

IMPLEMENTING RICHMOND ON THE RISE

What might a future Plan Change look like?

Richmond on the Rise is a growth plan for the future of Richmond. But it needs to be put into action in a range of different ways. One of the key ways is through a plan change to the Tasman Resource Management Plan (TRMP).

What is the TRMP and why does it matter?

The TRMP is the big book that does a lot of things to manage development in all parts of the Tasman region:

- It provides zones for our land. The zoning differentiates residential land from industrial land, open space land from commercial land.
- It provides rules. It says the things that you can do without getting permission (a resource consent) and the things that do require a resource consent
- It provides objectives and policies. It provides a future vision and guides whether resource consent should be granted or declined.

OK, so how might the Council change the TRMP?

Because the way private land is developed is just as important as the public land for the success of Richmond on the Rise, we need to change the zones, rules and policies in Richmond to focus on good growth in the right places.



Zones

- Richmond on the Rise identifies two new higher density areas. These are labelled “Medium Density 1” and “Medium Density 2”. Below we refer to these areas as MD1 and MD2*.
- In the TRMP we would need to rezone the mapped areas to these new zones.

Rules

In the new MD1 and MD2 zones, we will need to:

- Investigate an easier consenting pathway for building developments that are well designed and achieve high quality urban design outcomes. This will include providing quality living environments for existing residents in the areas where new development is occurring.
- Allow higher building heights, more so for MD1 than for MD2. To enable greater residential density it is necessary to accept higher buildings.
- Make it easier for buildings to share walls, such as for duplexes and terrace housing.
- Enable more than one dwelling on a property.
- Change daylight angle requirements to ensure that greater density can be built, while still providing quality living environments for existing residents.
- Ensure suitable infrastructure is available.

Policies

New policies will be needed to:

- Support intensification, while still maintaining a built environment that achieves good quality living environments.
- Ensure connectivity to walking and cycling routes.
- Ensure access to outdoor areas and both public and private green spaces.
- Support the retention or replacement of landscaping and trees.

Whew, that's a lot. Anything else?

Well, yes actually. One of the outcomes of Richmond on the Rise is to support the further development of small medium density residential areas further out from the town centre. This could also support opportunities such as public open space areas being enhanced by the presence of a café or similar.

We will need to investigate how we can achieve this, but we may look at providing policy support for appropriate commercial activities in such locations. This will mean that there is an easier consenting pathway for someone who might want to set up a café next to a local park.

Will I get to have a say on these changes?

Absolutely. Richmond on the Rise – the growth plan – is the first step. Once the growth plan has been finished, the Council will then look towards what changes are needed to the TRMP. Any change to the TRMP will be a public process and there will be opportunities to comment and provide a submission.

*For technical reasons the zones will ultimately need to have different names from those used here, but for the time being here we will continue to refer to them as MD1 and MD2.