

RICHMOND ON THE RISE

ABOUT THIS PROJECT

The population in the Nelson-Richmond urban area has been growing steadily and is expected to keep growing for many years. In 2022 Tasman District Council adopted the Future Development Strategy (FDS), a high-level strategic plan that indicating key growth areas in Tasman (and Nelson).

To accommodate the predicted population growth of the Richmond area, we need to increase the number of people that can live in Richmond and provide more variety in the types of housing that is available. The Richmond on the Rise project will develop a Spatial Plan to provide a direction for accommodating housing and business growth for the next 10-30 years and meeting the changing needs of Richmond's population.

WHY DO WE NEED TO DO THIS?

Recognising the demands for growth, there are only two options to handle the predicted future growth for Richmond – expand outwards or increase density within the existing urban area. Realistically we need to do both - make better use of the urban areas we already have, and then extend urban areas where appropriate.

There is a limit to the amount of outwards expansion of the Richmond area that is sustainable without negatively affecting both residents and the environment. Whenever we talk to people who live, work and spend time in the Waimea Plains area of the Tasman region, we hear one message repeatedly:

Productive land on the plains shouldn't get swallowed up by urban sprawl and lifestyle blocks.

This means we need to support increased residential density in the right places, to provide housing choice for our changing population. When enabling more housing, it is important that the Plan ensures residents can live in a functioning and vibrant community. This means the Plan will also look at aspects such as green open space and urban trees, the town and local centres, transport options and stormwater and other infrastructure needs. These aspects all need to work together to create a successful community.

If we don't plan well now, the consequences are loss of productive land, increasing negative climate change effects, increasing cost of infrastructure and rates, and a lack of housing choices.

HOW WE GOT HERE

As well as assessing many background documents and applying best practice, we have undertaken an online community survey, held workshops with iwi, local business owners, developers and stakeholders, Council staff and Councillors to find out the unique challenges and desires of the Richmond community. These conversations have informed the draft Plan we have come up with today.

WHAT ARE WE PROPOSING TO DO?

The Richmond on the Rise Plan outlines the areas that would be the best fit for housing change. This type of change may look like two and three-storey homes of different typologies in residential areas or small apartment blocks. It also may include a mixture of activities (residential and commercial in one building) in the commercial centres.

The Plan also looks at how can grow the commercial areas, improve our green open spaces, upgrade transport options, explore opportunities for upgrades to our community facilities and ensure that infrastructure is ready for more residents. Where we enable more housing must fit with these considerations, as well as manage potential hazards such as sea level rise and flooding risks.

