



Community Discussion Document Managing Tasman's Environment and Development

How we will live, work, travel,
and spend time in Tasman District



HAVE YOUR SAY

Help shape a new resource
management plan that will
keep Tasman special for
generations to come



Te Kaunihera o
te tai o Aorere

CONTENTS

Creating the Aorere ki uta, Aorere ki tai – Tasman Environment Plan	4
Significant resource management issues for the region	6
Transport	9
Infrastructure and energy	10
Rural areas	11
Outstanding Natural Landscapes and Features	12
Coastal environment and coastal natural character	15
Urban areas	17
Have your say: Pull-out feedback form	19
Rural 3 Zone (and Coastal Tasman Area)	27
Light	29
Signs	30
Historic heritage	31
Notable trees	34

“ It’s important we plan for the future by encouraging quality development in appropriate places, supporting sustainable industries and production, and protecting and restoring our environment. Our communities can contribute to how we do this by getting involved in the process to create the new Tasman Environment Plan. ”

Tasman is a special place to live. At Tasman District Council, we acknowledge the significant role and important contributions from our iwi partners. We're working with iwi and our communities on a new resource management plan that will help keep Tasman special for generations to come. We're calling this plan Aorere ki uta, Aorere ki tai – Tasman Environment Plan.

Inside this discussion document, you'll find a range of issues and opportunities across several resource management topics, and some possible options for addressing them through the new Tasman Environment Plan. We are yet to work on detailed rules and mapping, so they are not included in this round of engagement.

We are also seeking your views on ways we can manage issues and make the most of opportunities for each of our main towns and villages in the district. To give area-specific feedback, please visit our website or complete the printed forms for the towns and villages of interest to you.

Alongside this document we are also releasing a discussion document that focusses on freshwater and the coastal environment. We'd encourage you to engage with that document also. A further discussion document covering topics such as natural hazards, biodiversity, air, open spaces and more about freshwater management will be released for feedback mid-2023.

The creation of the Tasman Environment Plan is a once in a generation chance to shape our future development and protect our natural environment. Now is the time to have your say. Your feedback and views on the issues and options in this discussion document will help our Environmental Policy Team and their iwi partners to draft the new plan. So, please read on and let us know what you think.



**Please share your
feedback before
12 December 2022**

Creating the Tasman Environment Plan

Tasman District is home to vibrant and diverse towns, local centres, and communities. Living here or visiting, creates a need for transport, industry, schooling, housing, employment, and social connectivity in a healthy environment.

The Aorere ki uta, Aorere ki tai – Tasman Environment Plan will guide how we live, work, and play in our District. This plan is being created by Tasman District Council in partnership with iwi and our communities over the next few years. It will be an important document that will eventually replace the current council resource management plans. The new plan will be the blueprint for how we grow as a district, and use and care for our land, air, and water ki uta ki tai (from the mountains to the sea).

The planning framework

The Resource Management Act 1991 (RMA) is currently New Zealand's main legislation for governing how the land, air, and water in our natural and built environments should be managed. It provides the framework under which our local resource management plans are developed.

Following a review of the RMA, the Government has decided to repeal and replace it. The RMA will be

replaced with three new Acts; the Natural and Built Environments Act, the Spatial Planning Act, and the Climate Adaption Act.

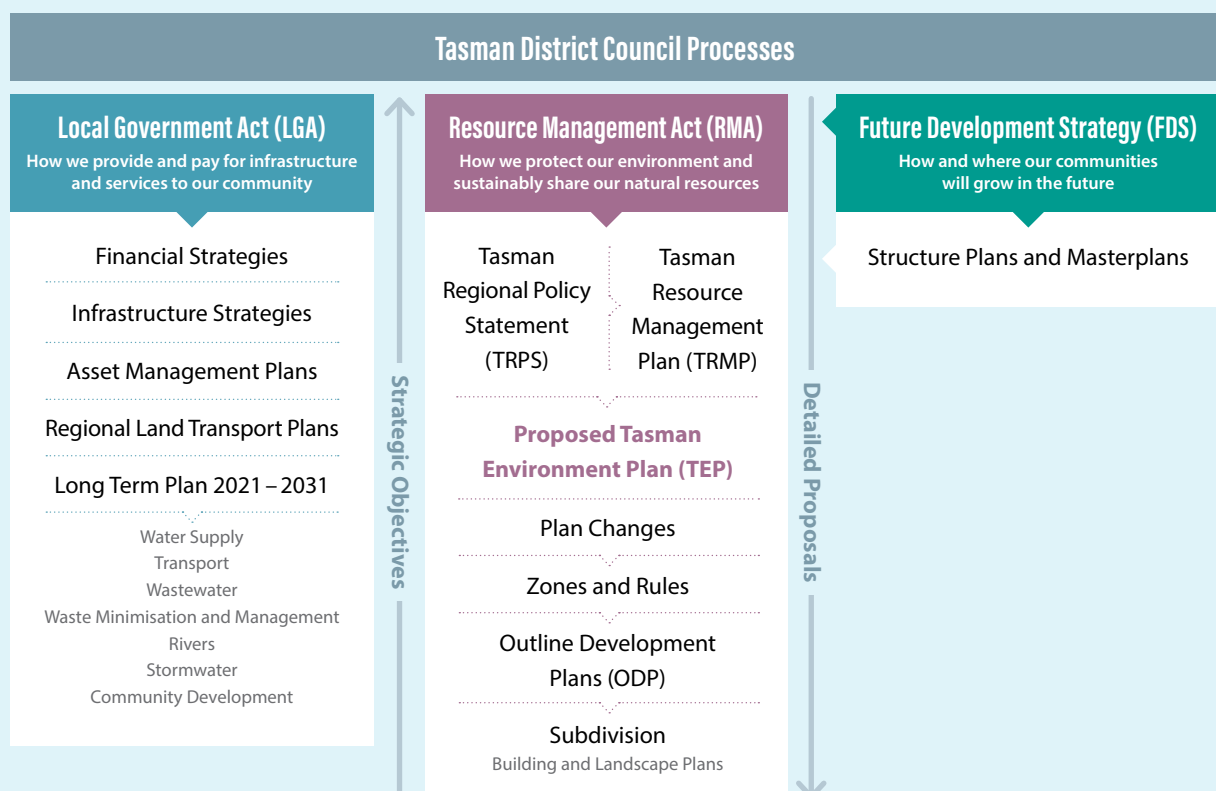
The new laws will aim to improve the natural environment, reduce carbon emissions and adapt to climate change, enable development within environmental limits, provide an effective partnership role for Māori, and improve housing supply and affordability. The changes also seek to reduce and simplify planning processes, time, and costs.

The Government has advised that the new laws will continue to include resource management plans, that must contain rules, objectives and policies.

The issues we have to address in Tasman will remain regardless of the planning framework we manage them under. For us here in Tasman, it's important we have strong knowledge of our local issues and options so that we're well prepared to respond to future legislative changes.

We will continue to work with our communities through this Tasman Environment Plan project to better understand our District's key challenges and opportunities for managing our environment, providing for development, and building resilience.

Your feedback is important during this time of resource management change, so please get involved.



Working with our communities

What we have heard so far

In 2020, locals shared their experiences and views on Tasman's environmental and development issues and opportunities with us. We collected feedback through our website, phone conversations, meetings, emails, and 21 community-based events.

