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**PROPOSED WAIRAU/AWATERE
RESOURCE MANAGEMENT PLAN**

**Proposed Variation No. 42: Review of the Central
Business Zone**

REPORT PREPARED TO FULFIL THE REQUIREMENTS OF
SECTION 32 OF THE
RESOURCE MANAGEMENT ACT 1991

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INTRODUCTION

This report sets out the evaluation behind the Marlborough District Council's (the Council) decision to vary the Proposed Wairau/Awatere Resource Management Plan (the Plan) in respect of the Blenheim Central Business Zone (CBZ), and retail activity.

The Marlborough District Council has received a number of requests for rezoning land outside of the existing urban area, to provide for large format retail activity, and has also received a number of resource consent applications for retail activity outside the Blenheim CBZ.

These requests raise a resource management issue where the town centre is becoming vulnerable, in its role as the primary retail, commercial, cultural and social centre in the Region, and there is uncertainty as to the location, scale and effects of retail activity outside of the town centre and urban boundary.

The Council does not consider that the Plan is currently effective to manage these issues. This proposed variation, therefore, seeks to:

- Introduce measures to ensure that the Blenheim town centre remains the focus for retail, commercial, cultural and social activity in the Region; and
- Include objectives and policies to encourage infill and redevelopment of sites in the Blenheim town centre, and maximise vibrancy and vitality of the town centre; and
- Establish a commercial zone hierarchy to support the Blenheim CBZ and, supporting retail environments, and give consideration to retail activities in other zones where suitable; and
- Commit to maintaining and improving the Blenheim CBZ environment; and
- Create new development opportunities within the Blenheim CBZ Primary Shopping Area.

SECTION 32 REQUIREMENTS

In notifying any variation to the Plan, the Council has a duty under section 32 of the Resource Management Act 1991 (RMA) to evaluate a number of matters.

The section 32 process of the RMA assists in ensuring that good environmental outcomes are achieved, plan provisions are targeted at achieving the purpose of the RMA by the most appropriate methods, there is sound policy analysis to base decisions and for reassessing whether the chosen provisions are necessary and appropriate once they are in use. An evaluation under section 32 has to be carried out before the Council publicly notifies the proposed variation and then again before making a decision on submissions received. A section 32 evaluation must examine the extent to which each objective, policy, rule and method is the most efficient and effective and/or appropriate way to achieve the purpose of this Act. It must also take into account the benefits and costs of policies, rules, or other methods, and the risk of acting or not acting.

This report fulfils the requirements of section 32(5) RMA in terms of summarising the evaluation undertaken.

STRUCTURE OF THIS REPORT

Part A: Issue Identification, including background, investigation and analysis of the issues determined through Council initiated research and public consultation.

Part B: A summary of the legislative framework, within which resource and environmental issues are currently managed.

Part C: An evaluation under section 32, as required under the RMA, of the actual changes proposed to the Plan.

The proposed Schedule of Changes to the Plan, which sets out the proposed variation, is attached as **Appendix 1**.

PART A: BACKGROUND AND RESEARCH UNDERTAKEN

Background

Blenheim's town centre has traditionally been the focus of retail activity for the Marlborough Region. A Primary Shopping Area, generally located around Market and Queen Streets, is identified as part of the CBZ in Volume Three: Planning Maps, and subject to specific rules relating to infrastructure and services, and amenity. The Proposed Wairau/Awatere Resource Management Plan supports retail activity in the CBZ, providing for retail activity as a permitted activity, and generally classifying retail activity as a discretionary activity in all other zones with the exception of the Neighbourhood Business Zone (NBZ).

The Marlborough District Council has received a number of requests for rezoning land outside the existing urban area, and a number of resource consent applications have been lodged for retail activity outside the CBZ.

In addition to demonstrating the market pressure for additional land for retail activity, these enquiries and applications give rise to concerns over what the effect on the town centre, as the regional focal point for retail, commercial, cultural and social, might be from an emerging, uncontrolled retailing pattern.

Research and Investigation

To establish the issues and assess any action necessary to address these and bring about sustainable environmental outcomes, the Council initiated a number of investigations. These included:

- A study into the current business and industrial land resources, growth trends and direction for future activity growth undertaken by Davie Lovell-Smith Limited on behalf of the Council (July 2005).
- An assessment of the future business and industrial land demand in Blenheim by Market Economics Limited on behalf of the Council (April 2006).
- Council initiated public consultation on how large format retail activity can be best accommodated in Blenheim (September 2006).
- A Retail Land Demand Assessment undertaken by Market Economics Limited, on behalf of the Council (November 2006).

Copies of these reports are available from the Council.