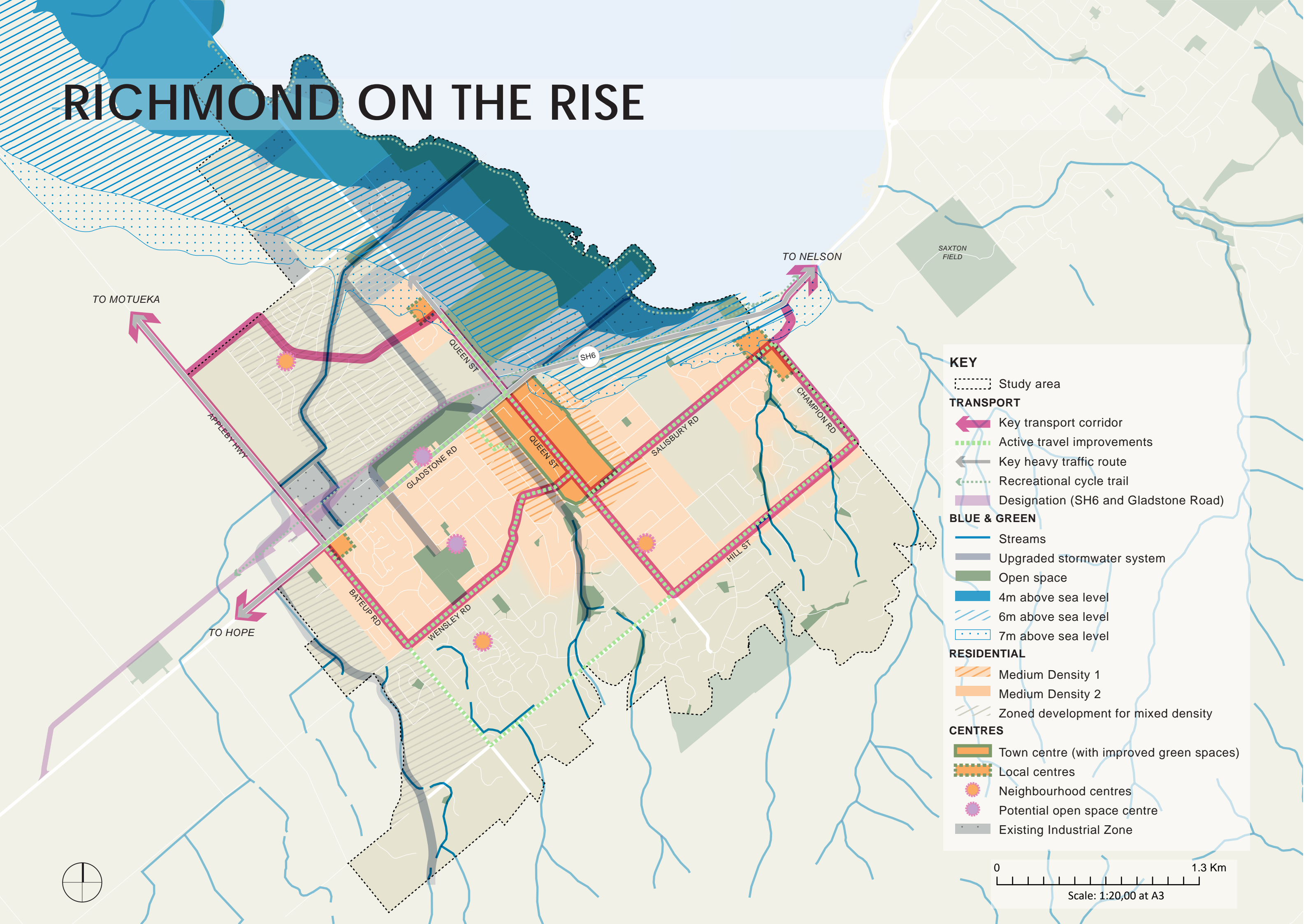
WHAT THE CHANGES WILL MEAN

Introducing rules that enable greater housing density in Richmond will mean that developers will get more development potential but will have to provide higher quality buildings with public amenity such as open spaces. Council will get more rates to accommodate growth and in return will be able to provide more and improved public spaces, services and events. This will give the community more housing choice, more public space and potentially lower costs of living. These changes will allow Richmond to grow and thrive as a great place to live, work and spend time.

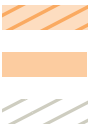
WHAT DO WE WANT TO KNOW?

We now need to understand your views on the draft Richmond on the Rise Plan and how you feel about the changes it will allow in Richmond. Your feedback will help shape what these changes look like in the final Plan, and the ongoing outcomes that stem from it. We want your feedback in response to the six key Objectives set out on the following pages.

RICHMOND ON THE RISE



KEY MOVES

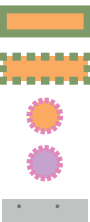


HOUSING
Enable increasing residential development with a focus on the main town centre. Utilise land that is flatter and close to the centre for medium density residential. All new development will be subject to standards that maintain urban amenity.

Medium Density Residential (1) will relate to those areas closest to the town centre. It provides for moderate levels of increased residential density (apartments and townhouses) to support with the national medium density standards in the NPS-UD.

Medium Density Residential (2) will provide for additional residential development of a higher density than existing suburban housing. It will focus on those areas deemed suitable for more housing due to their proximity to local centres, key transport corridors, green space, and education.

Some limited additional infill and new suburban development will continue to occur in the areas currently zoned for it, but not yet developed. This will be flexible to allow pockets of medium density in appropriate locations.



CENTRES AND COMMUNITY HEART
Mixed-used, higher density housing will be provided for in town centre e.g. apartments over shops.

Enhanced green spaces will be developed in the town centre - Sundial Square becomes the destination point that links to a connected suburban green network.

Local centres and neighbourhood centres are located throughout Richmond to enhance accessibility, connectivity and walkability without detracting from the Town Centre.

Explore opportunities to provide new small commercial activities around prime green spaces to improve neighbourhood connectivity and open space activation (such as a cafe or childcare centre).

Industrial and commercial support activities will continue to be focused along Gladstone Road and Lower Queen Street but new activities will need to respond to climate change and community demands.



IDENTITY
Celebrate the strong blue and green networks located in Richmond and expand these into surrounding areas through enhancing connectivity including new green spaces and improved access through stream and park corridors.

Work with Iwi to enhance cultural connections to the land and tell stories through ecological and urban design interventions.

Local and neighbourhood centres (and naming them) foster a sense of neighbourhood identity.

Local cycle facilities integrated into the Great Taste Trail and surrounding hills enhance Richmond's identity as a unique destination in the Tasman Region.

Urban development will be subject to a Māori design framework that embeds Mana Whenua values into the natural and built environment of Richmond.



MOVEMENT
Urban form is supported by public transport along key roads.

Streets are upgraded with enhanced trees and pedestrian and cycling improvements to encourage high-amenity and safe active transport environments.

Movement of people to and around Richmond is prioritised, while recognising the function of the State Highway network and enabling continued large vehicle movements critical to the operation of Richmond's services and industrial areas.

The retention of the designation for a future bypass means possible removal of extra traffic on Gladstone Road (a decision for Waka Kotahi not Tasman District Council).



GREEN AND BLUE INFRASTRUCTURE
Bring more green space into the town centre focussing on Sundial Square and spreading connections into the wider areas.

Improve the green network across Richmond by enhancing existing open spaces and improving streetscapes with increased landscaping and tree planting.

Improve stormwater channels with planting to improve ecological corridors and celebrate the stream network that flows through Richmond by improving access and ecology.

Create an open space strategy to ensure the green network provides the adequate open space that is fit for purpose for the growing and diversifying population, including active and passive recreation and spaces of varying size and configuration.



RESPONSES TO HAZARDS AND CLIMATE CHANGE
Introduce limits that would not allow any new buildings in the area below the 4m sea level rise contour. Investigate options for relocating existing activities that are in the area below the 4m sea level rise contour.

Explore limiting new building and development in the area below the 7m sea level rise contour or requiring management of development that responds to natural hazards and climate change.

Create more resilient stormwater system through green space and upgrade stormwater infrastructure with improved capacity and connections.