Council then processed all the feedback received and further investigated issues and opportunities.

Feedback from our community engagement in 2020 raised recurring issues and opportunities around freshwater, housing, sustainable growth, biodiversity, and transport. We also heard about the things that make our places special such as Tasman's beaches, wetlands, community spirit, peaceful nature, and parks.

Climate change was also identified as a key issue for Tasman, and is likely to bring warmer temperatures, more extreme weather patterns and rising sea levels – all of which will have widespread environmental, cultural, social and economic impacts.

We're now at the stage of testing the refined issues and possible options with our communities. Resource management covers many topics and there is a huge amount of planning work and technical information that sits behind our issues and options, so we are splitting this round of engagement across two discussion documents.

This first discussion document covers issues related to where and how will live, work, travel, and spend time in Tasman District, as well as the broad regionally significant issues that set the direction of our local resource management. A further discussion document will be

released for community feedback in mid-2023 and will cover more issues and options relating to our natural world including biodiversity, freshwater management, air quality and natural hazards. Responding to climate change is interwoven through the relevant topics, and includes a range of mitigation and adaptation measures.

After working closely with our iwi partners and gathering and processing feedback from this round of engagement on issues and options, our team will begin to write the new draft plan and associated mapping of where rules will apply. Once complete, we will seek community feedback on a draft Tasman Environment Plan.



Have your say

Have your say on the issues and options in this discussion document by answering the key questions on our website, or using the pull-out feedback form in the middle of this booklet. Please have your feedback to us before 12 December 2022.

- **Website:** shape.tasman.govt.nz/environmentplan
- **In person:** Tasman District Council, 189 Queen Street, Richmond
- **Email:** environmentplan@tasman.govt.nz
- **Post:** Environmental Policy Team, 189 Queen Street, Private Bag 4, Richmond, 7050

If you are interested in more detail on any of the topics covered please go to our website for topic based Issues and Options Reports.



Significant resource management issues for the region

What is a regionally significant issue?

Regionally significant issues are important issues which relate to Tasman's natural and physical resources and will be prioritised in the Tasman Environment Plan.

We're working with Te Tau Ihu iwi who are identifying resource management issues of significance to iwi authorities for inclusion in the plan.

We have recently reviewed whether the regionally significant issues are still relevant, and whether there are any new issues we should add. From this review, combined with feedback from our community engagement in 2020, we have identified 20 existing issues (with updates) and three new issues to be included in the new plan.

The regionally significant issues are the pillars upon which the rest of our Tasman Environment Plan rests. They set the direction and goals for how we manage natural resource through the new Plan.

How we respond to these regionally significant issues will need to be consistent with central government direction, relevant legislation, and iwi management plans, as well as reflecting what is important to our local communities.

New issues we recommend adding to the Tasman Environment Plan

Proposed new issues	Description
Climate change	Responding to climate change risks and impacts, including the need for mitigation and adaptation measures
Urban growth and infrastructure	Providing for urban growth, and infrastructure required to support it, while avoiding or minimising adverse effects on the environment
Community wellbeing	We need to find ways of providing for the social, cultural and economic wellbeing of our communities, while also providing for environmental wellbeing and meeting the wide range of legislative requirements. This will be challenging and require us to find new ways of doing things

Current TRPS significant resource management issues to keep in the new Tasman Environment Plan

Current TRPS issues	Description
Iwi relationships	Developing partnership relationships between Te Tau Ihu iwi and the Council, and giving effect to the needs and aspirations of iwi
High productive land and land fragmentation	Protecting and managing the district's highly productive land and soils for the future. This includes managing allocation of land for different purposes, and land fragmentation
Cross boundary effects	Managing cross boundary impacts and effects between neighbouring properties (e.g. noise, odour), particularly as the population increases and land uses intensify
Urban design and development	Maintaining and enhancing the quality and functioning of our urban environments
Biodiversity	Protecting, restoring, and enhancing significant indigenous flora and fauna and their habitats
Soil damage or loss	Protecting and conserving soil, and reducing sediment generation from land use activities (e.g., farming, forestry, quarrying, construction)

Current TRPS significant resource management issues to keep in the new Tasman Environment Plan (continued)

Current TRPS Issues	Description
Pest management	Managing significant animal and plant pest problems
Riparian land management	Managing river and stream margins to improve freshwater, biodiversity and natural character outcomes
Water allocation and availability	Managing surface water and groundwater for a range of land uses while protecting natural, cultural, and recreational values
Freshwater bodies	Protecting the natural, cultural, and recreational values of water bodies including riverine ecosystems
Coastal environment	Protecting and managing the coastal environment, which includes the coastal marine area and adjacent coastal land
Coastal natural character	Protecting, restoring, and enhancing the natural character of the coastal environment
Public access	Maintaining public and private access to and along coastal areas and freshwater bodies
Contaminant discharges	Managing the effects of contaminant discharges from a variety of land use activities to protect land, water and air
Waste management	Implementing the 4 Rs (reducing, reusing, recycling, and recovering) and managing contaminant waste to protect human health and the environment
Natural hazards	Ensuring our communities are resilient and safe from natural hazards and rising sea levels. Climate change will increase the frequency and severity of weather-related natural hazard events (e.g. rainfall, flooding, landslides)
Energy	Promoting efficient energy use, supporting renewable generation/use, and protecting environmental values when developing energy resources
Transportation	Developing, supporting and promoting progressive transport options, and addressing the adverse effects of transportation
Historic heritage	Protecting our historic heritage which includes places and things that contribute to an understanding and appreciation of New Zealand's history and cultures
Sites and areas of significance to Māori	Recognising and protecting sites and areas of significance to Māori, this includes reviewing knowledge in partnership with Te Tau Ihu iwi
Natural features and landscapes	Recognising and protecting the outstanding natural features and landscapes in our district

Transport

How we move around our district is central to the lifestyle and functioning of both our urban and rural environments.

Transport choices have major effects on the places we live and our environment. The reduction of carbon emissions is a challenge for the Tasman Environment Plan. Transportation is a critical part of our economic, social and cultural wellbeing.

Key issues and opportunities

- The transport network may be overloaded by sustained population and economic growth. This constrains access to social and economic opportunities.
- Current transportation infrastructure makes healthy, safe and sustainable transport choices more difficult.
- Our network is vulnerable to hazards and threats, which damages the network and causes a loss of access for the community.
- Vehicle use (primarily cars and trucks, but also aircraft and ships) is contributing to atmospheric, terrestrial and aquatic pollution.
- Increasing use of private helicopters is resulting in a range of adverse effects, including noise impacts, safety risks, and environmental disturbance.
- Tasman has an emerging and growing maritime transport sector. This sector will need support and policy controls to develop appropriately.

Council is interested in people's views about whether the number of parks in car parking areas should be capped to support a compact urban form, encourage public transport use and walking and cycling. Share your thoughts through the feedback form.

DID YOU KNOW?

The two state highways (SH6 and SH60) that run through towns like Motueka and Richmond are owned by Waka Kotahi (NZTA). Council has little control over these roads.

