	AF17	Midden/Oven	1-Precinct	Tata Beach		
N25-069	AE15	Midden/Oven	1-Precinct	Rangihaeata		
N25-070	AF18	Pit/Terrace	3-DOC			
N25-071	AF18	Artefact find	1-Precinct	Totaranui		
N25-072	AE15	Art	2b-Site (not assessed)			
N25-076	AF17	Cement-lime works	3-DOC			
N25-077	AF16	Historic-domestic	2a-Site (assessed)			
N25-078	AF16	Coal mining	1-Precinct	Motupipi		
N25-079	AF16	Midden/Oven	1-Precinct	Motupipi		
N25-080	AF16	Midden/Oven	1-Precinct	Motupipi		
N25-081	AF16	Midden/Oven	2a-Site (assessed)			
N25-082	AF16	Pit/Terrace	1-Precinct	Motupipi		
N25-083	AF17	Midden/Oven	1-Precinct	Tata Beach		
N25-084	AF17	Midden/Oven	1-Precinct	Ligar Bay		
N25-085	AF16	Midden/Oven	1-Precinct	Pohara		
N25-086	AF17	Midden/Oven	1-Precinct	Ligar Bay		
N25-087	AF16	Cement-lime works	1-Precinct	Motupipi		
N25-088	AF16	Midden/Oven	1-Precinct	Motupipi		
N25-089	AF16	Historic-domestic	2a-Site (assessed)			Yes
N25-090	AE15	Midden/Oven	2b-Site (not assessed)			
N25-091	AF16	Midden/Oven	2b-Site (not assessed)			

CULTURAL HERITAGE SITES						
Site No.	Map No.	Site Type	Site Category	Precinct	Listing ¹	Highly Significant Site
N25-092	AF16	Midden/Oven	1-Precinct	Pohara		
N25-094	AF16	Midden/Oven	1-Precinct	Pohara		
N25-095	AF17	Midden/Oven	1-Precinct	Ligar Bay		
N25-096	AF16	Burial-cemetery	1-Precinct	Pohara		
N25-097	AF16	Midden/Oven	2b-Site (not assessed)			
N25-098	AE14	Midden/Oven	2a-Site (assessed)			
N25-099	AF16	Artefact find	1-Precinct	Pohara		
N25-103	AF16	Midden/Oven	1-Precinct	Motupipi		
N25-105	AE15	Artefact find	1-Precinct	Rangihaeata		
N25-106	AF16	Burial-cemetery	1-Precinct	Pohara		
N25-107	AF15	Midden/Oven	2a-Site (assessed)			
N25-108	AF17	Midden/Oven	1-Precinct	Ligar Bay		
N25-113	AE15	Midden/Oven	1-Precinct	Rangihaeata		
N25-114	AE15	Midden/Oven	1-Precinct	Rangihaeata		
N25-115	AF15	Burial-cemetery	2b-Site (not assessed)			
N25-118	AF16	Midden/Oven	1-Precinct	Pohara		
N26-002	AI17	Pit/Terrace	4b-unknown			
N26-003	AI17		4b-unknown			
N26-004	AF16	Pit/Terrace	2a-Site (assessed)			
N26-005	AF16	Pit/Terrace	2b-Site (not assessed)			
N26-006	AI18	Historic-domestic	3-DOC			
N26-007	AF19	Midden/Oven	4b-unknown			
N26-009	AF19	Defensive-Pa	3-DOC			
N26-010	AF19	Pit/Terrace	3-DOC			
N26-011	AF19	Defensive-Pa	3-DOC			
N26-012	AF19	Pit/Terrace	3-DOC			
N26-013	AF19	Pit/Terrace	3-DOC			
N26-014	AF19	Midden/Oven	3-DOC			
N26-015	AG19	Midden/Oven	3-DOC			
N26-016	AG19	Midden/Oven	3-DOC			Yes
N26-018	AF19	Working area	1-Precinct	Awaroa		
N26-019	AG19	Midden/Oven	2a-Site (assessed)			
N26-020	AG19	Burial-cemetery	3-DOC			
N26-021	AG19	Defensive-Pa	2a-Site (assessed)			Yes
N26-022	AH19	Midden/Oven	3-DOC			
N26-023	AG19	Traditional site	4b-unknown			
N26-024	AH19	Working area	1-Precinct	Te Pukatea		
N26-025	AH19	Midden/Oven	1-Precinct	Te Pukatea		
N26-026	AG19	Midden/Oven	2b-Site (not assessed)			
N26-027	AH19	Unclassified	3-DOC			
N26-028	AH19	Pit/Terrace	3-DOC			
N26-029	AH19	Historic-domestic	3-DOC			
N26-030	AG19	Cave/rockshelter	3-DOC			
N26-031	AH18	Maori horticulture	4b-unknown			
N26-033	AH18	Midden/Oven	4b-unknown			