OBJECTIVES



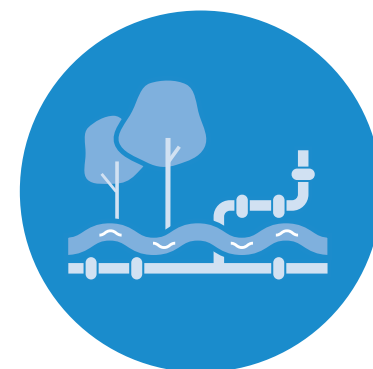
HOUSING



MOVEMENT



CENTRES AND
COMMUNITY HEART



GREEN AND BLUE
INFRASTRUCTURE



IDENTITY



RESPONSES TO HAZARDS
AND CLIMATE CHANGE

MANA WHENUA (DRAFT AND TO BE CONFIRMED)

- To integrate and provide opportunities for growth that meet manawhenua needs
- Implement the principles of Te Mana o Te Wai in the management of stormwater
- Protect and recognise the cultural heritage of the area
- Integrate Māori design and tikanga into the built environment

HOUSING

- Provide for wide-ranging choice of housing types, including standalone dwellings in limited areas, through to apartments up to six storeys close to the main urban centre
- Enable high-quality and high-amenity housing options that suit households of all make-ups, ages and abilities
- Utilise prime areas of existing urban footprint, intensifying in places that provide open space, centres proximity and connection to existing and potential public transport corridors
- Ensure any new greenfield and brownfield developments provide diversity of housing types and are planned to enable future intensification through lot design and building positioning

CENTRES AND COMMUNITY HEART

- Establish a clear hierarchy of centres from a sub-regional centre to local neighbourhood centres, distributed as 15-minute catchments
- Enliven the vibrant “heart” of Richmond to encourage amenity values attractive to residential activities and people-centred environments, including supporting night time activity
- Create positive community and cultural destination anchors for residents and visitors
- Recognise need for growing employment, service and industrial uses and plan these positively into the developing environment

IDENTITY

- Characterise neighbourhoods by streetscape, landscape, building design and orientation in order to give direction to a distinctive urban form that responds positively to these characteristics
- Explore the formalisation of identifiable, distinct neighbourhoods through naming and visual differentiation
- Develop Richmond as a sub-regional urban centre that reflects its natural context of hills to inlet and supports recreational activity which is key to Richmond identity

MOVEMENT

- Provide for a choice of transport modes in street types and space allocation as well as in the future urban form to enable public transport options
- Influence mode shift through connected and attractive streets that support pedestrian and cycle movements through Richmond
- Reduce vehicular carbon emissions and congestion by providing viable movement choices
- Continue to support freight and service movement while providing for increased safety of all users.

GREEN AND BLUE INFRASTRUCTURE

- Provide a range and hierarchy of adaptable, diverse and high-quality green open spaces that are purposeful to the needs of the community and reflects natural landscape patterns
- Mitigate stormwater and flood risks through design and integration with open spaces
- Design with ecological responsiveness in mind, to allow native plants and species to thrive.

RESPONSES TO HAZARDS AND CLIMATE CHANGE

- Ensure development areas and patterns account for risk from flooding, coastal inundation and sea level rise, slips, liquefaction, and earthquake faults
- Ensure that growth and intensification prioritises mitigation of and provides for adaptation to climate change

HOUSING

WHAT DOES THIS MEAN FOR THE PLAN?

The Richmond on the Rise Plan is driven by the need to provide more housing and expand the housing options in Richmond. The Town Centre will play a role in providing some more housing including mixed use developments of retail, offices and apartments up to four storeys. Some areas of residential Richmond have qualities which means it is suitable for more residential growth, such as proximity to centres, access to public transport and public open space – these are best suited to increased densities including walk-up apartments and blocks of townhouses of two-to-three storeys. Some areas will need investment to make it more suitable for increased housing opportunities or improved infrastructure.

New housing typologies which have high amenity and design standards provide different housing options for different families and housing needs.