Options to respond

Council has a broad programme to deliver facilities and services to support sustainable transportation choices, and to address many of the issues. The Tasman Environment Plan has a particular role in delivering high level policy and rules and processes for shaping our transportation system. We propose that the new plan:

- Provides a stronger future-focused set of transportation objectives and policies that support the current challenges and national direction.
- Adopts "low traffic neighbourhoods" and greenways as design outcomes for urban developments.
- Adopts policies and rules to support the installation of electric vehicle charging facilities.
- Introduces policies and rules that support larger businesses and employers to:
 - » Develop and report on workplace travel plans,
 - » Provide facilities to support active transport modes (for example, showers, lockers and bike stands).
- Introduces policies and rules to impose tighter controls on helicopter take-off and landing (except for agricultural and horticultural purposes).
- Introduces policies and rules to support the growing marine transportation industry, and for the protection and sustainable use of the marine environment.

Infrastructure and energy

Infrastructure and energy generation/use are both vital to the Tasman region.

They enable us to move around, work, play and live successful, healthy lives. While both matters have significant benefits, they can also have significant adverse effects. Infrastructure and energy play important roles in responding to climate change, urban growth, and community resilience.

Key issues and opportunities

Energy

- The benefits of renewable energy generation and efficient use of energy needs greater recognition.
- Renewable energy generation can have adverse effects that need to be managed.
- Renewable energy generation activities need to be able to operate efficiently.

Infrastructure

- Infrastructure needs to be resilient to natural hazards and climate change effects.
- Infrastructure has a wide range of benefits for people and the environment that require greater recognition.
- Infrastructure can have adverse effects on the environment that require management.
- Adverse effects from infrastructure can be more important in areas with significant values to the community or environment.
- Infrastructure needs to be able to operate and be maintained.
- The region is growing. Infrastructure and growth need to be planned in a coordinated way.



DID YOU KNOW?

Many types of infrastructure are defined as critical lifeline infrastructure due to the important role they play in enabling the region and country to function during a major natural hazard event. This includes networks providing electricity, fuel supply, telecommunications/broadcasting, transport (roads, ports and aerodromes) and water, sewer and stormwater.

Options to respond

We propose the new plan:

- Encourages infrastructure to be resilient to natural hazards and climate change.
- Encourages renewable energy generation and infrastructure activities so that benefits occur including responding to climate change.
- Manages the adverse effects of energy and infrastructure activities, with a particular focus on areas of significant values.
- Allows energy and infrastructure activities to operate in the region.
- Plans for infrastructure and urban growth in a coordinated way.
- Recognises the importance of regionally and nationally significant infrastructure.
- Works with national level laws relating to energy and infrastructure for consistency and to avoid double ups.

Rural areas

A large part of the Tasman District is zoned rural, not including public conservation land managed by Department of Conservation. Our rural environment is part of what makes our District special and it's a working environment – part of our collective livelihood. We produce food, fibre, and timber products that are used locally, nationally, and internationally.

There are many pressures and interests. We know from conversations with our communities that it is important for our rural areas to keep looking and feeling rural as they grow. We must plan carefully to allow for rural lifestyles and livelihoods, but we must also protect productive land, freshwater, air quality, significant natural areas, and other environmental and cultural values.

We need to ask: how do we want our rural areas to look, feel, produce, and sound? We need to have sensible policies and rules to protect and shape our rural environment.

Iwi and Council are working on ways to support and encourage papakāinga living in both our rural and urban areas to give our Māori communities a range of living options.

Key issues and opportunities

- There is a tension between the high demand for rural residential (lifestyle) blocks, and the increased carbon emissions from vehicle kilometres travelled that would come from more lifestyle blocks.
- The rules for building accommodation for workers are difficult and too constraining.
- Quarries have generic planning rules that are not responsive to their individual settings.
- The current plan does not support the reuse of rural buildings for alternative activities e.g. small businesses or cottage industries.

“

Tasman's rural areas are landscapes people work, live, and recreate in

”

The 'Rural Review'

The recent Rural Review (Plan Change 60) was completed in 2016 and improved many of the policies and rules. For example, following the Rural Review, the plan is now supportive of second dwellings on current lots.

The current plan has a Rural 1 Zone and a Rural 2 Zone. In the new Plan we will need to change these names to reflect the new national planning standards meaning they will change to “Rural Production Zone” and the “General Rural Zone”. We also have many small properties in clusters that should be rezoned as “Residential”. We'll be commencing all of this mapping work in 2023.

Options to respond

We propose the new plan includes:

- A closer look at zoning options – Do we allow more people to live in our low productivity rural-residential locations, which may cause a rise in transport emissions, or should we cut back on the availability of rural residential places to live to reduce emissions?
- Simplified rules around workers' accommodation which ensure effects on neighbours are limited.
- An improved set of policies and rules for managing the effects of quarries.
- More freedom for commercial activities to use existing rural buildings, as long as they keep the rural character of the building's exterior.

Outstanding Natural Landscapes and Features

An important part of the process to create the new Tasman Environment Plan is identifying the district's special places and giving them extra protection to help preserve the uniqueness of the environment, the area's history, or provide people with access to the outdoors.

The "protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development" is a matter of national importance in the RMA.

Last year, we began the process of working with landowners and our communities to make sure the boundaries of our Outstanding Natural Landscapes (ONL) and Outstanding Natural Features (ONF) are in the right place. We also started asking if the future protective controls (rules) on activities are realistic and will work with landowners' future aspirations.

We have identified and mapped ONL and ONF through a district-wide landscape assessment and a draft Landscape Study was released to the public in March 2021. This contains maps of areas identified, and an analysis of values that make areas outstanding. In response to feedback received on the draft study, around 100 changes were made to mapped ONL and ONF boundaries.

Concept rules have been developed that aim to protect the values and attributes that make these areas outstanding. These concept rules follow.

Visit our website for the latest draft maps with revised ONL and ONF boundaries.

Outstanding Natural Landscapes draft concept rules

Earthworks, quarrying and mining

Threat identified in the Landscape Study: Large-scale earthworks, including infilling, reclamation, quarrying and mining.

Landowner and public feedback to date:

- Mining/quarrying and large-scale earthworks is inappropriate.
- Allow for some change where effects can be controlled (e.g. small-scale farm quarries for use on that site).

Activities that are appropriate and are unlikely to adversely affect identified values:

- Maintenance and repair of existing tracks / roads, fencing, permitted tree planting and earthworks under permitted or consented buildings.
- New roads/tracks limited in scale.
- Farm related earthworks limited in scale.
- Farm quarries limited in scale.
- Provision for existing large-scale quarrying to continue operating.

Activities that may not be appropriate, may have adverse effects on identified values and will require resource consent:

- Earthworks in places of significance to Māori.
- Earthworks exceeding specified scale for permitted activities.
- Earthworks within 100m of MHWS¹.
- Earthworks on ridgelines.
- All other quarrying and mining.

1. MHWS = Mean High Water Spring describes the highest level that spring tides reach over a long-term average. For coastal planning, MHWS sets the dividing line between the land and sea.

Buildings and structures

Threat identified in the Landscape Study:

Inappropriate built development (as a consequence of its location, scale and/or design).

Landowner and public feedback to date:

- Want bespoke rules for different ONL areas to reflect their ability to absorb change (or not) based on their current character e.g. open pastoral land vs enclosed bush clad areas.
- Need to control large visually prominent buildings e.g. on ridgelines or with bright colours.
- Agreement with the concept of clustering new development close to existing modification e.g. new buildings adjacent to farm homesteads.