N26-034	AH18	Pit/Terrace	3-DOC			
N26-035	AH18	Burial-cemetery	3-DOC			
N26-036	AH18	Burial-cemetery	1-Precinct	Marahau		
N26-037	AH18	Working area	1-Precinct	Marahau		
N26-038	AH18	Midden/Oven	1-Precinct	Marahau		
N26-039	AH18	Midden/Oven	1-Precinct	Marahau		
N26-040	AH18	Working area	1-Precinct	Marahau		
N26-041	AH18	Artefact find	1-Precinct	Marahau		
N26-042	AH18	Artefact find	1-Precinct	Marahau		
N26-043	AH18	Maori horticulture	1-Precinct	Marahau		
N26-044	AH18	Defensive-Pa	2a-Site (assessed)			Yes
N26-045	AH18	Artefact find	3-DOC			

CULTURAL HERITAGE SITES						
Site No.	Map No.	Site Type	Site Category	Precinct	Listing ¹	Highly Significant Site
N26-046	AH18	Artefact find	3-DOC			
N26-047	AH18	Artefact find	3-DOC			
N26-048	AH18	Artefact find	3-DOC			
N26-049	AH18	Artefact find	3-DOC			
N26-050	AH18	Midden/Oven	3-DOC			
N26-051	AH18	Pit/Terrace	3-DOC		Yes	Yes
N26-053	AH18	Pit/Terrace	3-DOC			Yes
N26-054	AI18	Pit/Terrace	2b-Site (not assessed)			
N26-055	AI18	Source site	2b-Site (not assessed)			
N26-056	AI18	Pit/Terrace	2a-Site (assessed)			Yes
N26-058	AI18	Defensive-Pa	2a-Site (assessed)		Yes	Yes
N26-059	AH18	Defensive-Pa	3-DOC			Yes
N26-060	AH19	Pit/Terrace	3-DOC			
N26-061	AH19	Midden/Oven	3-DOC			
N26-063	AI16	Pit/Terrace	3-DOC			
N26-065	AI17	Maori horticulture	4b-unknown			
N26-070	AI17	Pit/Terrace	2b-Site (not assessed)			
N26-071	AI17	Pit/Terrace	2b-Site (not assessed)			
N26-072	AI17	Pit/Terrace	4b-unknown			
N26-073	AI17	Pit/Terrace	4b-unknown			
N26-078	AI18	Midden/Oven	3-DOC			Yes
N26-079	AI18	Burial-cemetery	1-Precinct	Kaiteriteri		
N26-080	AJ18	Maori horticulture	4b-unknown			
N26-083	AI18	Defensive-Pa	1-Precinct	Kaiteriteri	Yes	
N26-084	AI18	Artefact find	1-Precinct	Kaiteriteri		
N26-085	AI18	Midden/Oven	1-Precinct	Kaiteriteri		
N26-086	AI18	Artefact find	1-Precinct	Kaiteriteri		
N26-087	AI18	Artefact find	1-Precinct	Kaiteriteri		
N26-088	AI18	Midden/Oven	1-Precinct	Little Kaiteriteri	Yes	
N26-089	AI18	Midden/Oven	1-Precinct	Little Kaiteriteri		
N26-090	AI18	Artefact find	1-Precinct	Little Kaiteriteri		
N26-091	AI18	Artefact find	1-Precinct	Little Kaiteriteri		
N26-092	AI18	Midden/Oven	4b-unknown			
N26-093	AF18	Pit/Terrace	4b-unknown			
N26-094	AI18	Defensive-Pa	1-Precinct	Stephens Bay		
N26-095	AI18	Pit/Terrace	1-Precinct	Stephens Bay		
N26-096	AI18	Maori horticulture	1-Precinct	Stephens Bay		
N26-097	AI18	Midden/Oven	1-Precinct	Stephens Bay		
N26-098	AI18	Artefact find	1-Precinct	Stephens Bay		
N26-099	AI18	Midden/Oven	2b-Site (not assessed)			
N26-103	AI18	Pit/Terrace	3-DOC			
N26-104	AI18	Pit/Terrace	2a-Site (assessed)			
N26-105	AI18	Burial-cemetery	1-Precinct	Goodalls Island		
N26-109	AI18	Midden/Oven	4b-unknown			
N26-114	AI18	Maori horticulture	4b-unknown			
N26-115	AI18	Maori horticulture	4b-unknown			
N26-116	AI18	Maori horticulture	4b-unknown			
N26-118	AI18	Maori horticulture	4b-unknown			
N26-119	AI18	Midden/Oven	4b-unknown			
N26-120	AI18	Maori horticulture	4b-unknown			
N26-121	AI18	Maori horticulture	4b-unknown			
N26-122	AI18	Maori horticulture	4b-unknown			