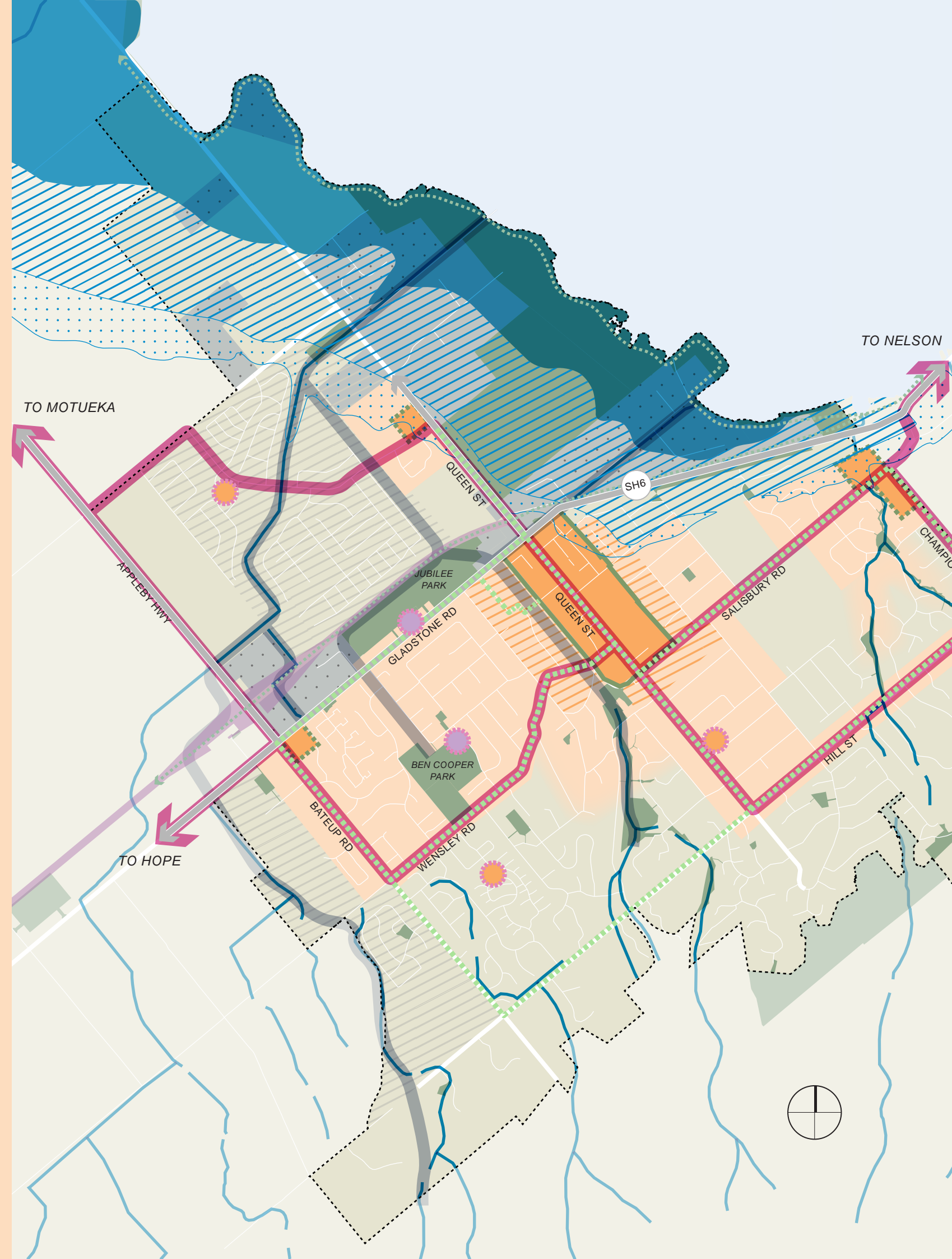
Figure 1: Example of two and four storey development on a large site



Figure 2: Example of two-storey town houses

PROMPTS TO THINK ABOUT

- Are the two types of proposed medium density residential areas located in the right places?
- What building heights do you consider appropriate for medium density housing in the parts of Richmond identified?
- Should the Plan explicitly provide for a range of different housing choices to suit differing needs and preferences?
- Should new housing be influenced by local design guides to ensure high quality designs while allowing for creativity?



CENTRES AND COMMUNITY HEART

WHAT DOES THIS MEAN FOR THE PLAN?

Commercial centres in Richmond range from the main Town Centre to small neighbourhood shops and cafes. It is important to establish a hierarchy of centres so that private investment is not focussed on some centres at the expense of others. Centres need to be appropriately distributed to provide easy access for residents to day-to-day needs and to reduce the need for travel. The Town Centre plays a key role as the local community destination with a vibrant heart. There is still a need for services and industrial uses which must be planned into the changing environment.