Davie Lovell-Smith Limited Study

The study was an investigation of the current business and industrial land resources, growth trends and the direction for future growth in these activities in the Plan area, and in particular in Blenheim.

The report notes that industrial, commercial and business activities in the Wairau/Awatere area have traditionally located within industrial and business zones. However, there has been very limited growth in the land area zoned for business, commercial and industrial uses since the

Plan was notified in 1997. The report investigates the effects of this historical zoning and how the Plan may better respond to the changing nature of these activities in the study area.

The key objectives of the study were to:

- Review the adequacy of the current land bank for a range of anticipated commercial activities, including large format retail growth, particularly within the urban areas of southern Marlborough; and
- Determine the land use needs for, and likely growth, in these activities; and
- Determine the relationship of these activities to each other, to the anticipated outcomes of current zones and the influence these activities may have on the description and location of future zoning; and
- Identify options, through plan variations, to provide for anticipated demand across this range of activities.

The report's analysis of the CBZ identifies that it is characterised by commercial activities operating at a variety of scales, and mixes. Many buildings are multi-storey, often with retail activities at ground floor level and business or service activities above ("mixed use"). Pure retail operations account for 15% of the total CBZ area, with mixed-use commercial/retail and government/retail covering 8.1% and 0.5% respectively. There are a few large format retailers, however they represent only 13.9% of the total land area. Commercial/service activities make up the largest category at 19% of the total land area, with car parking covering 11%. Land under community usage, such as the library, stadium and art gallery made up just over 9% of the land area.

The report goes on to review a Business Survey undertaken by the Council in February 2005. The survey involved questionnaires distributed to 890 business and commercial property rate payers in the Wairau/Awatere area (Survey 1). Following this, another survey (Survey 2) involving 127 smaller questionnaires was sent to parties appearing on the Council rating database whose properties are zoned for industrial or business use, but are understood to be used for other purposes.

The rate of response for Survey 1 was approximately 29% (256 responses out of 890), and for Survey 2 the response rate was 43% (55 responses out of 127).

The results of Survey 1 showed that 78% of respondents were satisfied with their existing sites. Of those that would consider moving the main reasons would be location or for a bigger site. Of the remaining 22% that were dissatisfied with their current site, only a quarter had investigated the availability of new sites. The majority of these were without success. Most of the parties responding in Survey 2 currently used their land for residential purposes and most intended to continue with their existing land use.

The Davie Lovell-Smith study undertook interviews with key professionals involved in the developing and marketing of land and real estate. The Real Estate Institute noted that there was market interest from bulk store operations, and retail-orientated operators, and for facilities associated with the wine industry, but there is difficulty in finding sites large enough to accommodate these activities. The retail drive was thought to be fuelled by a shift in disposable income within the local economy, and as a result of rapid growth in the wine industry.

The report considers what is required to meet the demand for business and industrial zoned land in Marlborough. Proximity to Blenheim, as the regional economic centre, its markets and labour supply, were considered important. Certain types of businesses need high profile exposure and access to local and regional transport networks for trade purposes and customer access. Generally infrastructure in Blenheim is capable of absorbing most types of industrial and business activity.

In terms of locational constraints, the CBZ and other business zones are constrained from growth by surrounding land uses. Changing these surrounding land uses could result in conflict

between industrial/commercial activity and sensitive receivers such as existing residential activities.

The report goes on to look at how the Plan currently provides for business and retail activity. It identifies that the objectives and policies of the business zone emphasise a need to maintain and enhance the character, viability and amenity of the CBZ, and enable controlled consolidated growth. The NBZ objectives and policies focus on the need to avoid potential adverse effects on adjoining residential zones. This focus on maintaining the NBZ, rather than enhancing them, cannot be said to proactively provide for their use. The policies for the CBZ address and provides for retail and commercial activities in a positive and proactive manner.

Before discussing the positive and negative aspects of various locations for growth, the report sets the context of needs and impacts of a variety of commercial activities. For large format retail, this context includes:

- Few undesirable effects such as noise, dust and odour.
- Close in to the CBZ where access may provide pedestrian follow-on to other retailers/businesses.
- Profile/public exposure.
- Large flat sites with adequate space for car parking on-site or nearby.
- Also can be appropriate in suburban locations/clusters where effects can be minimised/mitigated such as in association with malls or retail centres/business parks.
- Requires adequate separation in urban area to more sensitive land use, although this may be achieved through setbacks along residential zone interfaces.
- Requires good transport infrastructure (roading and public transport) to the area, adequate to accommodate large traffic volumes generated primarily by private vehicle movements. Areas are required where such operations can establish where traffic congestion is not created/exacerbated, but where vehicular access is convenient and practicable.