Activities that are appropriate and are unlikely to adversely affect identified values:

- Post and wire fences.
- Small scale farm buildings on ridgelines e.g. water tanks.
- New dwellings, farm buildings or visitor accommodation within a cluster, subject to standards².
- New dwellings, farm buildings or visitor accommodation, subject to standards. Clustering approach to be applied to some ONL areas e.g. North West Coast³.
- Public amenity buildings and ancillary structures, subject to standards.

Activities that may not be appropriate, may have adverse effects on identified values and will require resource consent:

- Any other buildings on ridgelines.
- Buildings not meeting specified standards.

Plantation forestry

Threat identified in the Landscape Study:

Production forestry.

Landowner and public feedback to date: New exotic plantation forestry (afforestation) is inappropriate.

Activities that are appropriate and are unlikely to adversely affect identified values:

- Existing plantation forestry continues under NES-PF⁴.
- Selective felling where covered by MPI provisions.

Activities that may not be appropriate, may have adverse effects on identified values and will require resource consent: New plantation forestry (afforestation) – apply different rules depending on the mix of exotic/native planting.

Separate rules will be developed for some activities that impact on the Outstanding Natural Landscape areas, including indigenous vegetation clearance, activities in the Coastal Marine Area (e.g. aquaculture, reclamation, structures) and infrastructure.

2. Appropriate standards would apply to building heights, maximum footprints or site coverage, separation from site boundaries, etc.
3. More enabling rules where new buildings are clustered close to existing buildings.
4. National Environmental Standards for Plantation Forestry.





Outstanding Natural Features draft concept rules

Earthworks, quarrying and mining

Threat identified in the Landscape Study: Large-scale earthworks, including infilling, reclamation, quarrying and mining.

Landowner and public feedback to date: These activities will have the greatest potential for impact on ONF areas that are geologically based e.g. cave systems.

Activities that are appropriate and are unlikely to adversely affect identified values: Maintenance and repair of existing tracks / roads, and fencing, subject to standards.

Activities that may not be appropriate, may have adverse effects on identified values and will require resource consent: Earthworks, quarrying and mining. Also, any earthworks in places of significance to Māori.

Buildings and structures

Threat identified in the Landscape Study: Inappropriate built development (as a consequence of its location, scale and/or design).

Activities that are appropriate and are unlikely to adversely affect identified values:

- Post and wire fencing.
- New farm buildings and public amenity buildings, subject to standards.

Activities that may not be appropriate, may have adverse effects on identified values and will require resource consent: Buildings not meeting specified standards for permitted activities.

Plantation forestry

Threat identified in the Landscape Study: Production forestry.

Activities that are appropriate and are unlikely to adversely affect identified values: Existing plantation forestry continues under NES-PF.

Activities that may not be appropriate, may have adverse effects on identified values and will require resource consent: New plantation forestry (afforestation).

DID YOU KNOW?

There are 7 ONL and 33 ONF identified in Tasman District



Coastal environment and coastal natural character

The coastal environment encompasses all of the coastal marine area out to 12 nautical miles and includes the foreshore and land area along the full 700km+ coastline where coastal processes and patterns dominate the land.

We have numerous iconic beaches, spectacular coastlines, and unique coastal places, including estuaries where our freshwater meets the sea. Our activities in and around the coastline can affect natural processes, impact on the habitat of our native plants and animals, lead to conflicts between users and impact on natural process.

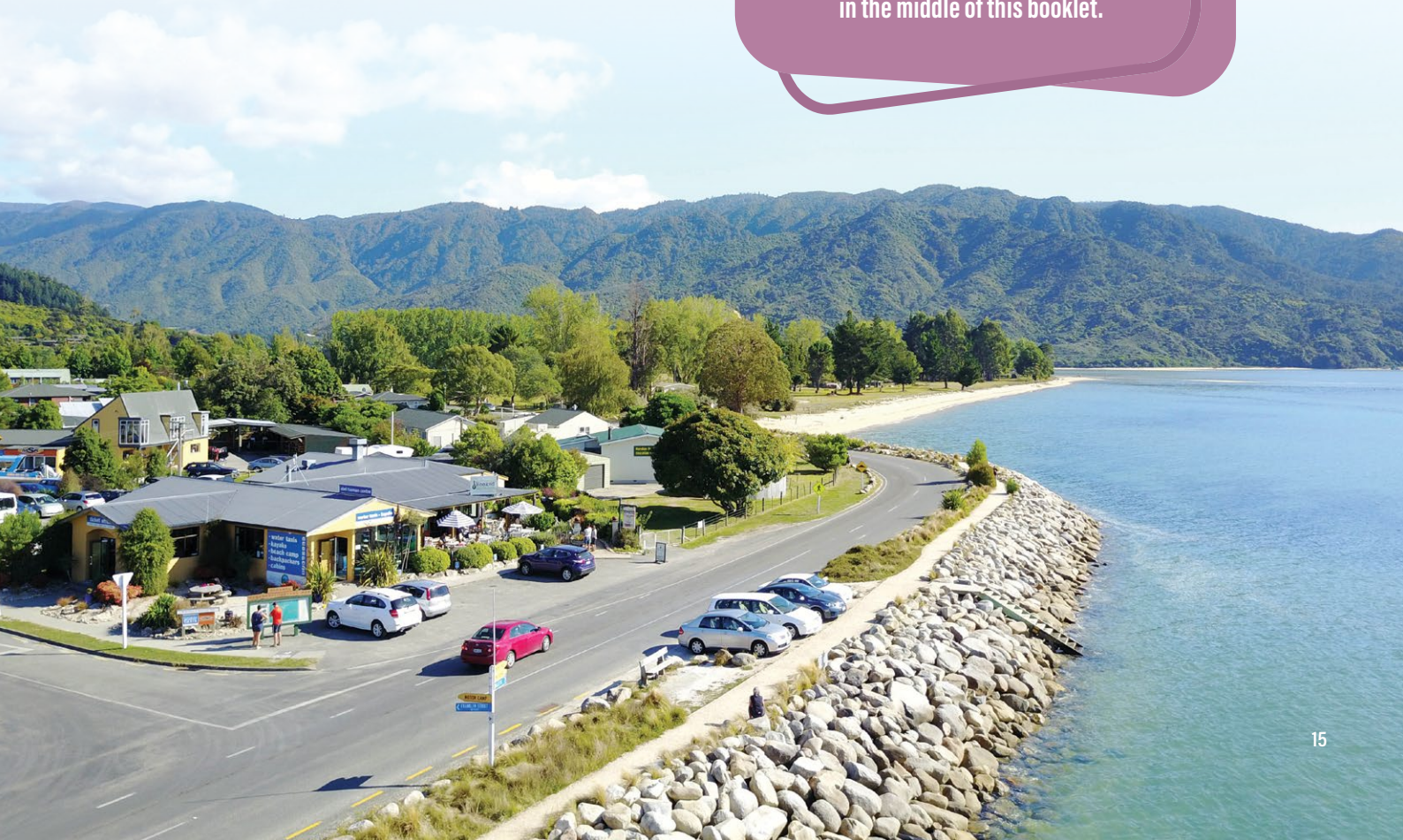
We are required to preserve the natural character of the coastal environment from subdivision and development. This requirement comes from the RMA and the New Zealand Coastal Policy Statement.

This section focuses on the identification of the coastal environment and the natural character characteristics within that area.