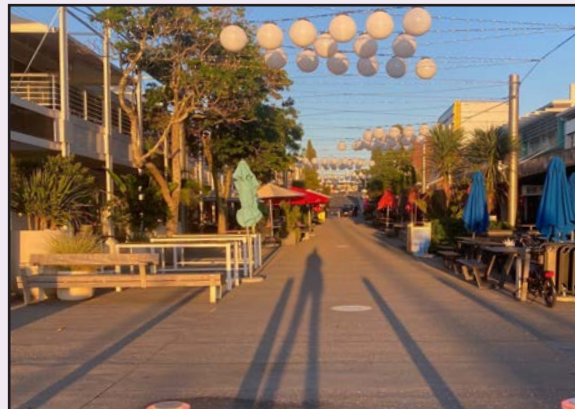


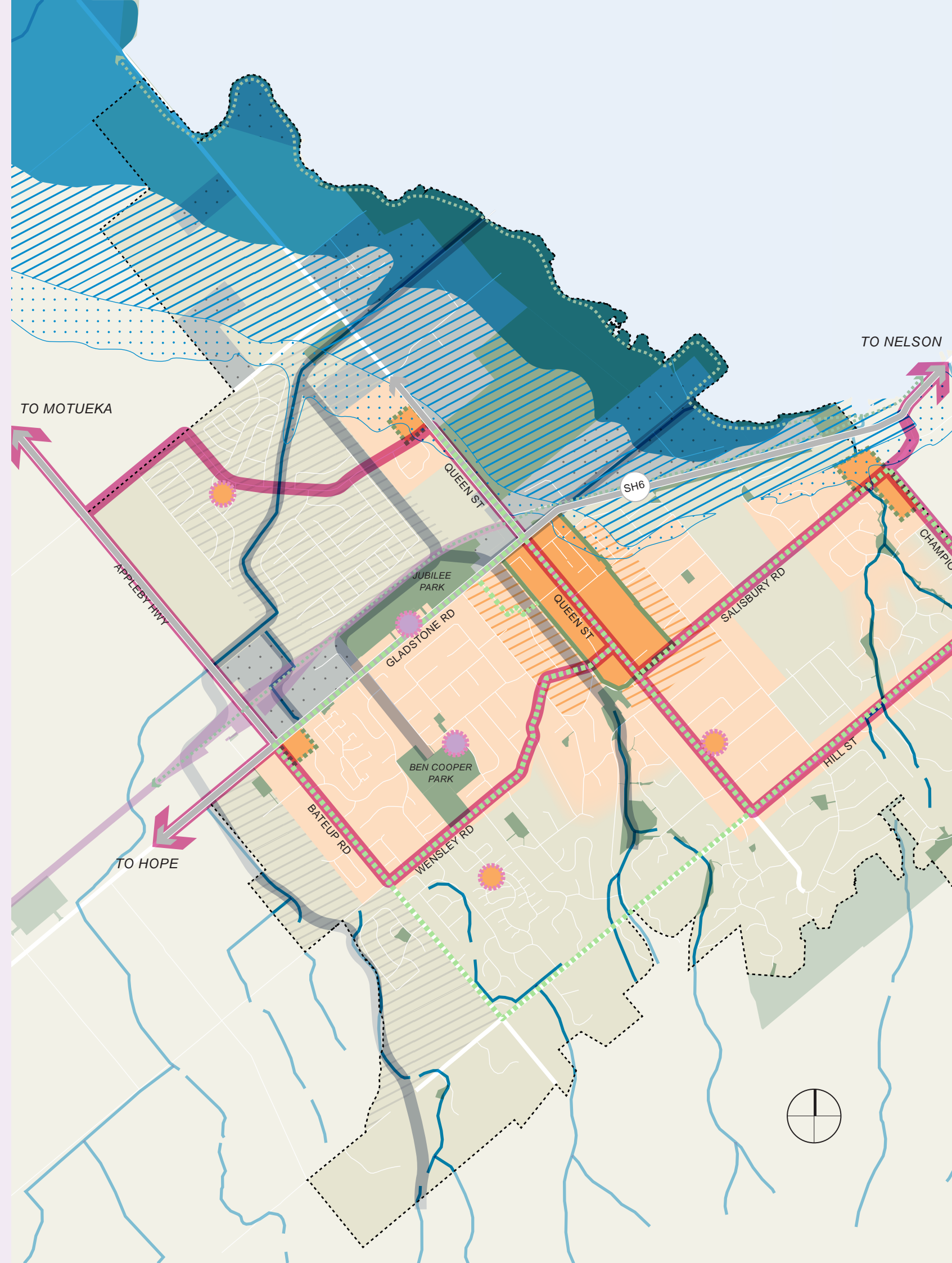
Figure 3: A main street open for people with day and evening dining



Figure 4: Play within a town centre makes it a space for people of all ages

PROMPTS TO THINK ABOUT

- Do you agree with the Plan's focus on having one key Town Centre with smaller supporting centres?
- Should the Town Centre have hubs or precincts within it? For example, an area with offices and upper-storey residential but not hospitality.
- We have heard that people would like more night-time activity. What night-time activities would you like to see in the Town Centre? In what area should they be focussed?
- What should be provided in a neighbourhood centre? For example - a cafe, restaurant and a dairy? Should it include residential (mixed-use)?
- Would public open spaces be more used or more attractive if they had commercial activity such as cafés, community facilities or childcare next to them?
- Are the centres spread appropriately across Richmond or are there gaps to fill?



IDENTITY

WHAT DOES THIS MEAN FOR THE PLAN?

Richmond is growing out of its role as a rural service town for the wider area. It is now also a key residential and destination town in the Tasman District. The Plan is an opportunity to recognise the key elements that give Richmond a strong identity and to build on these. Richmond's surroundings of the hills and inlet give it a strong visual identity which can be enhanced through cultural story-telling and improved access to nature designed into the Plan. Other improvements to identity could be through the creation of neighbourhoods, and using identifiable elements like trees and building design to give neighbourhoods a sense of place.