N26-123	AI18	Maori horticulture	4b-unknown			
N26-124	AI18	Maori horticulture	4b-unknown			
N26-125	AI18	Working area	2b-Site (not assessed)			
N26-126	AI18	Midden/Oven	4b-unknown			
N26-128	AI18	Midden/Oven	2a-Site (assessed)			

CULTURAL HERITAGE SITES						
Site No.	Map No.	Site Type	Site Category	Precinct	Listing ¹	Highly Significant Site
N26-133	AI18	Maori horticulture	4b-unknown			
N26-134	AI18	Maori horticulture	4b-unknown			
N26-135	AI18	Maori horticulture	4b-unknown			
N26-136	AI18	Midden/Oven	1-Precinct	Goodalls Island		
N26-137	AI18	Midden/Oven	1-Precinct	Goodalls Island		
N26-141	AI18	Maori horticulture	4b-unknown			
N26-142	AI18	Maori horticulture	4b-unknown			
N26-143	AI18	Maori horticulture	4b-unknown			
N26-148	AI18	Pit/Terrace	2a-Site (assessed)			Yes
N26-151	AJ18	Midden/Oven	2b-Site (not assessed)			
N26-160	AJ18	Maori horticulture	4b-unknown			
N26-162	AI18	Working area	4b-unknown			
N26-164	AJ18	Working area	2b-Site (not assessed)			
N26-165	AJ18	Maori horticulture	4b-unknown			
N26-166	AJ18	Maori horticulture	4b-unknown			
N26-167	AJ18	Maori horticulture	4b-unknown			
N26-168	AJ18	Maori horticulture	4b-unknown			
N26-170	AJ18	Maori horticulture	4b-unknown			
N26-171	AJ18	Maori horticulture	4b-unknown			
N26-173	AH19	Pit/Terrace	3-DOC			
N26-174	AH19	Artefact find	3-DOC			
N26-175	AH19	Artefact find	1-Precinct	Te Pukatea		
N26-176	AH19	Pit/Terrace	1-Precinct	Te Pukatea		
N26-177	AH19	Pit/Terrace	1-Precinct	Te Pukatea		
N26-178	AG19	Pit/Terrace	3-DOC			
N26-179	AG19	Pit/Terrace	3-DOC			
N26-180	AG19	Pit/Terrace	3-DOC			
N26-181	AF19	Midden/Oven	4b-unknown			
N26-182	AF19	Midden/Oven	1-Precinct	Awaroa		
N26-183	AF19	Pit/Terrace	3-DOC			Yes
N26-184	AI18	Maori horticulture	4b-unknown			
N26-185	AF19	Midden/Oven	3-DOC			
N26-186	AG19	Pit/Terrace	3-DOC			
N26-190	AI17	Forestry	2b-Site (not assessed)			
N26-191	AH18	Artefact find	1-Precinct	Marahau		
N26-192	AG19	Pit/Terrace	3-DOC			Yes
N26-193	AH17	Pit/Terrace	2b-Site (not assessed)			
N26-194	AH17	Pit/Terrace	2b-Site (not assessed)			
N26-195	AH17	Pit/Terrace	2b-Site (not assessed)			
N26-196	AH18	Pit/Terrace	2b-Site (not assessed)			
N26-197	AH17	Pit/Terrace	2b-Site (not assessed)			
N26-198	AH17	Pit/Terrace	2b-Site (not assessed)			
N26-199	AH17	Pit/Terrace	2b-Site (not assessed)			
N26-200	AH17	Pit/Terrace	2b-Site (not assessed)			
N26-201	AH17	Pit/Terrace	2b-Site (not assessed)			
N26-202	AH18	Pit/Terrace	2b-Site (not assessed)			
N26-203	AH18	Pit/Terrace	2b-Site (not assessed)			
N26-204	AH18	Pit/Terrace	2b-Site (not assessed)			
N26-205	AH18		2b-Site (not assessed)			
N26-206	AH18	Pit/Terrace	2b-Site (not assessed)			
N26-207	AH18	Defensive-Pa	2b-Site (not assessed)			
N26-208	AH18	Pit/Terrace	2b-Site (not assessed)			
N26-209	AF19	Historic-domestic	3-DOC			
N26-210	AF16		3-DOC			
N26-211	AH18	Gold mining	3-DOC			
N26-212	AI18	Midden/Oven	2a-Site (assessed)			
N26-213	AI18	Midden/Oven	2a-Site (assessed)			

CULTURAL HERITAGE SITES						
Site No.	Map No.	Site Type	Site Category	Precinct	Listing ¹	Highly Significant Site