Blenheim Business Land Study

A Market Economics Limited Report (March 2006) assessed the future business land demand in Blenheim. Its objectives were to establish the current demand and supply situation, demand drivers in Blenheim and Marlborough, and assess the total demand for industrial and commercial land over the next 20 years to determine the adequacy of land supply. A copy of this report is available from the Council.

The report confirms that viticulture, agriculture and agriculture services, forestry, fisheries and horticulture are the 'key' sectors in Marlborough. However, much of the growth in the Blenheim area is as a result of viticulture and related processing and support services.

The report notes that there is only limited commercial and industrial activity in Marlborough outside Blenheim. The report identifies the three key drivers of commercial and industrial land demand as:

- Population based demand as different sectors of the economy grow or decline to supply the changing population.
- Production based demand, influenced by changes in the economy, usually from outside the region and often international. Included in this demand are sub-categories:
 - o 'Key' production based sectors, which are expected to drive much of the demand for industrial and commercial land in Marlborough (such as viticulture and forestry)
 - o Other production based sectors.

- Indirect/downstream demands arising as growth industries create work in their key suppliers to provide resources to fuel their operation.

These production-based industries are considered to drive the Region's economic fortunes. Other large employers, such as retailers, serve a growing population and are unlikely to exhibit changing trends in land demand significantly different to population trends.

The report looks at employment growth in Marlborough. It uses Statistics New Zealand household projections and employment per household figures to project employment levels forward to 2025. Using a low growth rate scenario total employment growth in Marlborough to 2025 is projected to be 2,870, and 5,490 using a high growth rate scenario. The significant difference between low and high scenarios reflects the impact possible labour shortages may have on economic activity in the Region.

The report identifies that Marlborough's main business (commercial and industrial) zones are concentrated in the Blenheim urban area. The CBZ primary shopping area is the core retail area. The CBZ is the predominant commercial area and NBZ are small retail centres away from central Blenheim. However, significant commercial and industrial activity is undertaken in other zones, with 67% of Marlborough Full Time Equivalent (FTE) jobs in areas not zoned industrial or commercial.

In terms of site availability within existing zones, the report identifies 35.1ha of vacant land. However, 99% of this is within industrial 1 or 2 zoned land, with very little commercial land available. The report also notes that there may be some empty stores of buildings where the intensity of activity could be increased.

Future land use requirements were calculated using four density scenarios of space per FTE. The first scenario takes the space per FTE from the base year and the other three scenarios increase this base employment density by 2%, 5% and 10%. Medium, low and high growth rate scenarios were assessed.

The medium growth scenario shows that at current FTE density 38.7ha of land will be required within the region, although only 7.3ha of this will be for commercial use. An increase in employment density of 2% will require an additional 6.6ha of commercial land; a 5% density increase will require 5.4ha, and; a 10% increase will require 3.8ha.

Low growth scenario will require an additional 4.6ha commercial land at current FTE density. A 2% increase in density will require 3.9ha; 5% will require 2.9ha, and; 10% will require 1.4ha.

The high growth scenario will require an additional 7.7ha additional commercial land at current FTE density. A 2% density increase will require 6.8ha additional commercial land; 5% density increase will require 5.7ha additional land, and; 10% will require 4.1ha.

All of the above scenarios assume no vacant land is occupied within the existing business zones.

The report concludes that in the order of 5ha of land will be required to 2025 to supply retail and commercial uses.

Blenheim Retail Land Demand Assessment

In October 2006, Market Economics Limited was commissioned to undertake a further economic study into the land demand specifically for retail activity. A copy of this report is available from the Council.

The objectives of the report were to:

- Establish the current retail land demand and supply situation in Blenheim, and quantify the current level of unmet demand for retail floorspace.
- Assess the impact on market growth on future floorspace requirements in Blenheim, and indicate the amount of land that should be zoned for retail purposes under a range of future development scenarios.

While the report focuses on retail activity in Blenheim, it also takes into consideration the Marlborough Region as the catchment area, as shoppers from rural areas may choose to shop in Blenheim, given its status as the dominant retail centre in Marlborough. However, it acknowledges that some of the spending from shoppers in the catchment flows out of Marlborough to centres such as Nelson and Christchurch because of the draw of an increased range of goods and services.

The study establishes the population and household numbers within the study area using Statistics New Zealand medium scenario projections at a Census Area Unit (CAU) level. Using these projections it is estimated that the current population in the Marlborough District of 42,700 people in 17,150 households will grow to 46,200 people in 20,880 households by 2026. This is considered to be a relatively slow rate of future population growth and as such the report states that significant retailing growth in the district is unlikely to be driven by household growth.