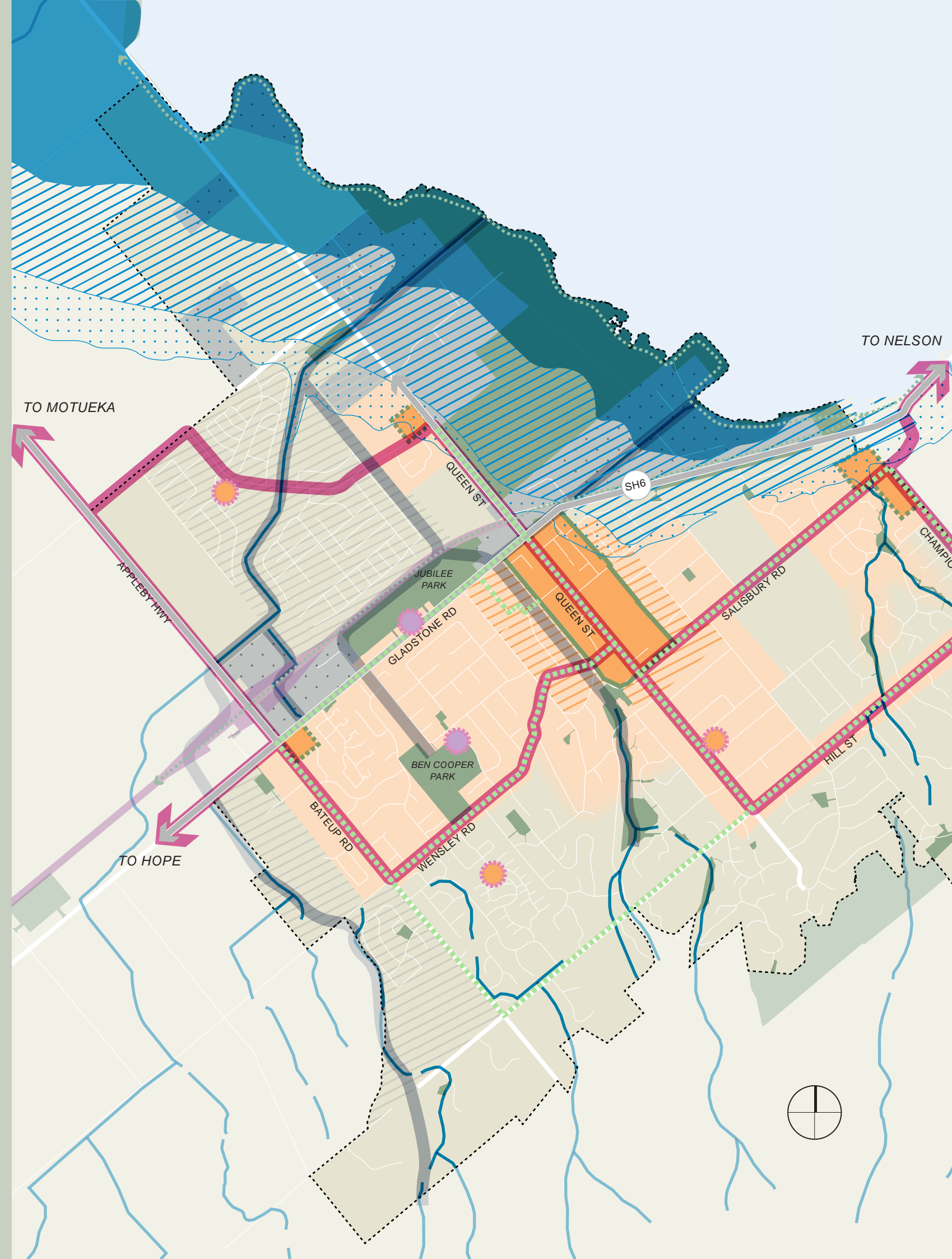
Figure 5: Improve access to surrounding nature which is key to Richmond's identity



Figure 6: Wellington used haka tangata in their pedestrian crossing lights to celebrate hosting Te Matatini event in 2019. It became a permanent installation. Image: Wellington City Council

PROMPTS TO THINK ABOUT

- Thinking about its natural setting, does the layout and use of Richmond reflect the natural environment? Do you think this Plan improves that?
- Is there anything missing from Richmond that would help to make it distinct from other towns and cities?
- What landmarks help you identify different areas of Richmond? What about within your neighbourhood?
- What local stories of the past and present are important to Richmond? How would you like to see these displayed? (For example through public art, dedicated public space or creative infrastructure)



MOVEMENT

WHAT DOES THIS MEAN FOR THE PLAN?

The Plan seeks to improve how people move in, around and through Richmond. With a growing population, we need to ensure people have accessible transport choice across all modes in Richmond – cycling, walking and public transport all have a role to play alongside private cars. More people in the town will help to support the public transport network. Growing the options for public transport, walking and cycling will help with the ongoing need to reduce carbon emissions created by private vehicle use. Richmond continues to play a role in supporting freight and large vehicle movement which needs to be balanced against providing for safety for all users of the road.



