

**Reprint
as at 16 September 2019**



**Housing Accords and Special Housing Areas (Tasman)
Order 2017
(LI 2017/238)**

Housing Accords and Special Housing Areas (Tasman) Order 2017: revoked, on 16 September 2019, by clause 3.

Patsy Reddy, Governor-General

Order in Council

At Wellington this 14th day of August 2017

Present:

Her Excellency the Governor-General in Council

This order is made under sections 15 to 17 of the Housing Accords and Special Housing Areas Act 2013—

- (a) on the advice and with the consent of the Executive Council; and
- (b) on the recommendation of the Minister for Building and Construction made in accordance with sections 15(2) and (7) and 16(2), (3), and (4)(a)(i) of that Act.

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Note

Changes authorised by subpart 2 of Part 2 of the Legislation Act 2012 have been made in this official reprint.
Note 4 at the end of this reprint provides a list of the amendments incorporated.

This order is administered by the Ministry of Housing and Urban Development.

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Order

- 1 Title**
This order is the Housing Accords and Special Housing Areas (Tasman) Order 2017.
- 2 Commencement**
This order comes into force on the day after the date of its notification in the *Gazette*.
- 3 Revocation of this order**
This order is revoked on 16 September 2019.
- 4 Interpretation**
In this order, unless the context otherwise requires, **Act** means the Housing Accords and Special Housing Areas Act 2013.
- 5 Outline**
 - (1) This order—

- (a) declares 8 areas in the district of Tasman District Council to be special housing areas for the purposes of the Act; and
 - (b) sets out criteria that apply for qualifying developments in those special housing areas.
- (2) This clause is only a guide to the general scheme and effect of this order.
- (3) *See also* <https://www.hud.govt.nz/residential-housing/housing-affordability/housing-accord/tasman-housing-accord> for associated special housing area maps and drawings.

Clause 5(3): amended, on 30 August 2019, by clause 6 of the Housing Accords and Special Housing Areas (Nelson and Other Areas) Amendment Order 2019 (LI 2019/202).

6 Declaration of special housing areas

- (1) The area comprising all the land identified in Part 1 of each schedule of this order is severally declared to be a special housing area for the purposes of the Act.
- (2) If, in Part 1 of a schedule of this order, the land comprised in a special housing area is defined by reference to a named and dated drawing, subclause (3) applies.
- (3) If there is any inconsistency between the land as defined by the drawing and the more general description of the land in Part 1 of the schedule, the drawing prevails.

7 Criteria for qualifying developments in special housing areas

The criteria set out in Part 2 of each schedule of this order are criteria that apply for qualifying developments in the special housing area to which the schedule relates.

Schedule 1
Marahau (Sandy Bay-Marahau Road) special housing area

cls 6, 7

Part 1
Description of area

Land identification	Computer register	Area (ha)
Lot 1 DP 13449 and Part Lot 1 DP 12789	NL10C/676	6.9914

Part 2
Criteria for qualifying developments

Maximum number of storeys that buildings may have:	2
Maximum calculated height that buildings must not exceed:	7.5 metres
Minimum number of dwellings to be built:	45

Schedule 2
Pohara (Richmond Road) special housing area

cls 6, 7

Part 1
Description of area

All the land shown shaded on the drawing named Pohara SHA and dated 29 June 2017 (as available on <https://www.mbie.govt.nz/info-services/housing-property/housing-affordability/tasman-housing-accord> on the date of commencement of this order) (more generally being an area of approximately 14.7 hectares comprising part of Lot 1 DP 494605 (part computer register 724177) together with a portion of Richmond Road to its centreline).

Part 2
Criteria for qualifying developments

Maximum number of storeys that buildings may have:	2
Maximum calculated height that buildings must not exceed:	7.5 metres
Minimum number of dwellings to be built:	70

Schedule 3

Richmond (Angelus Avenue) special housing area

cls 6, 7

Part 1

Description of area

Land identification	Computer register	Area (ha)
Lot 1 DP 467349	625716	7.2631

Part 2

Criteria for qualifying developments

Maximum number of storeys that buildings may have:	2
Maximum calculated height that buildings must not exceed:	12 metres
Minimum number of dwellings to be built:	30

Schedule 3 Part 2: amended, on 17 May 2019, by clause 4 of the Housing Accords and Special Housing Areas (Tasman) Amendment Order 2019 (LI 2019/89).