The report goes on to look at current retail provision in Blenheim and Marlborough. It starts by determining that the retail market in Marlborough in 2005 was \$610.4m, this is the amount of money available to spend in Marlborough by residents, businesses, tourists etc. in that year. However, sales within Marlborough in 2005 were only 580.4m, equivalent to a \$30.4m (5%) leakage in sales out of the District. This \$30.4m equates to around 193 employees employed outside the Marlborough from leaked spend. Using floorspace equivalent figures per employee, 193 staff equates to an undersupply of 15,580m² within Marlborough in 2005.

The study identifies that there is currently 84,700m² of core retail floorspace in Marlborough District, of which the vast majority (73,200m²) is located in Blenheim. Floorspaces are categorised into store types; food retail; comparison retail; automotive personal and household services; cafes/restaurant/takeaway, and; bars/liquor. When assessed in terms of the District-wide catchment, the study finds that there is an oversupply of food retail floorspace, automotive retail floorspace is sufficient at present and the remaining categories are currently undersupplied. The undersupply of floorspace is particularly acute for comparison floorspace.

This undersupply of floorspace represents the leakage of trade to other centres. However, it is important to note that this level of leakage will never reach nil given the draw to centres larger than Blenheim, which can support a wider range of goods and services.

Looking in more detail at the comparison retail shortage, the assessment finds that the biggest shortfall is within the clothing and footwear sector, and a significant quantity of new floorspace (up to 13,000m²) could be supported. Recreational goods stores are also undersupplied, although the assessment considers that this undersupply can be met through other stores, such as departments stores.

In terms of future retail land requirements, the assessment looks at two scenarios. Scenario one shows the expected demand for retail and services floorspace in the future if current leakage rates continue and assuming there is no current demand for additional floorspace (no 'pent-up' demand). Scenario two shows the expected demand for retail and services floorspace assuming 0% leakage from the district.

Using scenario one, around 2.8ha of land will be required in the Blenheim Urban Area (the urban limit of Blenheim being the boundary) for core retail stores by 2026. A further 4.3ha of land will be required for other (non-core) retail, hospitality and service stores, and 1.4ha for ancillary services (banks etc). In total, an additional 8.5ha of land, at an average rate of demand of 0.5ha per year, would be required to support growth in Blenheim retail and service markets to 2026.

When a district-wide catchment (Blenheim and rural areas) is considered, 14.9ha of land will be required for all retail and services and ancillary purposes by 2026. Most of this is likely to locate in Blenheim.

Using scenario two, 3.8ha of core retail land would be required by 2026. A further 10.0 hectares would be required to support total retail and common centres-based ancillary (non-retail and non-services) activity. Looking at the district as a whole, 20ha would be required for retail and

services by 2026 if a scenario of nil leakage was applied, of which core food and comparison retailing would demand 9.1 hectares.

The assessment goes on to look at the implications of future land requirements. It notes that retail and service activity is concentrated in Blenheim CBZ and NBZ. There is a level of these activities in non-centre locations, most notable industrial areas. In total around 9% of current Blenheim retail and service floorspace is estimated to be in non-centre locations.

The additional land requirements identified represent a significant increase (27% - 32%) over the current zoned centres in the Plan. This demand can be satisfied in a number of locations including:

- In existing centres using existing buildings
- In existing centres using redeveloped sites
- In current centres in new buildings
- Greenfield land
- In other zones

The report notes that new retail development requirements are likely to differ from established activities in that they are likely to contain a larger proportion of large format stores than currently exist in Blenheim, and that these activities are less likely to be easily accommodated in the CBZ than smaller format stores.

In conclusion, the report states that over the next 20 years significant growth in retail and service markets in Blenheim and Marlborough will require additional floorspace to provide goods and services, otherwise customers will travel to other centres such as Christchurch or Nelson.

The report anticipates that the most likely outcome for retail land area requirements are that, as land supply in Blenheim increases, leakage will fall slightly below current levels, placing future land requirements in Marlborough between 15 and 20ha. Some of this demand may be accommodated on existing zoned land, but the majority will require newly zoned land.

Public Consultation

In September 2006 the Council produced a discussion document, entitled 'Proposed Plan Variation for Business and Industrial Zones', which pulled together the results and recommendations of the investigative work that the Council had undertaken for both business and industrial land, provided background information and some possible options to address the issues identified. A copy of this document is available from the Council.

There was a significant community response to the discussion document produced on the proposed variations. Much of this interest was generated by the retail issues.

Existing Blenheim retailers in the CBZ were strongly supportive of a variation that would see infill and redevelopment in the existing town centre of Blenheim. They expressed concern that retail development outside the town centre, in the form of business or retail parks, will result in retailers relocating from the town centre and a resultant downturn in the economy of the town centre.