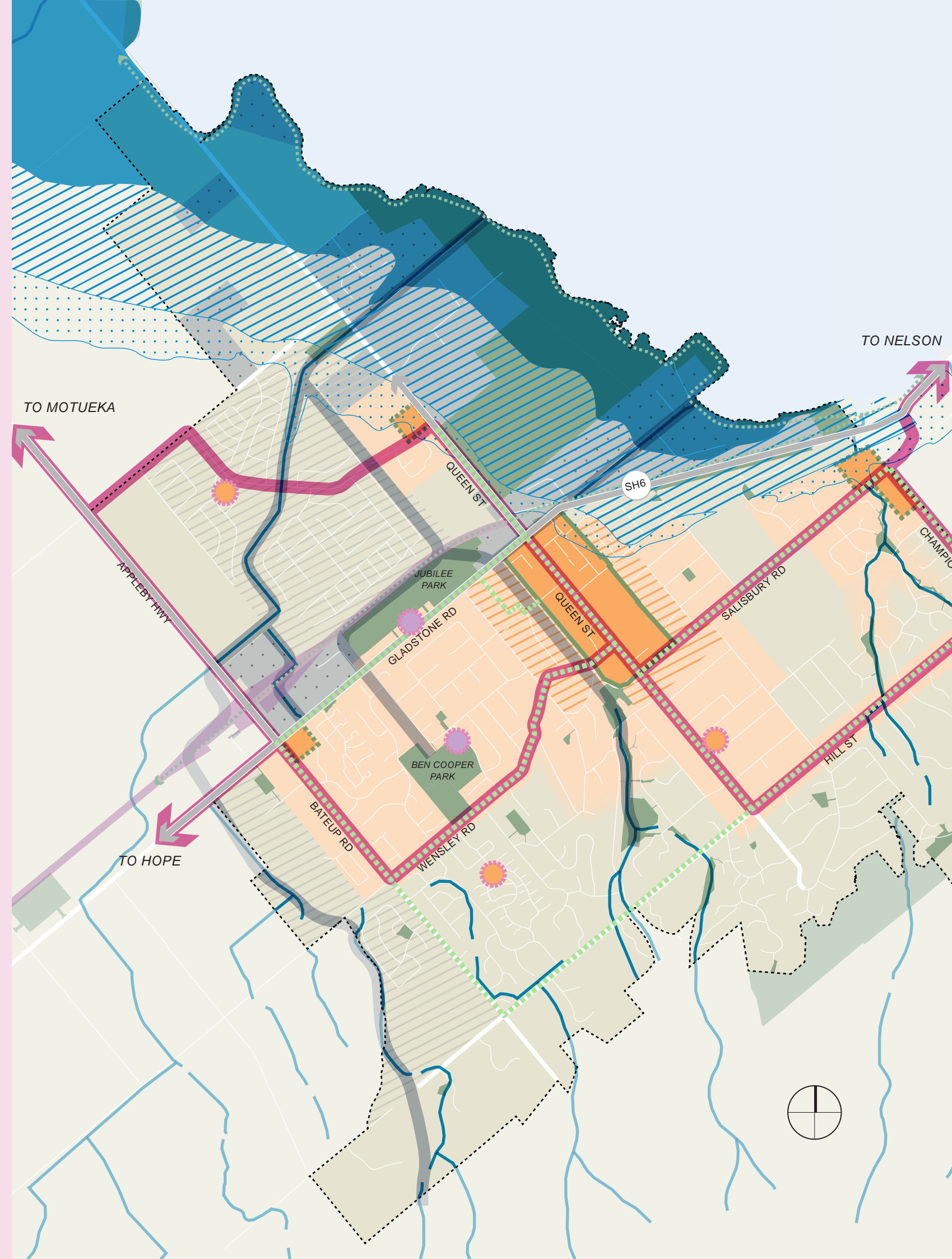
Figure 7: Improved safety allows for younger people to have more independence and travel choice



Figure 8: Providing walkable streets and attractive public transport options provides transport choice.

PROMPTS TO THINK ABOUT

- Do you think this Plan addresses the key challenges about moving to and through Richmond? For example, does more housing along green corridors help with walkability?
- Do you agree with focussing growth along bus routes? Do the routes need to be improved?
- Do you think this Plan provides more options so that people who cannot drive can easily get around Richmond?
- Acknowledging that this Plan cannot resolve the issues State Highway 6 and Queen Street, do you think it will help to balance large vehicle movements with safety and convenience for other road users?



GREEN AND BLUE INFRASTRUCTURE

WHAT DOES THIS MEAN FOR THE PLAN?

Public open and green spaces and waterway networks not only provide recreation choices, but options to improve resilience and the natural environment. This Plan is an opportunity to assess if our green and blue spaces are meeting the needs of the community. A successful community needs a variety of open spaces that provide for different (formal and informal) recreational needs for people of all ages. The stream networks can mitigate growing stormwater and flood risks. Ensuring these networks are well planned can strengthen ecological connectivity, allowing species to thrive.

