

Report No:	REP12-05-01
File No:	L304
Date:	7 May 2012
Decision Required	

REPORT SUMMARY

Report to: Environment & Planning Committee
Meeting Date: Thursday, 17 May 2012
Report Author Rose Biss, Policy Planner
Subject: **MOTUEKA WEST AND CENTRAL PLAN CHANGE
UPDATE REPORT**

“In Committee”

EXECUTIVE SUMMARY

The report provides an update on the issues that are affecting the finalisation of the Motueka West and Central Plan Change. The issues relate to land ownership and services rollout, a stormwater audit, a pending Environment Court matter and the 2012-2022 Long Term Plan decisions for Motueka.

Three process options are also discussed.

RECOMMENDATION

It is recommended that the Council complete the stormwater audit and Long Term Plan decisions for Motueka and wait to receive the Environment Court decision on the Mixed Business Zone provisions before proceeding to notification of the Motueka West and Central Plan Change.

DRAFT RESOLUTION

THAT the Environment & Planning Committee receives the Motueka West and Central Plan Change Update Report, Report No. REP 12-05- 01 and agree to:

Withhold notification of the Motueka West and Central Plan Change until;

- Long Term Plan decisions for Motueka service upgrades are made
- The Environment Court decision on the Mixed Business Zone is received
- The Motueka West stormwater audit is completed



Rose Biss
Policy Planner

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1. Purpose

- 1.1 The purpose of this report is to update the Council on progress with the draft Motueka West and Central Plan Change.

2. Background

- 2.1 The Environment & Planning Committee considered the 50 public responses and petition on the draft plan change for Motueka West and Central at its meeting on 14 July 2011 (refer REP11-07-02). It resolved to place the draft plan change on hold while arbitration was held between some of the horticultural lessees and the major landowner Wakatu Incorporation. The arbitration was completed in late November 2011. It was considered that the outcome of this process could influence the rollout of the plan change.
- 2.2 The Chief Executive and the Property officer of Wakatu Incorporation have been invited to attend the 17 May Committee meeting to provide some information on how leases could possibly be relinquished at the time of the next lease renewal. A representative of the Nelson Lessees Association has also been invited to attend the Council meeting.

3. Present Situation/Matters to be Considered

3.1 Stormwater Audit

The draft Motueka West and Central Plan Change contains two significant greenways which bisect the change plan area and culminate in a stormwater retention area in the south east corner of the block, adjoining the King Edward Street industrial zone.

A stormwater audit is being undertaken by Council engineering staff to check the width and capacity of the linear greenways which are proposed to be zoned as Open Space in the plan change and will have a dual open space/stormwater function. The southern greenway will also accommodate stormwater from the aerodrome area where some further built development is expected to occur.

3.2 Water Supply

The future water supply for Motueka West is dependent on new wells for Motueka being developed in the Parker Street area. In late February this year an appeal to the Environment Court was heard on the Council's application to take water for the Motueka and coastal Tasman Community Water Supply from the Parker Street area. A decision in the Council's favour has just been received.

The draft Long Term Plan does not provide for an improved water supply in Motueka until 2020 and then it is subject to receipt of a satisfactory Government subsidy.

3.3 Mixed Business Zone

A Mixed Business Zone (MBZ) is proposed to be introduced as part of the Motueka West and Central plan change. The MBZ was first introduced in to the Tasman Resource Management Plan in the Richmond West Plan Change in 2007. There are still two appeals on the MBZ at Richmond West. These appeals are expected to be resolved shortly and will clarify the activity status of different business activities within the MBZ.

4. Current Development Drivers

- 4.1 There has been no further zoning of industrial land at Motueka since a shortage of suitably zoned industrial land was identified in the Motueka Commercial and Industrial Land Supply report by Telfer and Young in December 2007.
- 4.2 Residential development in Motueka has continued to be steady in 2011 with 52 new dwelling building consents issued.

5. Process Options

- 5.1 Option 1 - this option would be to notify the plan change immediately, regardless of the outcome of the various Environment Court and Long Term Plan decisions and stormwater audit.
- 5.2 Option 2 - this option would be to defer notifying the Plan change until decisions have been made on the Long Term Plan and the Mixed Business Zone matters and the stormwater audit has been completed.
- 5.3 Option 3 - this option would be to notify that part of the plan change that is not affected by Environment Court proceedings, rollout of services and stormwater audit issues.

6. Pros and Cons of Options

- 6.1 Option 1 would provide some certainty at an early stage to landowners and occupiers in the Motueka West and central areas as to the Council's future intentions in these parts of Motueka. The plan change process has been drawn out over several years while different plans and studies (such as the Motueka Transport Study 2010) have been discussed.
- 6.2 Option 2 would enable the plan change to be better aligned with the decisions on the Long Term Plan for wastewater, water and stormwater upgrading in Motueka. These will be completed by 14 June 2012 and the Environment Court matter may also be resolved by then. It is also important to complete the stormwater audit before notification.
- 6.3 Option 3 would provide a smaller scale change for the Motueka Central area now and leave Motueka West for a later date. Staff would need to divert from other tasks to split the current plan change in to two parts including the Section 32 assessment. The central area is not affected by the Environment Court matter and the stormwater audit. However the additional industrial land in Motueka West is probably more urgently required than more commercial land in the Motueka central area so there could be difficulties explaining why Motueka central is going first.

7. Recommendation

- 7.1 It is recommended that the Council complete the stormwater audit and LTP decisions for Motueka and receive the relevant Environment Court decision on the Mixed Business Zone provisions before proceeding to notification of the Motueka West and Central Plan Change.

8. Draft Resolution

THAT the Environment & Planning Committee receives the Motueka West and Central Plan Change Update Report, Report No. REP 12-05- 01 and agrees to:

Withholding notification of the Motueka West and Central Plan Change until;

- Long Term Plan decisions for Motueka service upgrades are made
- the Environment Court decision on the Mixed Business Zone is received
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A handwritten signature in black ink, appearing to read 'Rose Biss'.

Rose Biss
Policy Planner