A high proportion of respondents also favoured the formation of new business park zones to accommodate large format retail development in a modern environment. Those supporting new business parks also felt it was important that measures were introduced to manage the impact of new out of centre retail activity on Blenheim town centre.

Issues Identified from Research and Investigation

Blenheim's Central Business Zone is the main focus of retail, commercial, cultural and social activity in the region. The town centre is relatively contained, supports a mix of activities and provides a suitable context within which new activities could successfully establish.

There is demand for more retail land in the Blenheim vicinity. Within the CBZ there are unused and underutilised sites and buildings that could be developed through policies that encourage

infill and redevelopment. Further, significant capital investment has been made in the town centre resource, by the Council and the private sector, which needs to be recognised and supported.

There is an undersupply of some activities and core retail sectors within Blenheim. Accommodating new retail activity within Blenheim would assist in combating current retail 'leakage' trends. However, the Plan needs to effectively manage the impact on the CBZ from any out of centre retail activity.

A growing population and changing demographic will bring continued shifts in the needs and wants of the community.

The community appears supportive of strengthening the Central Business Zone through consolidation, and greater amenity that encourages and supports a diverse range of activities.

PART B: LEGISLATIVE FRAMEWORK

Purpose of the Resource Management Act

The purpose of the Resource Management Act 1991 (RMA) is to promote the sustainable management of natural and physical resources. Sustainable management means:

“managing the use, development and protection of natural and physical resources in such a way, or at a rate, which enables people and communities to provide for their social, economic and cultural wellbeing and for their health and safety while-

- (a) Sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and*
- (b) Safeguarding the life supporting capacity of air, water, soil and ecosystems; and*
- (c) Avoiding, remedying or mitigating any adverse effects of activities on the environment”*

In achieving the purpose of sustainable management, the Council must have regard to a number of principles set out in the RMA. These include recognition and provision for a number of matters of national importance described in section 6 of the RMA. The Council must also have particular regard to matters such as amenity and heritage values, kaitiakitanga, quality of the environment, and ecosystem values (section 7) and take into account the principles of the treaty of Waitangi (section 8).

The RMA enables the use and development of resources as long as such use does not adversely affect the environment in a way that impacts the foreseeable needs of future generations, the life supporting capacity of ecosystems, other users or the environment. This is the concept of “sustainability” which the RMA promotes as its overriding purpose.

Marlborough District Council Responsibilities

The Marlborough District Council is a unitary authority, that is, it has the functions, powers and duties under the RMA of both a district council and a regional council. Its functions are set out in sections 30 and 31 of the RMA. Of most relevance to this plan change are the district functions set out in section 31, particularly in relation to controlling the actual and potential effects of the use, development or protection of land. This also extends to the control of subdivision where this is a method used to carry out functions.

Marlborough Regional Policy Statement

The Marlborough Regional Policy Statement (MRPS) was made operative on July 2005. The MRPS provides a community based vision and direction for the management of the natural and physical resources of Marlborough. The vision and direction sets the framework for more detailed consideration of issues in the Marlborough's resource management plans.

A review of the MRPS is currently underway. A consultation brochure was sent to Marlborough ratepayers in June 2006 and, following on from the responses received, a subsequent newsletter and summary of what the community thinks. Until the review is complete the existing provisions of the MRPS will continue to apply.

Currently there are five regionally significant issues for Marlborough identified in the MRPS. These are:

- Protection of water ecosystems
- Protection of land ecosystems
- Enabling community wellbeing
- Protection of visual features; and
- Control of waste.

The issue of enabling community wellbeing is of most relevance to this proposed variation. This section of the MRPS is concerned with enabling people and communities to provide for their social, economic and cultural needs within the environmental limits established by the MRPS. Community wellbeing is separated into five elements:

- Community;
- Activities involving public resources;
- Culture and heritage;
- Natural hazards; and
- Energy.

The objectives within the community element are most relevant. They seek to; maintain and enhance the quality of life of the people of Marlborough while ensuring that activities do not affect the environment; enable present and future generations to provide for their wellbeing by allowing use, development and protection of resources, provided any adverse effects of activities are avoided, mitigated or remedied; and provide for the safe and efficient operation of community infrastructure in a positive way.

The first of these objectives is of particular relevance to the proposed Plan Change and is supported by policies to enable appropriate type, scale and location of activities and to ensure that no undue barriers are placed on the establishment of new activities.

The relevant objective relating to activities involving public resources seeks to enable the sustainable management of surface water and ground water.

In terms of cultural heritage, a key objective is to retain all buildings, sites, trees and locations of significant cultural or heritage value for the continued benefit of the community.

Promotion of efficient energy production and use is the key objective for the energy element.