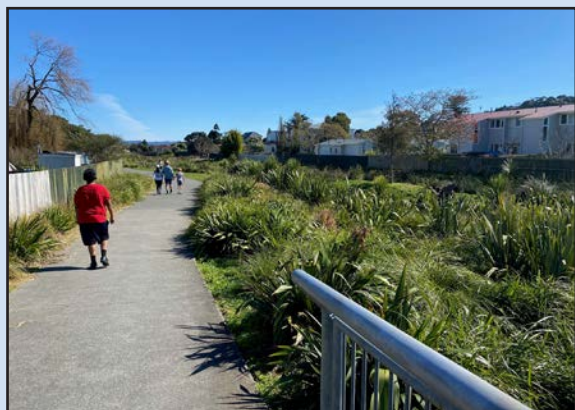


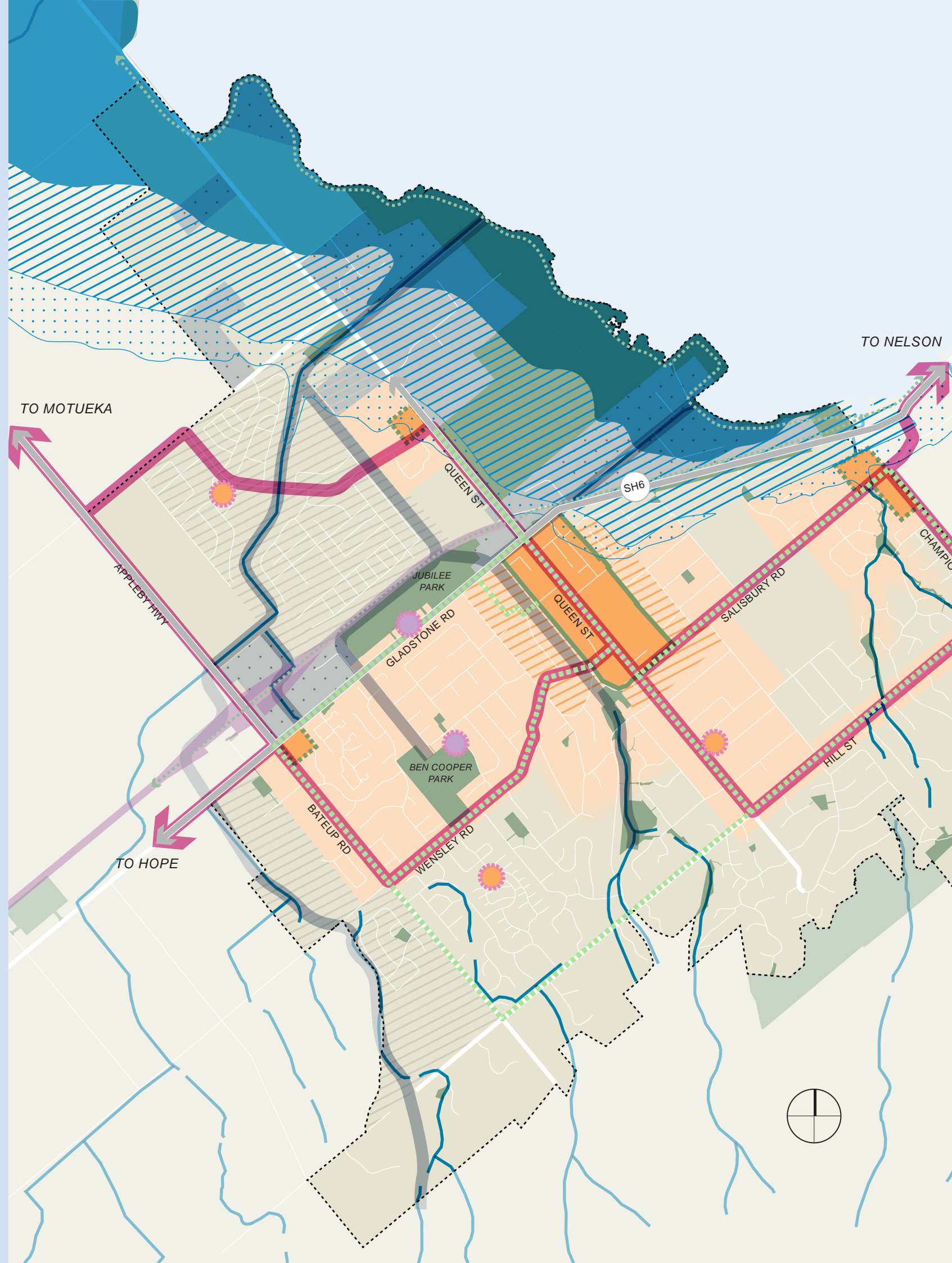
Figure 9: Using open space for recreation, stormwater resilience and enhanced ecology



Figure 10: Stormwater infrastructure integrated into public seating and play raises awareness of blue network.

PROMPTS TO THINK ABOUT

- Are there sufficient green spaces across Richmond to meet open space needs?
- This Plan could lead to creating a more detailed open space strategy. Do you think the open spaces provided need to be more flexible in their use? For example, provide for play, formal sports, informal sports and other recreation?
- Does the Plan make recreation opportunities easier to access for more people? Why?
- Do you think this Plan successfully integrates the network of streams into open space?
- Do you think this Plan allows for improved native species and bird life in residential areas and centres across Richmond?



RESPONSES TO HAZARDS AND CLIMATE

WHAT DOES THIS MEAN FOR THE PLAN?

Climate change and natural hazards pose a risk to all developed areas. Like all coastal areas, the lower areas of Richmond are susceptible to sea level rise and a number of parts of Richmond are at risk from stormwater flooding. This Plan can help Richmond be better prepared to respond to various hazards. The Plan must also look to respond to the effects of climate change. This might look like restricting certain areas for development where they are at known risk from sea level rise. The Plan will have to decide what potential hazards pose the most risk to the future of Richmond and how to manage them.



Figure 11: Limiting medium-density housing to areas outside of risk of sea level rise avoids long-term risk.

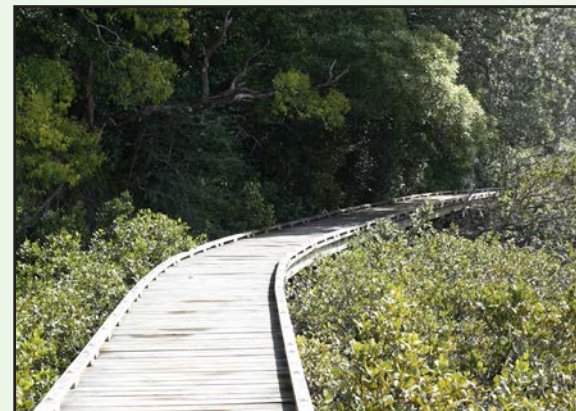


Figure 12: Designing coastal areas for recreation and tidal change is good use of land susceptible to the risks of climate change

PROMPTS TO THINK ABOUT

- Thinking about improving resilience for the future, do you agree with where the improved stormwater corridors are located?
- Areas located up to 4 metres above sea level are at high risk of the effects of climate change. Do you agree there should be managed retreat from these areas? Why / why not?
- Areas located up to 6 metres above sea level are at longer-term risk of the effects of climate change. Do you agree no new development should occur in these areas?
- Areas located between 6-7 metres above sea level have some risk of stormwater flooding. Should development in these areas have special rules (such as elevated floor levels)?
- Do you agree that some areas should be zoned for no development due to hazard risks? What risks and why?

