

589 Change 43: Deferment of Zoning**■ SUBMISSIONS DEALT WITH IN THIS REPORT**

Consideration Order : 6

C43.1782.2	Wakatu Incorporation	17.14	Ensure uplifting of deferrals is related to service provision only.
Support	FC43.1212.1		
C43.1782.3	Wakatu Incorporation	17.14	Advise staging prior to hearing of submissions, and relate to rollout of services from south west to north west of Motueka West area.
Support	FC43.1212.2		

■ ASSESSMENT

1.0 INTRODUCTION

Most of the land proposed to be rezoned for urban purposes in Plan Change 43 is subject to deferred zonings. The reason for the deferment is the lack of suitable services at present. The only area in the Plan Change that is not subject to deferment is the Compact Density Residential Area located between Grey Street, Pah Street and Whakarewa Street. This area was zoned Residential prior to Plan Change 43.

2.0 PLAN FRAMEWORK

- 2.1 The overall objective in providing for urban growth is to ensure it is sustainable including in relation to infrastructure servicing. This is expressed in objective 6.3.2 and policy 6.3.3.4 of the Plan:
 “Sustainable urban growth that is consistent with the capacity of the services and has access to the necessary infrastructure such as water supply, roading, wastewater and stormwater systems” (Objective 6.3.2)
 and
 “Where future urban development is proposed and existing services require upgrading, to defer and stage development to avoid adverse effects on the environment.” (Policy 6.3.3.4)

- 2.2 The relevant rules for the deferred zoning at Motueka West are given in the following rules:

- □ 17.14.2 Deferred Residential Zone
- □ 17.14.5 Deferred Mixed Business Zone
- □ 17.14.6 Deferred Light and heavy Industrial Zones
- □ 17.14.8 Deferred Papakainga Zone

For each of these deferred zone locations, specified services are currently cited as the reasons for the deferrals.

3.0 SUBMISSION AND FURTHER SUBMISSION

- 3.1 There is one submission on the deferment of zoning. Submission 1782.2 seeks that uplifting of zone deferrals must relate to service provision only. As long as land is adequately serviced in a logical sequence, there is no resource management reason to otherwise direct the location of development though staging. The Council has lodged a further submission in support.
- 3.2 The Council’s Engineering Services Department has clarified what might constitute a logical sequence for development (see report attached). It is particularly important that the stormwater upgrading proceeds from the lowest part of the catchment in progression up to the higher parts of the catchment.
- 3.3 The submitter who has a majority landholding in Plan Change 43 has asked for the rollout of serviced land to take into account development opportunities simultaneously along both greenway axes.

4.0 METHODS

- 4.1 The Council has considered various options on how it might uplift deferrals of urban zoning. The submitter considers that the process used in the Richmond Plan Changes was inappropriate. Quite a complex sequence was drawn up at the Appeal stage. The Plan Change rule in the Deferred Residential Zone at Motueka West rule 17.14.2(b)(vi) refers to “... and in accord with the sequence shown on the planning map”. It is an oversight that the development sequence has not been further specified in the rules or shown on the planning maps. To be certain, both the rules and the maps should show the required sequence.
- 4.2 It is usual sustainable land development practice to develop from the bottom of the catchment to the upper parts. It is recommended that words to that effect are added to the Section 17.14 rules and arrows added to the planning map.

■ **RECOMMENDATIONS AND REASONS**

Recommendation 589.1

C43.1782.2 <i>Allow</i>	Wakatu Incorporation FC43.1212.1	Allow
C43.1782.3 <i>Allow in Part</i>	Wakatu Incorporation FC43.1212.2	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 sequences 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 : ZM 119

Add directional arrows on two greenways at Motueka West.

Reasons

1. Additional wording has been added to the rule for the deferred Residential Zone to enable a sustainable pattern of development to occur along the two greenway axes.
2. Arrows have been added to the planning map to show the direction of development proceeding from the bottom of the catchment in two directions.