Proposed Wairau/Awatere Resource Management Plan

In addition to preparing a regional policy statement, the Council's unitary authority status creates an obligation to prepare a coastal plan, a district plan and such other regional plans as are necessary to promote the sustainable management of natural and physical resources. Due to its unitary authority status the Council has taken the opportunity to integrate the management of the resources for that part of Marlborough south of the Richmond Ranges by preparing a combined regional, district and coastal plan known as the Proposed Wairau/Awatere Resource Management Plan.

The Plan was publicly notified in November 1997 and is not yet operative. This is because there are a number of appeals and outstanding variations yet to be resolved.

PART C: SECTION 32 EVALUATION

The Section 32 process must be transparent and well documented, with all assumptions and decisions justified. This helps to ensure that:

- Good environmental outcomes are achieved.
- Plan provisions are targeted at achieving the purpose of the RMA by the most appropriate methods.
- Councillors (as decision makers) have sound policy analysis on which to base their decisions about resource management issues.
- A sound basis is provided for reassessing whether the chosen provisions are necessary and appropriate once they are in use and the environmental outcomes become apparent.

Section 32(4) of the Act states that this evaluation must take into account:

- (a) *the benefits and costs of policies, rules or other methods; and*
- (b) *the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the policies, rules or other methods.*

Evaluation of Options

The Council considered the following four alternative options for addressing the issue:

- Option 1: Status Quo/Do Nothing.
- Option 2: Increase the CBZ Primary Shopping Area, with existing plan framework.
- Option 3: Increase the CBZ Primary Shopping Area, with amendment to objectives, polices and rules.
- Option 4: Provide New (Large Format) Commercial/Retail Zone.

The following table assesses the costs and benefits of the four options.

Option 1: Status Quo/Do Nothing.

Benefits/Advantages	Costs/Disadvantages
<p>No Plan variation required.</p> <p>No costs associated with variation process.</p>	<p>Does not address the shortfall of retail land identified through the investigative stage.</p> <p>Sporadic development can be expected through the resource consent process.</p>

Option 2: Increase the CBZ Primary Shopping Area, with existing plan framework.

Benefits/Advantages	Costs/Disadvantages
<p>More efficient use of available land and buildings within the town centre through infill and redevelopment.</p> <p>Greater vibrancy and vitality within the town centre.</p> <p>Recognises significant public and private investment and utilises existing infrastructure</p>	<p>Does not fully address the identified shortfall of land.</p> <p>Does not address the challenge and complexity of accommodating larger retail activities in the town centre.</p> <p>Does not necessarily cater for the current large format retail style of development.</p>

Option 3: Increase the CBZ Primary Shopping Area, with amendment to objectives, polices and rules

Benefits/Advantages	Costs/Disadvantages
<p>More efficient use of available land and buildings within the town centre through infill and redevelopment.</p> <p>Greater vibrancy and vitality within the town centre.</p> <p>Recognises significant public and private investment and utilise existing infrastructure</p> <p>Introduces measures to ensure that the town centre remains the focus for retail, commercial, cultural and social activity in the Region;</p> <p>Establishes a hierarchy to support the CBZ and, supporting retail environments, and gives consideration to retail activities in other zones where suitable</p> <p>Confirms the community's commit to maintaining and improving the CBZ Primary Shopping environment</p> <p>Creates new development opportunities within the Central Business Zone's Primary Shopping Area.</p>	<p>Does not fully address the identified shortfall of land.</p> <p>Does not necessarily cater for the current large format retail style of development.</p>

Option 4: Provide New (Large Format) Commercial/Retail Zone

Benefits/Advantages	Costs/Disadvantages
<p>Appropriate site can be identified for retail activity.</p> <p>Management of environmental outcomes specific to the zone</p> <p>Provides new retail environment</p>	<p>May require use of valuable rural land outside existing urban boundary</p> <p>Potential adverse effect on the town centre</p> <p>Impact on roading network</p> <p>Introduces new environmental conditions to surrounding land uses</p>

Preferred Option

Option 3 is considered the most effective and efficient means of achieving the purposes of the Act.

The Council considered the costs or disadvantages of Option 1 (*Status Quo/Do Nothing*) outweighed the benefits and therefore this option was not considered to be the best means of achieving the purpose of the Act.

There are advantages in the Option 4 (*Provide New (Large Format) Business/Retail Zone*). However, the difficulty of identifying a suitable site within a reasonable timescale, and the potential complexities and delays that may arise through progressing the variation with an identified site, make this option impracticable. While it is acknowledged that potential sites have been submitted by landowners and considered, there were not compelling reasons to progress with either, particularly without a thorough assessment of alternative sites. Notwithstanding this, a more serious disadvantage of this option is the potential to create a concentrated retail and service activity area which may have a serious adverse effect on the existing town centre. The Council, therefore, considered that the costs or disadvantages outweighed the benefits and therefore this option was not considered to be the best means of achieving the purpose of the Act.