N26-214	AI18	Fishing	2b-Site (not assessed)			
N26-216	AI18	Midden/Oven	1-Precinct	Goodalls Island		
N26-217	AI18	Working area	1-Precinct	Goodalls Island		
N26-218	AI18	Midden/Oven	1-Precinct	Goodalls Island		
N26-219	AI18	Midden/Oven	2b-Site (not assessed)			
N26-220	AI18		2b-Site (not assessed)			
N26-221	AI18	Midden/Oven	3-DOC			
N26-222	AI18	Midden/Oven	3-DOC			
N26-223	AI18	Maori horticulture	2b-Site (not assessed)			
N26-226	AF19	Educational	3-DOC			
N26-227	AF19	Pit/Terrace	1-Precinct	Awaroa		
N26-228	AI18		2b-Site (not assessed)			
N26-230	AI18		3-DOC			
N26-231	AI18	Midden/Oven	1-Precinct	Kaiteriteri		
N26-232	AI18	Artefact find	1-Precinct	Kaiteriteri		
N26-233	AI18	Midden/Oven	1-Precinct	Kaiteriteri		
N26-234	AI18	Midden/Oven	2b-Site (not assessed)			
N26-235	AH18	Midden/Oven	2b-Site (not assessed)			
N26-236	AH18	Midden/Oven	2a-Site (assessed)			
N26-237	AH18	Midden/Oven	2b-Site (not assessed)			
N26-238	AH18	Midden/Oven	1-Precinct	Marahau		
N26-239	AH18	Agricultural-pastoral	1-Precinct	Marahau		
N26-240	AH18	Working area	1-Precinct	Marahau		
N26-241	AH18	Midden/Oven	1-Precinct	Marahau		
N26-242	AH18	Midden/Oven	1-Precinct	Marahau		
N26-243	AH18	Artefact find	1-Precinct	Marahau		
N26-244	AH18	Artefact find	1-Precinct	Marahau		
N26-251	AI18	Midden/Oven	1-Precinct	Kaiteriteri		
N26-252	AJ18	Unclassified	4b-unknown			
N27-001	AK16	Working area	4b-unknown			
N27-002	AL15	Pit/Terrace	4b-unknown			
N27-006	AK15	Working area	2b-Site (not assessed)			
N27-007	AK16	Working area	2b-Site (not assessed)			
N27-010	AK16	Midden/Oven	4b-unknown			
N27-011	AK16	Working area	4b-unknown			
N27-015	AL15	Working area	2b-Site (not assessed)			
N27-023	AK16	Midden/Oven	4b-unknown			
N27-025	AK16	Midden/Oven	2b-Site (not assessed)			
N27-032	AK16	Midden/Oven	2b-Site (not assessed)			
N27-033	AK16	Midden/Oven	4b-unknown			
N27-036	AK16	Midden/Oven	4b-unknown			
N27-038	AL15	Working area	2b-Site (not assessed)			
N27-044	AJ16	Midden/Oven	3-DOC			
N27-049	AL17	Pit/Terrace	4b-unknown			
N27-053	AL20	Artefact find	1-Precinct	Mapua		
N27-054	AK18	Midden/Oven	4b-unknown			
N27-055	AJ19	Midden/Oven	4b-unknown			
N27-056	AJ19	Midden/Oven	4b-unknown			
N27-057	AJ19	Midden/Oven	4b-unknown			
N27-058	AJ19	Midden/Oven	4b-unknown			
N27-059	AK18	Midden/Oven	4b-unknown			
N27-060	AJ19	Midden/Oven	4b-unknown			
N27-061	AJ19	Midden/Oven	4b-unknown			
N27-062	AJ19	Midden/Oven	4b-unknown			
N27-063	AJ19	Midden/Oven	4b-unknown			
N27-064	AJ19	Midden/Oven	4b-unknown			
N27-065	AJ19	Midden/Oven	4b-unknown			

CULTURAL HERITAGE SITES						
Site No.	Map No.	Site Type	Site Category	Precinct	Listing ¹	Highly Significant Site
N27-066	AJ18	Midden/Oven	4b-unknown			
N27-067	AK19	Midden/Oven	1-Precinctp	Kina		
N27-068	AK19	Midden/Oven	1-Precinct	Kina		
N27-069	AK18	Midden/Oven	1-Precinct	Kina	Yes	
N27-070	AK18	Midden/Oven	2b-Site (not assessed)			
N27-071	AK18	Midden/Oven	2b-Site (not assessed)			
N27-073	AK19	Defensive-Pa	4b-unknown			
N27-074	AK19	Defensive-Pa	2a-Site (assessed)		Yes	Yes
N27-075	AK19	Midden/Oven	4b-unknown			