We have identified and mapped the coastal environment through a district-wide assessment, and a draft Coastal Environment Study was released to the public in March 2021. This contains maps of areas identified, analysis of coastal processes (including coastal hazards and rising sea levels), influences or qualities that define the inland extent of the coastal environment and assessment of natural character attributes. We have been working with landowners and our communities to make sure the boundaries of the coastal environment area have been identified in the right place. We will continue to work with iwi to finalise the draft Coastal Environment Study and the mapped boundaries.

Draft concept rules that aim to protect the coastal area and coastal natural character have been developed and are included on the following page.

Please give your feedback on these draft concept rules by using the form in the middle of this booklet.





Visit our website for the latest map of the revised coastal environment boundaries.

Coastal environment and coastal natural character draft concept rules

Earthworks, quarrying and mining

Landowner and public feedback to date: Mining/ quarrying and large-scale earthworks is inappropriate.

Activities that are appropriate and are unlikely to adversely affect identified values:

- Maintenance and repair of existing tracks/ roads, fencing.
- New roads/ tracks limited in scale.
- Underlying zone rules for general earthworks will be typically appropriate.

Activities that may not be appropriate, may have adverse effects on identified values and will require resource consent:

- Earthworks in places of significance to Māori.
- Earthworks in an area identified as having outstanding natural character.
- Earthworks within 100m of MHWS⁵.
- Earthworks on ridgelines.
- All mining and quarrying.

Buildings and structures

Landowner and public feedback to date:

Need to control large visually prominent buildings e.g. on ridgelines or with bright colours.

Activities that are appropriate and are unlikely to adversely affect identified values:

- Post and wire fences.
- Extensions to existing buildings, subject to standards⁶.
- New dwellings in residential or rural-residential zones, subject to standards⁶ and colour controls.
- Other new buildings, subject to standards⁶.

Activities that may not be appropriate, may have adverse effects on identified values and will require resource consent:

- New buildings in an area identified as having outstanding natural character.
- Buildings not meeting specified standards.
- New buildings within 50m of MHWS⁵.

5. MHWS = Mean High Water Spring describes the highest level that spring tides reach over a long-term average.

For coastal planning, MHWS sets the dividing line between the land and sea.

6. Appropriate standards would apply to building heights, maximum footprints or site coverage, separation from site boundaries, etc.

Urban areas

Urban environments are diverse places that bring together a wide range of activities, such as shops, commercial services with some living opportunities in our town centres, residential areas where we mainly live, parks, reserves, waterways and floodways, and industrial areas (usually on the edge of the town). Then there are the transport networks and linkages (road paths) that enable our urban areas for function.

In Tasman, we are striving to create well-functioning urban environments. These are towns and villages that have a variety of homes that meet the needs of Māori, and different households. They provide a variety of sites for businesses. They have good accessibility for all people between places of living, work and recreation. They support competitive operation of land and development markets to achieve affordability. And they support reductions in greenhouse gas emissions and are resilient to the effects of climate change.

Tasman's towns and villages are places where we live, work, shop, and come together

Have your say

We are also seeking feedback on specific issues and ideas for the future for our towns and villages in Tasman District.

You can have your say on these through our website or the printed feedback forms.

DID YOU
KNOW?

Tasman District has around 16 towns and villages, plus a large number of other residential clusters in mainly rural locations.

In the Tasman Resource Management Plan, our urban places are called "settlements". We have decided to describe them as "towns and villages" as we create the Tasman Environment Plan. We think this better reflects where our urban environments are at.



Key issues

- Tasman is experiencing high levels of urban growth and demand for land for housing and business.
- There is no policy that describes how towns and villages relate to one another, or how they interrelate.
- In our bigger towns there is no policy that describes the function of each of the business centres, and how they relate to one another.
- Retail activities are coming under increasing pressure, and we need to think about how our towns and villages can adapt and change.
- Design guidance for our towns and villages is out of date and limited.
- As towns and villages grow and change, they can lose their distinctive sense of place, identity and character.
- The range of housing choice in Tasman is limited and increasingly, for many residents, housing is unaffordable.
- Climate change presents both issues and opportunities for how our towns and villages will function in the future.

Low impact design means the use of design solutions that reduce the impact of any development on natural resources and processes. In particular, Low Impact Design approaches to stormwater management can be used to protect, incorporate or mimic natural drainage conditions. This also includes minimising impervious surface cover, enhancing natural eco-systems and vegetation.



Options to respond

We propose the new plan:

- Implements the Future Development Strategy 2022 by rezoning new residential and business land in locations that are resilient to climate change.
- Considers the role of business centres within the Nelson Tasman region and develops a business centre hierarchy. For larger urban centres (Richmond, Motueka, and possibly Tākaka) develop a hierarchy of central and suburban / neighbourhood business centres.
- Updates the urban design guidance and strengthens the requirements to comply with it for new development. Also updates the low impact design principles.
- Describes the key features and landscapes that contribute to the character, sense of place and identity of the towns and villages, and preserves those features and landscapes where that is appropriate.
- Develops a "Medium Density Residential Zone" to allow greater housing density.
- Provides for higher density residential development in or next to town centres which minimises the need for people to travel by car and promotes the use of public transport, walking and cycling.
- Investigates the introduction of 'inclusionary zoning' for specified locations and/or for every development above a certain size.
- Supports Council to partner with and/or support local housing providers to provide affordable housing.

Inclusionary zoning means imposing requirements on developers to incorporate affordable housing as part of market driven developments.

Have your say: Issues and options feedback form



Now that you've read about the issues and options in this discussion document, we'd appreciate your feedback. You can give this online or through this pull-out form.

We are keen to understand your views on the issues, opportunities, and options presented, including if there are other issues we've not identified. Consideration of issues and options requires input from landowners and residents, iwi, council staff and technical experts, and the wider community.

Please let us know your preferences, experience, and ideas using the question prompts below. What we learn from respondents will help to inform the draft Aorere ki uta, Aorere ki tai – Tasman Environment Plan and the future of our special Tasman District.

You only need to fill out the parts of the form that you are interested in. As part of your feedback, you can attach additional pages or documents to this form. Please submit your form to Council before 12 December 2022.

- **Website:** shape.tasman.govt.nz/environmentplan
- **In person:** Tasman District Council, 189 Queen Street, Richmond
- **Email:** environmentplan@tasman.govt.nz
- **Post:** Environmental Policy Team, 189 Queen Street, Private Bag 4, Richmond, 7050

Detailed Issues and Options Reports sit behind the topics in this document. For more information, please visit shape.tasman.govt.nz/environmentplan

ABOUT YOU

Name _____

Company / organisation (if applicable) _____

Email _____ Phone _____

Age ☐ Under 18 ☐ 18–24 ☐ 25–34 ☐ 35–44 ☐ 45–54 ☐ 55–64 ☐ 65–74 ☐ 75+ ☐ I'd rather not say

Where do you live? (please choose your nearest centre)

- | | |
|--|---|
| <input type="radio"/> Brightwater | <input type="radio"/> Mouhere (Mahana, Upper and Lower Mouhere) |
| <input type="radio"/> Richmond | <input type="radio"/> Tasman – Kina |
| <input type="radio"/> Coastal Tasman (Appleby to Mariri) | <input type="radio"/> Murchison |
| <input type="radio"/> Rototai – Milnthorpe | <input type="radio"/> Wakefield |
| <input type="radio"/> Collingwood – Puponga | <input type="radio"/> Nelson District |
| <input type="radio"/> St Arnaud | <input type="radio"/> Waimea Plains |
| <input type="radio"/> Māpua/Ruby Bay | <input type="radio"/> Northwest Coast, Golden Bay |
| <input type="radio"/> Tākaka | <input type="radio"/> Pōhara – Wainui Bay |
| <input type="radio"/> Motueka/Riwaka | <input type="radio"/> Other _____ |
| <input type="radio"/> Tapawera – Upper Motueka Valley | |

KEEPING IN TOUCH

If you'd like us to keep in touch, please make sure you've entered your contact details.

