

SUPPLEMENTARY STAFF ASSESSMENT REPORT

TO: Environment & Planning Committee – TRMP
FROM: Policy Planner
FILE NO.: R430-6-2
SUBJECT: **SUPPLEMENTARY SAR TRMP14/03/04 TO SAR589.1 OF HEARING 67:
Deferment of Zoning**
Report prepared for meeting of 10 July 2014

“In Committee”

1. INTRODUCTION

There were two submissions (C43.1782.2 and .3) on the deferment of zoning at Motueka West. These sought confirmation that the uplifting of services will relate to service provision only.

1.1 Plan Amendments

The interim decision on 589.1 currently relates to the Rural 1 Deferred Residential Zone only. A new map has been prepared as part of the decision. It shows the addition of directional arrows indicating the direction of development upstream of the proposed stormwater retention area at the eastern end of King Edward Street.

1.1.1 Consequential amendment

It can be seen from the new map that land in other deferred zones than the Deferred Residential Zone is also affected by the direction of development. To avoid any doubt, it would be appropriate to refer to the direction of development in the rules for these other affected deferred zones in the decision – the Deferred Light Industrial and Deferred Heavy Industrial Zone and the Deferred Mixed Business Zone.

2. RECOMMENDATIONS

2.1 Recommendation 589.1

Submission Recommendations

C43.1782.2	Wakatu Incorporation	Allow
C43.1782.3	Wakatu Incorporation	Allow in part

Plan Amendments

Topic: 17.14.2

Relate uplifting of deferrals to services provision only with rollout of services from south east to north west of Motueka West area by deleting and rewriting 17.14.2(b)(vi) as follows:

“In the Motueka West Development Area and south of King Edward Street until reticulated water, wastewater and stormwater services are provided by the Council or to the satisfaction of the Council and in accordance with the development sequence starting from the south east to north west, and from south east to south west, along the two greenways, as shown on the planning maps.”

Topic: 17.14.5

1. Add new 17.14.5(ba) as follows:

“The Mixed Business Zone at Motueka West is deferred until reticulated water, wastewater and stormwater services are provided by the Council or to the satisfaction of the Council and in accordance with the development sequence starting from the south east to north west, and from south east to south west, along the two greenways, as shown on the planning maps.”

2. Clarify that 17.14.5(b) relates to Richmond West.

Topic: 17.14.6

Add new 17.14.6 (cb) as follows:

“The Light Industrial and Heavy Industrial Zones east of Queen Victoria Street are deferred until water, wastewater and stormwater services are provided by the Council or to the satisfaction of the Council and in accordance with the development sequence starting from the south east to north west, and from south east to south west, along the two greenways, as shown on the planning maps.”

Topic: Zone Map 116

Add directional arrows adjacent to two greenways at Motueka West to indicate “direction of development”

Topic: Zone Map 119

Add directional arrows adjacent to the greenway on the north side of King Edward Street to indicate “direction of development”

Reasons

1. Additional wording has been added to the rules for the Deferred Residential, Deferred Mixed Business and Deferred Light Industrial and Deferred Heavy Industrial Zones to enable a sustainable pattern of development to occur along the two proposed greenway axes.
2. Arrows have been added to the planning maps to show the direction of development proceeding from the bottom of the catchment in two directions.

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