N27-078	AL19	Midden/Oven	2b-Site (not assessed)			
N27-081	AL20	Midden/Oven	2b-Site (not assessed)			
N27-082	AL19	Midden/Oven	2b-Site (not assessed)			
N27-085	AL20	Burial-cemetery	4b-unknown			
N27-086	AL20	Midden/Oven	4b-unknown			
N27-087	AL20	Midden/Oven	1-Precinct	Mapua	Yes	
N27-088	AL20	Midden/Oven	1-Precinct	Mapua		
N27-089	AL20	Maori horticulture	1-Precinct	Mapua		
N27-090	AL20	Midden/Oven	1-Precinct	Mapua		
N27-091	AL20	Artefact find	1-Precinct	Mapua		
N27-092	AL20	Burial-cemetery	1-Precinct	Mapua		
N27-093	AL20	Midden/Oven	1-Precinct	Mapua	Yes	
N27-095	AJ18	Midden/Oven	4b-unknown			
N27-100	AJ18	Maori horticulture	4b-unknown			
N27-101	AL20	Midden/Oven	2a-Site (assessed)		Yes	
N27-102	AL20	Midden/Oven	2a-Site (assessed)		Yes	
N27-107	AJ19	Midden/Oven	4b-unknown			
N27-108	AJ19	Working area	4b-unknown			
N27-109	AJ19	Midden/Oven	4b-unknown			
N27-110	AJ19	Midden/Oven	4b-unknown			
N27-113	AL15	Working area	2b-Site (not assessed)			
N27-114	AL15	Working area	2b-Site (not assessed)			
N27-118	AM20	Defensive-Pa	2a-Site (assessed)			Yes
N27-122	AM20	Maori horticulture	4b-unknown			
N27-123	AM20	Working area	2b-Site (not assessed)			
N27-125	AM15	Historic-domestic	2a-Site (assessed)			Yes
N27-126	AM15	Burial-cemetery	2a-Site (assessed)			Yes
N27-128	AL19	Midden/Oven	2a-Site (assessed)			
N27-130	AL19	Midden/Oven	2b-Site (not assessed)			
N27-131	AL20	Midden/Oven	2a-Site (assessed)		Yes	
N27-132	AL20	Midden/Oven	4b-unknown			
N27-133	AM20	Maori horticulture	4b-unknown			
N27-134	AL21	Midden/Oven	2a-Site (assessed)		Yes	
N27-137	AL21	Midden/Oven	2a-Site (assessed)			
N27-138	AK15	Pit/Terrace	2a-Site (assessed)			
N27-139	AL21	Midden/Oven	1-Precinct	Bells Island		
N27-140	AL21	Midden/Oven	1-Precinct	Bells Island	Yes	
N27-141	AM21	Midden/Oven	2b-Site (not assessed)		Yes	
N27-142	AL20	Midden/Oven	4b-unknown			
N27-143	AL19	Midden/Oven	2b-Site (not assessed)		Yes	
N27-144	AL19	Midden/Oven	4b-unknown			
N27-150	AJ17	Burial-cemetery	2a-Site (assessed)			Yes
N27-151	AL15	Gold mining	4b-unknown			
N27-153	AM17	Industrial (unspecified)	4b-unknown			
N27-154	AK18	Artefact find	1-Precinct	Kina		
N27-156	AM20	Midden/Oven	2a-Site (assessed)			
N27-158	AM21	Midden/Oven	2a-Site (assessed)			
N27-160	AM21	Midden/Oven	2a-Site (assessed)			

CULTURAL HERITAGE SITES						
Site No.	Map No.	Site Type	Site Category	Precinct	Listing ¹	Highly Significant Site
N27-168	AJ19	Midden/Oven	4b-unknown			
N27-169	AK18	Transport-communication	2a-Site (assessed)			
N27-170	AK18	Midden/Oven	2a-Site (assessed)			
N27-172	AK18	Midden/Oven	2a-Site (assessed)			
N27-173	AK18	Midden/Oven	2b-Site (not assessed)			
N27-174	AJ19	Midden/Oven	2a-Site (assessed)			
N27-175	AJ19	Midden/Oven	2a-Site (assessed)			
N27-176	AJ19	Midden/Oven	2b-Site (not assessed)			
N28-002	AN21	Source site	4b-unknown			
N28-003	AO21	Source site	2a-Site (assessed)			Yes
N28-004	AO21	Source site	2a-Site (assessed)			Yes
N28-005	AO21	Source site	2a-Site (assessed)			Yes
N28-006	AO22	Working area	3-DOC			
N28-007	AO21	Working area	3-DOC			
N28-008	AO20	Working area	4b-unknown			