- ☐ Yes, I would like to receive updates on creating the Tasman Environment Plan and other Tasman resource management projects.

REGIONALLY SIGNIFICANT ISSUES (pages 6 – 8)

Do you agree these are the regionally significant issues?

Are there any others you would suggest? Please give reasons for your suggestions.

TRANSPORT (page 9)

What types of transportation are important to you? Is there anything that could be done that would allow you to drive less?

Limiting the number of parking spaces in private car parking areas is being considered to keep urban areas compact, and to support walking, cycling and public transport. Do you think this is a good idea, or not?

Do you think we need tighter rules on the use of private helicopters that are being used for non-agricultural purposes (for example, restrictions on trips per day, hours of use for landing pads)?

What do you see as the main opportunities and/or risks associated with supporting our marine transportation sector?

INFRASTRUCTURE AND ENERGY (page 10)

What do you consider are the most pressing matters for Council to address in relation to infrastructure and energy generation and use within the Tasman Environment Plan?

A substantial amount of infrastructure is in areas vulnerable to natural hazards and the effects of climate change such as rising sea levels. What are your views on protecting existing infrastructure in these locations, or relocating that infrastructure to safer and more resilient locations?

RURAL AREAS (page 11)

Rural living opportunities and lifestyle blocks are valued and contribute to rural communities. But they also generate a lot of vehicle travel and carbon emissions. In light of this tension, do you think the rules should allow for more or less subdivision in our rural residential locations?

What are your views on allowing existing rural buildings to be used for commercial activities where the character of the building is kept?



OUTSTANDING NATURAL LANDSCAPES AND FEATURES (pages 12 – 14)

Do you consider that the draft concept rules set out in this document clearly recognise and protect the values of the outstanding landscape features and areas? ☐ Yes ☐ No ☐ Unsure

If no, what do you think is missing from the draft concept rules?

Do the draft concept rules provide enough, not enough, or too much protection of the identified landscape areas and values?

COASTAL ENVIRONMENT AND COASTAL NATURAL CHARACTER (pages 15 – 16)

Do you consider that the draft concept rules set out in this document clearly recognise and preserve the values and attributes of the coastal environment and its areas of natural character? ☐ Yes ☐ No ☐ Unsure

If no, what do you think is missing from the draft concept rules?

Do the draft concept rules provide enough, not enough, or too much protection of the identified coastal environment and coastal natural character area?



URBAN AREAS (pages 17 – 18)

How do you think the towns and villages of Tasman have developed so far? What has been done right, and what could be done better?

For our larger towns, do you think it's better to focus on developing smaller neighbourhoods with additional housing (e.g. townhouses) and services (e.g. cafes, hairdressers)? OR is it better to focus on providing more housing and services in the main town centre?

Internet shopping is putting pressure on retail sales. How do you think we should respond to this? How will we need to change our business areas?

Do you support increasing density and building heights (up to 3 or perhaps 6 storeys) as a move towards providing more affordable housing in our main towns?

Are there any particular activities we should control or prevent in urban areas? Are there any activities that should be allowed more easily?

Are there any other considerations that we should have in mind for our urban environments?

THE RURAL 3 ZONE (AND THE COASTAL TASMAN AREA) (pages 27 – 28)

What aspects of the Rural 3 Zone do you think have been a success, and which have not been successful?

Do you support the concept of the Coastal Tasman Area being a long-term (50 – 100+ years) growth location, providing resilient housing opportunities as part of adapting to future climate change?

Do you support pulling back on development in the Rural 3 Zone to save the land for when there is greater vehicle electrification and servicing can be provided to enable more compact settlements in good locations?



LIGHT (page 29)

Do you agree that the use of artificial lighting in Tasman should be controlled? ☒ Yes ☐ No

Why? _____

Are there types of lighting, or situations where lighting is used that Council should focus on?

Do you agree that Council should protect the darkness of the night sky? If so, is this a district wide protection, or only in specific areas such as national parks, rural areas, or coastal areas?

SIGNS (page 30)

Thinking about the amount of commercial and community advertising signage you see throughout the district, do you think that it is: ☐ About right ☐ Too much ☐ Too little

Why? _____

What are your views on strengthening the policies and rules which restrict off-site signage?

Signage on vehicles and trailers which are parked on the roadside for the purpose of advertising are a regular source of complaint. Should Council do more to restrict this activity?

Are there particular types of signs, or sign content that is of concern to you? For example, election signs, sign advertising alcohol, sandwich boards, real estate and show home signs, signs on the coast. Should Council focus on increasing management of these signs?

HISTORIC HERITAGE (pages 31 – 33)

Are there other buildings or sites in our District that should be protected for their heritage value?

Should funding for heritage buildings be increased and broadened to cover heritage sites too?

NOTABLE TREES (page 34)

Are there other trees in our District that should be protected for their botanical, heritage or environmental value?

Should funding for tree maintenance be increased?

CREATING THE TASMAN ENVIRONMENT PLAN

Any further comments or questions on any of the topics included in this document or process to create the Tasman Environment Plan?

Thank you so much for taking the time to share your views with us.

A summary of all feedback received will be available on our website and published in Newsline early next year.

