

587 Change 43: Motueka West Overview**■ SUBMISSIONS DEALT WITH IN THIS REPORT**

Consideration Order : 4

C43.1782.1	Wakatu Incorporation	ZM 52	Approve Plan Change 43 for commercial, industrial and more intensive residential development subject to amendments (list supplied).
C43.3780.6	Grey Power Motueka	6.9.1.7	Recognise the risk of scouring of the Motueka stopbanks.
C43.3780.7	Grey Power Motueka	6.9.30	Recognise aquifer as a slow moving underground river.
C43.3827.1	Clark, Douglas A	C43 GEN	Withdraw Plan Change 43.
Oppose	FC43.1782.1		
C43.3828.1	Heywood Orchards Ltd	ZM 52	Delete provisions for High St west development.
Oppose	FC43.1782.3		

■ ASSESSMENT

1.0 BACKGROUND

Plan Change 43 provides a major new growth area for Motueka on the western side of High Street from Pah Street in the north, Queen Victoria Street in the west and King Edward Street in the south. While there is no rezoning proposed south of King Edward Street, the Plan Change does include an indicative road from King Edward Street to Courtney Street. It also excludes from urban rezoning a rural block of land between Queen Victoria Street, Green Lane and Whakarewa Street which is under the flight path for the Motueka Aerodrome.

The total area of land affected is 110 hectares. Some of the land close to Grey Street, Whakarewa Street and Coppins Place already has an urban zoning and is being changed from one urban zone to another:

- Tourist Services Zone (south of Coppins Place) is changed to Deferred Residential Zone
- Residential Zone south of Whakarewa Street is changed to Deferred Residential Zone
- Residential Zone west of Grey Street is changed to Compact Density Residential Area
- Residential Zone north of King Edward Street is changed to Deferred Light Industrial Zone

The remainder of the land being rezoned is currently zoned Rural 1. It is to be rezoned to a mix of zonings:

- Deferred Residential
- Deferred Papakainga
- Deferred Light Industrial
- Deferred Heavy Industrial
- Deferred Mixed Business
- Open Space Zone

Demand for new dwellings has been steady in Motueka with an average of 50 new dwelling consents issued over the last three years. Usually resident population for Motueka from Census 2013 is 7593. This represents a 0.9% per annum increase for the period 2006 – 2013 which is a slight increase over the previous Census period 2001 – 2006 where there was a 0.7% per annum increase in population. It is more than 15 years since the last major rezoning of land in Motueka. Since that time there has been increasing awareness of the risks of sea level rise relating to climate change and the need to ensure that new development areas are located away from areas of hazard risk. The Motueka West area is on some of the higher land in Motueka that will not be exposed to coastal hazards or the hazards of river flooding that affect north of the township.

The Section 32 report prepared with the Plan Change considered a range of options for the future development of Motueka. These included retaining the status quo of existing zoning, having dispersed development nodes in the rural hinterland and having several different configurations of development in the Motueka West area.

2.0 PROCESS

The proposed Plan Change was preceded by a community consultation paper and a draft Plan change. The 2009 consultation paper did not change the residential zoning of properties at the western end of King Edward Street but introduced the concept of future residential, commercial and industrial growth in the blocks to the north now subject to Plan Change 43. Also it did not include the indicative road between Courtney Street and King Edward Street.

The paper was followed by a draft Plan change for Motueka West and Central that was released for comment in April 2011. It included indicative roads from King Edward to Courtney Street and Hau Road. There was a lot of

public interest from Motueka West landowners and lessees. In November 2012, the Council held a workshop on the possible Motueka West and Motueka Central Plan Change and indicated it preferred to proceed with two separate Plan changes for Motueka West and Motueka Central.

Since then the process has been:

27 April 2013	Public Notification of Plan Change 43
29 May 2013	Open day and public meeting
24 June 2013	Submissions closed
24 August 2013	Summary of Submissions notified
13 September 2013	Further submissions closed

3.0 SUBMISSIONS AND FURTHER SUBMISSIONS

There are 64 submissions on the Plan Change. Two of the submissions (3827 and 3828) are late submissions received after the closing date. The majority of the submissions (50) are about the indicative road between Courtney Street and King Edward Street. Most of these submitters are Courtney Street residents. Another topic that has drawn many submissions (14) is the location and extent of industrial zoning. There are six further submissions.

4.0 LAYOUT OF REPORTS

As there are a large number of submissions on a variety of topics, separate reports have been prepared on the major topics. These reports are written on the basis of subject matter rather than on an individual submitter basis. The report topics are:

- Report 587 Overview
- Report 588 Courtney Street extension and other roading
- Report 589 Deferment of Zoning
- Report 590 Industrial Location and Extent
- Report 591 Motueka Aerodrome Noise
- Report 592 Mixed Business Zone
- Report 593 Open Space Provisions and Greenway Width
- Report 594 Papakainga
- Report 595 Residential Development – Standard and Medium Density

5.0 There are four general submissions about Plan Change 43. Submitter 3828.1, a local orchardist, opposes the development provisions for Motueka West but does not give any further details in his submission. From earlier discussions during consultation it could be concluded that the submitter wants to continue orcharding within the Plan Change 43 area. However there is no guidance from the submission itself as to the reason for the opposition. Submitter 1782.1 gives qualified support for the Plan Change in its provision of industrial and commercial land and opportunity for more intensive residential development close to the centre of Motueka. It regards the plan change as proactive planning for anticipated residential and business growth in the Motueka community over the medium to long term.

Submitter 3780.6 is concerned that the amendment to the issue statement 6.9.1.7 about the Motueka River stopbanks should also refer to scouring as well as overtopping. The Plan Change adds a reference to the retention of secondary flowpaths to the issue statement but the submitter has made a valid point about scouring so an amendment is recommended.

Submitter 3780.7 has also queried in paragraph 6 of the explanation section 6.9.30 the statement about the need for a new water supply in Motueka. A discussion with the Council's water scientist has suggested that it could be clarified that it is the shallower part of the aquifer where most domestic users get their water that is vulnerable to spillages and contamination. An amendment is recommended.

RECOMMENDATIONS AND REASONS

Recommendation 587.1

C43.3827.1	Clark, Douglas A	Disallow
<i>Allow</i>	FC43.1782.1	
C43.3828.1	Heywood Orchards Ltd	Disallow
<i>Allow</i>	FC43.1782.3	

Plan Amendments

Topic : C43 GEN

Withdraw Plan Change 43.

