



**PROPOSED WAIRAU/AWATERE
RESOURCE MANAGEMENT PLAN**

Proposed Plan Variation No. 50

**Neighbourhood Business Zone – Extension of the
Springlands Neighbourhood Business Centre**

Schedule of Changes Only

Notified 14 June 2007

PROPOSED VARIATION - SCHEDULE OF CHANGES

Where text is proposed to be added to the Proposed Wairau/Awatere Resource Management Plan (the Plan) through this variation, it has been shown as underlined. All other text is existing text from the Plan and has been included for context to assist the reader in determining where the changes occur, and does not form part of the plan variation.

The Proposed Wairau/Awatere Resource Management Plan is amended in accordance with the following schedule:

VOLUME 1 – OBJECTIVES, POLICIES, METHODS

Chapter 11.0 Urban Environments

11.3.2 Neighbourhood Business Areas

- 1. **Insert** the following new policies under section 11.3.2.2:

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Policy 1.8	Maintain the visual character and amenity of Neighbourhood Business Zones and that of neighbouring areas.
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<u>Policy 1.9</u>	<u>Ensure that any changes to the commercial activity within the Springlands Neighbourhood Business Centre continue to position it as a satellite resource, subsidiary and complimentary, to the Central Business Zone.</u>
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<u>Policy 1.10</u>	<u>Expansion of the commercial activities at the Springlands Neighbourhood Business Centre will be subject to an assessment of potential adverse effects on the Central Business Zone.</u>
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- 2. **Amend** the last sentence of the Rules section of 11.3.2.3 Methods of Implementation, as follows:

Rules	Plan rules generally permit commercial activities and community facilities within the Zone. Some commercial activities which have potentially greater adverse effects, particularly on neighbouring residential areas, are provided for as Discretionary Activities. These include restaurants, bars and other licensed facilities <u>and the future expansion of the Springlands Neighbourhood Business Centre.</u>
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VOLUME 2 – RULES

Chapter 1: Definitions

3. **Add** the following definition to Chapter 1:

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TIKANGA MAORI means Maori customary values and practices.

TOTAL GROSS FLOOR AREA is the sum of the gross area of floor of the building or buildings measured from the exterior walls or from the centre lines of walls separating two buildings, provided that, in the case of shops, land on which goods are offered or displayed for sale by retail shall be included in the area calculation.

TOPSOIL means the soil forming the 'A' horizon of a soil profile being the dark soil layer between the top layer of humus and subsoil.

...

Chapter 11: Neighbourhood Business Zone

4. **Amend** the Permitted Activities for the Neighbourhood Business Zone as follows:

1. Permitted Activities

1.1 Unless expressly limited elsewhere and subject to compliance with the conditions applying to permitted activities the activities listed below shall be permitted without a resource consent.

- **Commercial activities, excluding activities requiring a licence under the Sale of Liquor Act 1989 and excluding commercial activities in the Springlands Neighbourhood Business Centre.**
- **Commercial activities in the Springlands Neighbourhood Business Centre, excluding activities requiring a licence under the Sale of Liquor Act 1989 to a maximum total gross floor area of 5700m² (includes 660m² garden centre, covered/uncovered space).**
- **Community facilities**

...

5. **Add** the following to the parking provisions under section 1.2.1 Parking:

...

In addition for the Springlands Neighbourhood Business Centre, wheel stops or other suitable barriers shall be positioned in front of boundary fences adjoining Urban Residential Zones.

6. **Add** the following to the noise provisions under section 1.3.2 Noise:

...

In addition, for the Springlands Neighbourhood Business Centre, fences shall be erected along boundaries adjoining Urban Residential Zones. These fences must be at least 1.8m high above ground level, be constructed from timber, be continuous and free from holes or gaps. The minimum mass of the fence shall be no less than 7kg/m².

7. **Add** the following to the landscape provisions under section 1.3.4 Area to be landscaped:

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- 1.3.4.2 All required landscaped areas shall be located between the road frontage and front of buildings on the site, except on rear sites. Except that on sites abutting an Urban Residential Zone at least half the required landscaped area shall be located between the building and abutting zone boundary, except for the Springlands Neighbourhood Business Centre where a landscape strip, with a minimum width of 4.5 metres, shall be planted and maintained to a minimum height of 1.5 metres on boundaries abutting an Urban Residential Zone and to the maximum height within the dimensions specified for recession planes in the relevant Urban Residential Zone.

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8. **Add** the following new condition for permitted activities:

1.8. Operating Hours (Springlands Neighbourhood Business Centre Only)

1.8.2.1 Commercial Activity

The hours of operation of commercial activities shall be restricted to the hours 0700 hrs – 2200 hours Monday-Sunday.

1.8.2.2 Deliveries

All deliveries shall be between 0600-2200 hrs Monday – Friday and 0700-2000 hrs Saturday and Sunday.

9. **Insert** the following into 4.1 Discretionary Activities for the Neighbourhood Business Zone:

• ...

- **Emergency service activities.**
- Commercial activities in the Springlands Neighbourhood Business Centre, where the total gross floor area exceeds 5700m².

10. **Add** the following Standards and Criteria for Discretionary Activities:

4.3.4 Commercial Activity within the Springlands Neighbourhood Business Centre

4.3.4.1 Assessment Criteria

- Commercial land availability within Blenheim that establishes the need for

[additional capacity within a Neighbourhood Business Zone.](#)

- [Alternative locations for the commercial activity including the potential to locate within the Central Business Zone.](#)
- [Potential adverse effects on the vibrancy and vitality of the Central Business Zone.](#)

VOLUME 3 – MAPS

Amend Planning Maps 1, 4, 18 by changing the zoning of Lot 6 DP 2148, Lot 2 DP 2842, Lot 3 DP 2842, Lot 1 DP 3065, Lot 1 DP 3279, Lot 2 DP 3279, Lot 3 DP 3279, Lot 4 DP 3279, Lot 7 DP 3279, Lot 8 DP 3279, Lot 9 DP 3279, Lot 10 DP 3279, Lot 11 DP 3279, Lot 1 DP 3456, Lot 2 DP 3456, Lot 2 DP 333989 from Urban Residential Two Zone to Neighbourhood Business Zone as shown on the attached map.