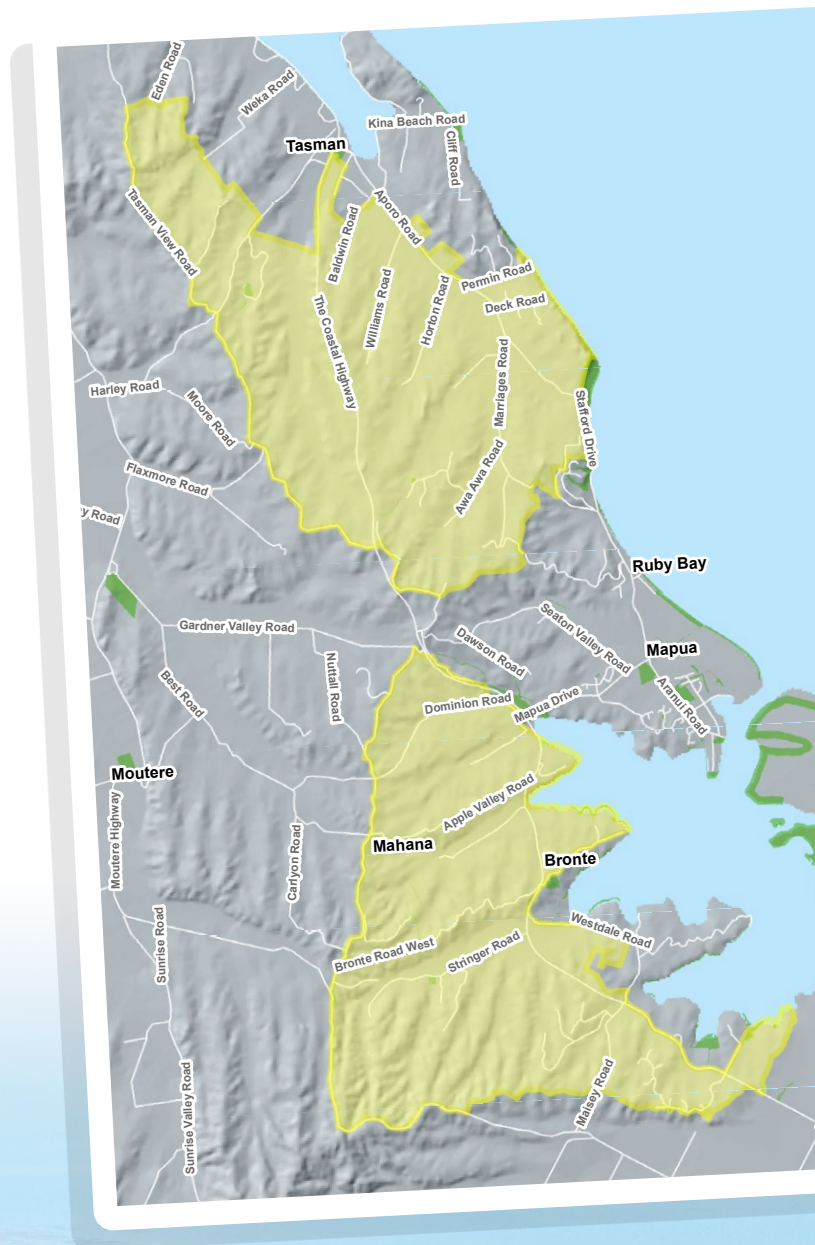
The Rural 3 Zone (and the Coastal Tasman Area)

The Rural 3 Zone is a special zone that is unique to the Tasman District.

It is an area of coastal land that is intended to be kept rural while also allowing places for people to live. Due to a wide range of factors, much of the Rural 3 Zone is being developed into lifestyle blocks, whereas the original intention was for development to occur in clusters and for the surrounding land to remain as much larger rural blocks that would retain a rural character and productivity values.

The Rural 3 Zone is on Moutere clay soils that are slow draining. This means that much larger lot sizes are required if the area does not have sewer pipes and on-site wastewater systems are needed.

The Coastal Tasman Area contains land of low productivity, and land of moderate to high productivity. Yet, it is not as productive as locations such as the Waimea or Motueka plains.





Slowing down development in the Rural 3 zone would allow for the electrification of New Zealand's vehicle fleet. Currently, more rural houses = more kilometres travelled = more carbon emissions.

Key issues and opportunities

- The current style of subdivisions creates a low number of dwellings for the land area used. In other words, it is an inefficient use of land, with lots of land being taken up but providing not very many homes.
- New houses are resulting in poor transport outcomes, and high carbon emissions from vehicles.
- The Coastal Tasman Area is a resilient area (with minimal hazards) for future development. Ongoing subdivision will use up this land resource.
- Higher standards of infrastructure are sought by new residents, and in widely spread locations. For the Council this is very expensive and an inefficient use of resources.
- Some streams are degraded. There are both adverse and positive biodiversity effects from subdivisions.



Options to respond

We have two main options for how to address the Rural 3 Zone. Option 1 is to continue with the current approach but make some changes. These changes would be:

- Provide better information and clearer policy to provide for more Rural 3 development, or
- We can change some or all of the area to a Rural Residential Zone.

This option would continue, and probably accelerate, the current type of subdivision that is happening. Option 1 will deliver some houses in the short term.

Option 2 is to take a much longer-term view. The Future Development Strategy 2022 – 2052 has not identified housing and infrastructure growth in the Coastal Tasman Area over the next 30 years. However, this area could provide resilient housing opportunities over the longer term (50 – 100+ years) as part of adapting to future climate change. Option 2 involves:

- Removing the Rural 3 Zone and replacing it with a standard rural zone.
- Establishing policies that identifies the current Coastal Tasman Area for long-term future urban development.
- In the long-term, establishing villages or a town in good locations by appropriately rezoning land, and providing wastewater and water servicing.

Option 2 will deliver many more houses, and more complete and resilient communities in the long term. Option 2 reserves a long-term option for when our coastal towns must retreat.

Light

Artificial light has the potential to affect our health and general wellbeing, our environment, and our public safety. The brightness and clarity of the night sky can be reduced by the upward spill of outdoor lighting.

Key issues and opportunities

- Excessive or poorly managed lighting can have negative effects on neighbours, traffic and public safety, the natural character of our environments, people's health, collective energy use, and the health and habitat of flora and fauna around us.
- Outdoor lighting can diminish the brightness and clarity of the night sky.

DID YOU KNOW?

Colour temperature is a measurement of light from cool to warm colours using the Kelvin scale. Think about buying light bulbs where you can choose between warm white or cool white. Cooler colours have a greater impact on the night sky than warmer colours.



The Tasman District is home to the Wai-iti International Dark Sky Park. This is a protected site encompassing 135 hectares. It's the first of its kind in New Zealand.

Options to respond

We propose the new plan:

- Ensures that appropriate lighting is allowed for the safe and efficient use of outdoor areas around buildings and other spaces.
- Develop specific provisions to manage the effects of lighting on the occupiers of neighbouring properties, traffic safety, natural character, human health and ecology.
- Introduce controls to maintain and enhance the darkness of the night sky (such as controlling upwards light spill, colour temperature and curfews/ time limits on some lighting).

Signs

Signs contribute to the social and economic wellbeing of Tasman residents, as well as recreational and economic opportunities for visitors.

Signs support the needs of individuals, businesses and infrastructure providers, provides information and identify places. But signs can also have negative effects due to size, location, or design. The accumulation of many signs can also be a problem.

Key issues and opportunities

- Impacts of signage on visual amenity and character.
- Impacts of signage on traffic safety and wayfinding.
- There is a need to improve the application and clarity of signage rules, including consistency between various authorities responsible for managing signage.

***Election signage* is managed through a combination of Council sign rules and the Electoral (Advertisements of a Specified Kind) Regulations 2005.**



***Off-site signage* means signs which advertise products or services that are not available at the location of the sign.**

Options to respond

We propose the new plan:

- Enables signs where they are necessary and where there are social, cultural, and economic benefits to the community.
- Maintains the current low-sign environment within Tasman, with specific encouragement for signage advertising products or services to only be located on the site the product or service is available (no off-site signage).
- Strengthens rules to allow a limited number of signs, and manage the effects of those signs on character, amenity, public safety, and traffic safety.
- Supports a low-sign environment and tightly manages off-site signage.
- Provides additional restrictions on signs in sensitive locations, or areas of special character and values.
- Manages illuminated, digital, and moving signage.
- Retains the rules that allow signs for temporary community events, subject to appropriate duration, size, and design.

Historic heritage

Historic heritage provides links to historic events and people. It also provides attractive open spaces and points of interest for local, national, and international visitors.

Historic heritage includes places and things that contribute to an understanding and appreciation of New Zealand's history and cultures. It typically includes historic sites and buildings, archaeological sites, and sites and areas of significance to Māori. This section focuses on European heritage as the National Planning Standards require Sites and Areas of Significance to Māori to be separately addressed.