The Council considered the benefits or advantages of Option 2 (*Increase the CBZ Primary Shopping Area with existing plan framework*) and Option 3 (*Increase the CBZ Primary Shopping Area with amendment to objectives, polices and rules*) outweighed the costs, and these Options were considered the best means of achieving the purposes of the Act.

Further, Option 3 was considered superior to Option 2, due to the introduction of measures that ensure the town centre remains the focus for retail, commercial, cultural and social activity in the Region, establishment of a hierarchy to support the CBZ and, supporting retail environments, commit to maintaining and improving the CBZ Primary Shopping environment and creation of new development opportunities within the CBZ Primary Shopping Area.

Effectiveness of Existing Plan Provisions

The existing Policies and Objectives within the Plan were assessed to determine their effectiveness in addressing this issue. Where the effectiveness and efficiency of existing policies, objectives, rules and methods were assessed as inadequate, to determine what variation, if any, was required to the Plan to bring about the best outcomes and achieve the purposes of the Act.

The Plan is separated into; Volume One: Objectives, Policies and Methods; Volume Two: Rules, and; Volume Three: Planning Maps.

Volume One addresses retail issues within its 'Urban Environments' Chapter. The key issue of the Urban Environments Chapter relating to the CBZ is the management of the effects of an intensely developed commercial and retail sector, complemented by key community facilities, in a manner which promotes a vibrant and prosperous centre for Blenheim and Marlborough.

The objectives recognise and support concentrated commercial activity in a convenient and well organised central business area, and seek to maintain and enhance the CBZ.

In terms of NBZ, Volume One of the Plan identifies the key issue as the impact of neighbourhood business centres on surrounding areas. The Objectives seek to retain and maintain Neighbourhood Business Areas, where they have a low impact on the surrounding environment.

Volume Two of the Plan sets out the status of different activities within the CBZ and NBZ. Retail activity is a Permitted Activity within the Central Business Zone, provided it complies with the conditions for Permitted Activities. Retail activities are also permitted within NBZ, provided they do not require a licence under the Sale of Liquor Act 1989 and they comply with the conditions for Permitted Activities.

Volume Three of the Plan, Planning Maps, identify the boundaries of the Central Business Zone, (and Primary Shopping Area within the Central Business Zone) and Neighbourhood Business Zone.

Addressing Issues through this Proposed Variation

Focusing Activity in the Central Business Zone

Blenheim's town centre must continue to be the focus of retail, commercial, cultural and social activity in the Marlborough region. This should occur through a strong policy of consolidation that encourages infill and redevelopment, to maximise activity in the Central Business Zone.

In preparing the proposed variation, the Council acknowledged the effectiveness of the existing objectives and policies contained in the Business Areas section of the Urban Environments chapter. Current objectives recognise and support concentrated commercial activity and associated resources in central Blenheim, and the relevant associated policies seek to retain continuity, enable establishment of a wide variety of commercial activities, and encourage stakeholder initiatives to promote a vibrant and diverse centre.

The proposed variation seeks to strengthen these objectives and policies through elaboration of the explanatory notes and minor policy amendment to further enhance the attraction of the CBZ as a destination in its own right.

It also takes into account the extensive infrastructure investment that currently services Blenheim's town centre.

The proposed variation recognises the vulnerability of the CBZ to out of zone activity and provides a new objective that seeks to ensure a vibrant town centre. This objective is supported by policies that direct a concentrated mix of retail, commercial, cultural and social activities to the Blenheim's CBZ.

The new objective and policies further support the principles already established in the Plan, and the Council is satisfied that the proposed variation presents an effective and efficient means of achieving the objectives and policies in the Plan.

Managing the impact of out of centre activity on the Central Business Zone

Growing pressure for retail development will continue. This makes Blenheim's town centre, as the regional focal point for retail, commercial, cultural and social activity, vulnerable and

threatens vibrancy and vitality. Any retail developments, outside the CBZ, must remain in a secondary position to the primary function of the Blenheim town centre.

The proposed variation seeks to manage the vulnerability of the CBZ from out of zone commercial activities by introducing an objective that establishes a retail hierarchy. The hierarchy's tiered system will ensure that development is concentrated in appropriate locations and zones (i.e. within the primary shopping area, central business area and neighbourhood business areas as the first three tiers respectively, and other zones in the plan the fourth tier). This objective is to control the location, size, scale, nature and type of retail activity, but not to prohibit it. The supporting policy approach requires sequential retail development reflecting the hierarchy and justification for development in the lower tiers.