N28-009	AO20	Working area	4b-unknown			
N28-010	AO20	Working area	4b-unknown			
N28-011	AQ16	Commercial	2b-Site (not assessed)			
N28-012	AQ16	Commercial	2b-Site (not assessed)			
N28-013	AO15	Flax milling	4b-unknown			
N28-016	AO15	Midden/Oven	4b-unknown			
N28-018	AP16	Working area	4b-unknown			
N28-019	AN15	Working area	4b-unknown			
N28-020	AO16	Transport-communication	2a-Site (assessed)			Yes
N28-021	AQ16	Historic-domestic	2a-Site (assessed)			
N28-022	AO20	Chromite mining	3-DOC			
N28-023	AN22	Chromite mining	3-DOC			Yes
N28-025	AO22	Chromite mining	3-DOC			
N28-026	AN18	Industrial (unspecified)	2a-Site (assessed)			Yes
N28-027	AP16	Working area	4b-unknown			
N28-033	AP16	Midden/Oven	4b-unknown			
N29-002	AT16	Midden/Oven	3-DOC			
N29-003	AT15	Artefact find	3-DOC			
N30-001	AV15	Burial-cemetery	3-DOC			
Footnote: ¹ Means the site is on the New Zealand Heritage List of Wāhu Tapu, for Tasman District, under the Heritage New Zealand Pouhere Taonga Act 2014.						

Schedule 16.13D: Criteria for the Assessment of Significance

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These criteria have been applied to assess the significance of cultural heritage sites listed within Schedule 16.13C. Those sites considered to be highly significant are based on the criteria sourced from 'Heritage assessment of archaeological sites in the Tasman District', Karen Greig 2007.

HERITAGE ASSESSMENT CRITERIA	
1. Archaeological or other scientific value	Does the site contain archaeological or other scientific evidence that has the potential to contribute important information about the District's and/or New Zealand's past?
2. Cultural values	<p>The importance of the site to tangata whenua of Tasman District as a wāhi tapu or historic place in terms of the Heritage New Zealand Pouhere Taonga Act 2014. (Assess cultural values in terms of local iwi knowledge.)</p> <p>Does the site have strong or special associations with a significant cultural group for social, amenity, cultural, spiritual, symbolic or commemorative reasons?</p>
3. Historic values	<p>The extent to which the site is associated with important or representative aspects of the District's or the nation's history.</p> <p>Is the site associated with events, persons or ideas of importance to the District or the nation?</p> <p>The potential of the site to provide knowledge of the District's or the nation's history.</p> <p>The importance of the site in relation to early periods of New Zealand's settlement.</p>
4. Group values	The extent to which the site is associated with other cultural and/or natural features in the surrounding landscape that together contribute to a strong 'sense of place' and/or an important understanding of New Zealand's cultures or history.
5. Technological values	The potential of the site to provide knowledge about technology, technical accomplishment and landscape design.
6. Architectural values	The potential of the building or structure to provide knowledge about the region's or the nation's architecture.