Schedule 4
Richmond (Highland Drive) special housing area

cls 6, 7

Part 1
Description of area

Land identification	Computer register	Area (ha)
Lot 6 DP 465562	620401	11.5578

Together with all the land shown shaded on the drawing named SHA–Dimensioned boundaries Part Section 93 Waimea East District and dated June 2017 (as available on <https://www.mbie.govt.nz/info-services/housing-property/housing-affordability/tasman-housing-accord> on the date of commencement of this order) (more generally being an area of approximately 0.59 hectares of Part Section 93 Waimea East District (part computer register NL124/54)).

Part 2
Criteria for qualifying developments

Maximum number of storeys that buildings may have:	2
Maximum calculated height that buildings must not exceed:	7.5 metres
Minimum number of dwellings to be built:	32

Schedule 5
Richmond (Hill Street) special housing area

cls 6, 7

Part 1
Description of area

Land identification	Computer register	Area (ha)
Part Lot 1 DP 19245	NL12A/1149	10.3187

Part 2
Criteria for qualifying developments

Maximum number of storeys that buildings may have:	2
Maximum calculated height that buildings must not exceed:	7.5 metres
Minimum number of dwellings to be built:	14

Schedule 6
Richmond West (ApplebyField) special housing area

cls 6, 7

Part 1
Description of area

All the land shown shaded on the drawing named SHA–Richmond West–Appleby Field dimensioned boundaries and dated 28 June 2017 (as available on <https://www.mbie.govt.nz/info-services/housing-property/housing-affordability/tasman-housing-accord> on the date of commencement of this order) (more generally being land situated between the Richmond Railway Reserve to the south-east and Borck Creek Reserve to the north-west comprising Part Lot 3 DP 15764 and part of Lot 1 DP 446230 (part computer register 561931), part of Lot 2 DP 446230 (part computer register 561932), Lot 3 DP 470387 and parts of Lot 2 DP 470387 (part computer register 786169), and Section 6 SO 455144 (computer register 627997)).

Part 2
Criteria for qualifying developments

Maximum number of storeys that buildings may have:	2
Maximum calculated height that buildings must not exceed:	7.5 metres
Minimum number of dwellings to be built:	250

Schedule 7
Richmond West (The Meadows) special housing area

cls 6, 7

Part 1
Description of area

Land identification	Computer register	Area (ha)
Lot 5 DP 470387 and Sections 8 and 9 SO 455144	636070	19.6826
Sections 12 and 13 SO 455144	636067	12.9747
Lot 2 DP 467493 and Section 16 SO 455144	636068	17.5415

Part 2
Criteria for qualifying developments

Maximum number of storeys that buildings may have:	4
Maximum calculated height that buildings must not exceed:	12 metres
Minimum number of dwellings to be built:	800

**Schedule 8
Wakefield (Whitby Road) special housing area**

cls 6, 7

**Part 1
Description of area**

Land identification	Computer register	Area (ha)
Part Section 81 District of Waimea South	NL1D/1076	14.7123

**Part 2
Criteria for qualifying developments**

Maximum number of storeys that buildings may have:	2
Maximum calculated height that buildings must not exceed:	7.5 metres
Minimum number of dwellings to be built:	40

Michael Webster,
Clerk of the Executive Council.

Issued under the authority of the Legislation Act 2012.
Date of notification in *Gazette*: 17 August 2017.

Reprints notes

1 *General*

This is a reprint of the Housing Accords and Special Housing Areas (Tasman) Order 2017 that incorporates all the amendments to that order as at the date of the last amendment to it.

2 *Legal status*

Reprints are presumed to correctly state, as at the date of the reprint, the law enacted by the principal enactment and by any amendments to that enactment. Section 18 of the Legislation Act 2012 provides that this reprint, published in electronic form, has the status of an official version under section 17 of that Act. A printed version of the reprint produced directly from this official electronic version also has official status.

3 *Editorial and format changes*

Editorial and format changes to reprints are made using the powers under sections 24 to 26 of the Legislation Act 2012. See also <http://www.pco.parliament.govt.nz/editorial-conventions/>.

4 *Amendments incorporated in this reprint*

Housing Accords and Special Housing Areas (Nelson and other Areas) Amendment Order 2019 (LI 2019/202): clause 6

Housing Accords and Special Housing Areas (Tasman) Amendment Order 2019 (LI 2019/89)

Housing Accords and Special Housing Areas (Tasman) Order 2017 (LI 2017/238): clause 3