The protection of historic heritage from inappropriate subdivision, use and development is a matter of national importance.

Key issues and opportunities

- Historic heritage is integral to the district's identity and may be vulnerable to natural hazards and sea level rise, subdivision and development.
- Historic heritage could be more clearly and consistently assessed and identified to cover a more comprehensive and representative range of this limited resource.

Options to respond

We propose the new plan:

- Assess existing listings and additional nominations made by stakeholders and the community to identify key values and ensure listings are fit for purpose.
- Includes historic heritage rules, and also relies on measures such as enhanced information, education, advocacy and funding initiatives.
- Enables a broader range of appropriate activities that protect key values such as maintenance and repair, adaptive re-use and natural hazard mitigation.

DID YOU KNOW?

Heritage buildings are currently classified into two categories in the TRMP. Category 1 have a greater level of heritage value and significance than Category 2.

Historic heritage values are defined in the RMA to include those natural and physical resources that contribute to an understanding and appreciation of New Zealand's history and cultures, deriving from any of the following qualities: archaeological, architectural, cultural, historic, scientific, technological.

This includes: historic sites and areas, archaeological sites, and sites of significance to Māori.

Historic heritage includes buildings, structures and European cultural heritage sites





GIVE US YOUR FEEDBACK:
Seeking Historic
Heritage Nominations
via our website

Historic Heritage Nominations via preliminary engagement in 2020/2021

Motueka

- Saltwater Baths
- Rudolph Steiner School / Phyllis Moffat Hospital
- Bottom end of Pearse Valley – lime and marble works
- Grooby farm – Underground tunnel
- Hop kilns and graveyard themes
- Trig station on Brown Acre
- Consider upgrading Motueka Museum to Category 1 as similar to Tākaka BNZ

Tākaka

- Pōhara Band Rotunda
- Golden Bay Grandstand
- Tākaka Tramway (see Waitapu to Waitui – A Journey up the Tākaka Valley – Carol Dauber)
- Waitapu Embankment (reference 5129 in listings is not comprehensive – see description next to Arts Council building next to Delish)
- Old fire station in town, 24 Commercial Street
- Presbyterian Church, corner of Commercial Street and Waitapu Road
- Labyrinth Rocks
- Golden Bay Theatre (Wholemeal Café)
- Central Tākaka School, 44 Central Tākaka Road
- Anglican Church, 42 Commercial Street – intact interior
- Haase's Shop, 27A Commercial Street – vacant due to fire
- Bike shop, 11 Commercial Street
- Gooch House by Church, 95 Commercial Street
- Pōhara Motor Camp gun turret

- Lime kiln site, 97 Fraser Road
- Futuro House, 60 Selwyn Street
- Catholic Church 94 Commercial Street – currently listed
- Old Courthouse in Motupipi Street
- St Baden's Church in Motupipi Street
- Onekaha iron works
- Onekaka iron works
- Masonic Lodge behind Top Shop
- Explore military installations as an additional theme
- Agricultural building theme including hop kilns and historic milking sheds
- Pupu Hydro Complex

There are approximately 25 heritage buildings that are potentially earthquake prone according to Council building records as of February 2021.

**DID YOU
KNOW?**

Our GIS data indicates approximately 140 sites and 15 buildings are located in areas that have been subject to historic flood events.

Collingwood

- Collingwood heritage area centred around the former courthouse, St Cuthbert's Church, and WW1 Memorial but needs further research
- Oxnam Stock Routes Mt Newton and Kerr's clearing
- Old bakery on main road where first fire – hairdresser
- Lightghouses – Farewell Spit, Kahurangi, Philip Point
- Old mining houses at Puponga
- Puponga Coal mines
- Bainham Store (listing 5110 p16/7) should go from Category 2 to Category 1
- Radar Station – Pillar Point at Farewell Spit in the Puponga Farm Park

DID YOU KNOW?

There are approximately 127 buildings and 250 European cultural heritage sites listed in the TRMP and over 60 buildings and sites have been nominated for listing following preliminary engagement.

The National Planning Standards 2019 requires Councils to make information like heritage assessments more publicly accessible by 2024.

Based on our GIS data and the New Zealand Archaeological Association's (NZAA) ArchSite records, there are 350 archaeological sites within Tasman and Golden Bays that are vulnerable to a 1% AEP coastal storm-tide and 2.0m sea level rise scenario.

Murchison

- Stock access around Mole Saddle
- Ransom Engine
- Stock route from Rappanhannock Saddle to Mt Cann
- Six Mile Creek historic hydro-electric installation
- Horse Terrace Bridge, Brooks Road
- Site of Mammoth Hotel
- Site of Coal Creek Coalmine – Kawatiri-Murchison
- Gowan Bridge – Dizzy's Store – Gowan Valley Road
- Railway construction remains – Kawatiri-Murchison
- Site of historic Bulmer township
- Track to Thousand Acres
- Poor Pete's Hut
- Black Valley

Other areas

- Kawatiri Truss Bridge
- Wakefield – post office, farms etc
- Earnest Rutherford memorial
- Māori cultural heritage along the coast
- Moutere Village
- Peninsula Bridge – Motueka Valley
- Downies Hut – Nelson Lakes, Maruia
- Owen Junction
- Lake Caslani picnic area – Shenandoah
- De Havilland Dragon crash site – Mount Hope
- Review great taste cycleway route as typically historical railway

Council provides annual funding of \$5,000 for landowners to maintain heritage buildings. Heritage sites are not currently eligible for this funding.



Notable trees

Notable trees are trees that provide biodiversity and amenity benefits and/or have heritage value due to links to historical events, scientific qualities, and cultural value.

Protection of notable trees from damage associated with development is a mandatory requirement of the RMA, where these trees have historic heritage and significant biodiversity value. There are also wider public amenity benefits from retaining trees. These requirements and benefits need to be balanced with private property rights and recognise that landowners have some capacity to maintain their notable trees without regulation.

Key issues and opportunities

- Notable trees are integral to the region's identity and are potentially vulnerable to adverse effects from natural hazards, sea level rise, and inappropriate subdivision, use and development.
- Notable trees could be more clearly and consistently assessed and identified in the resource management plan.

Options to respond

We propose the new plan:

- Undertakes a full review of tree listings including considering new nominations.
- Enables a wider range of trimming and pruning activities, such as for emergency works.
- Supports non-regulatory measures such as education and funding initiatives for protection.

Council provides funding to maintain highly significant trees (Category A) but not all significant trees (only Category B not C).

DID YOU KNOW?

The TRMP currently has over 550 notable trees listed. It classifies trees based on their values - Category A trees are typically nationally outstanding, Category B trees are of local value, and Category C are rated for their amenity value.

Early tree surveys were undertaken using various methods and in 2005 the Standard Tree Evaluation Method (STEM) was adopted as an assessment tool by Tasman District Council. This method is now used by over 40 local authorities around New Zealand.

DID YOU KNOW?

The National Planning Standards 2019 requires Councils to make information like Notable Tree assessments more publicly accessible by 2024.



You can nominate notable trees for expert consideration through our website before 12 December







Contact details

shape.tasman.govt.nz/environmentplan

environmentplan@tasman.govt.nz

189 Queen Street, Private Bag 4, Richmond 7050



Te Kaunihera o
te tai o Aorere