The proposed hierarchy will promote a concentration of retail activity in the centre of Blenheim and consolidate a mix of retail, commercial, cultural and social activities in the town centre to encourage vibrancy and vitality. It will also have the effect of encouraging retail activity to appropriate zones and setting out a clear means of determining whether retail activity in lower tier zones is likely to be acceptable. The relevant rules enable retail activity within the CBZ to take place as a permitted activity.

Methods of implementation use zoning to identify the CBZ and establish rules that enable the establishment of commercial activities within the CBZ, subject to performance standards.

It is considered the proposed variation presents an effective and efficient means of meeting the relevant objectives and policies in the Plan.

Meeting the demand for retail land

Meeting the demand for land for retail development now, and into the future, involves providing new development opportunities within existing Zones, and addressing the needs of retail operators where these cannot be met within existing Zones.

The proposed variation addresses this issue, in part, through the reclassification of land within the CBZ that increases the supply of land within its Primary Shopping Area. This creates new development opportunities, and facilitates infill and redevelopment of available land and buildings within the Central Business Zone.

The proposed variation identifies changes to the land supply within the CBZ Primary Shopping Area on Planning Maps contained in Volume Three of the Proposed Wairau/Awatere Resource Management Plan.

The reclassification of land within the Central Business Zone is supported by an objective and policy to encourage the infill and redevelopment of sites and existing buildings to create new retail and commercial sites within its Primary Shopping Area.

After reclassification of land within the CBZ, the new Primary Shopping Area will provide for a variety of redevelopment options. The ability of these new options to meet the diverse and changing needs of retail operators will need to be assessed. It is acknowledged that, when tested, redevelopment may not be the most viable option for all retail types.

The proposed variation will continue to allow for commercial activity as a permitted activity within the CBZ.

Acknowledging that not all demand for land can be met from within existing commercial zones, the proposed variation provides the opportunity for consideration of commercial development within other zones. Other zones are positioned at tier four of the retail hierarchy.

Other zones that are most likely to be considered are sites with the Rural, Industrial and Residential Zones. Existing objectives and policies within these zones support or compliment the new objectives and policies in the proposed variation. However, it is considered that pressure for land for retail development is most likely to occur in the rural zone. Accordingly, the proposed variation contains new assessment criteria in the rural zone chapter of Volume Two where commercial activity is a discretionary activity. This enables consideration to be

given to any impact on the Central Business Zone, and how this impact can be effectively managed, as well as manage any direct impact on the rural zone.

The Proposed Variation

The proposed variation will assist in achieving the relevant Plan objectives in relation to Urban Environments.

The premise of the proposed variation is to introduce a hierarchy of appropriate zones for retail activities and support this hierarchy with objectives, policies and methods to achieve well managed retail development that does not compromise the vibrancy and vitality of the existing Primary Shopping Area and Central Business Zone in Blenheim or adversely impact upon the environment, by:

- Introduce new provisions under the Business Areas section of the Urban Environments Chapter (Chapter 11) of Volume One of the Proposed Wairau/Awatere Resource Management Plan to further support the Primary Shopping Area and CBZ; and
- Establish a hierarchy to support businesses locating commercial activity in the CBZ before giving consideration to other zones; and
- Commit to maintaining and improving the CBZ environment through non-regulatory methods, including the facilitation of developments for retail and other business activities; and
- Rezone some of the Council owned properties from CBZ to Primary Shopping Area; and
- Acknowledge that at a point where either there is no space or no appropriate sites within the CBZ, consideration will be given to greenfield sites, usually within the Rural 3 zone; and
- Create provisions to enable and guide the consideration of applications for large format retail activity outside of the Central Business Zone.

Risk of Acting, or Not Acting, where there is Uncertain or Insufficient Information

The RMA requires the Council to evaluate the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the policies, rules or other methods.

The Council does not consider that it is acting in the absence of uncertain or insufficient information, although it can always be argued that further investigations and research can be carried out.

CONCLUSION

Based on the assessment above, the overall conclusion is that the proposed variation better achieves the objectives of the Proposed Wairau/Awatere Resource Management Plan than the existing Plan provisions. It is also concluded that the benefits of the proposed variation outweigh the costs.

The Council considers that the process it has gone through has assisted in reaching a point where the proposed variations to the Plan will ultimately achieve better outcomes for the community. These outcomes will enable considered development of retail activity in

Marlborough, which encourages economic growth while ensuring the sustainable management of Blenheim's town centre and the environment.

APPENDIX 1: PROPOSED VARIATION - SCHEDULE OF CHANGES

Schedule of Changes

VOLUME ONE – Objectives, Policies, Methods

Chapter 11. Urban Environments

1. **Amend** the introductory paragraph under 11.3 Business Areas as follows:

11.3 Business Areas

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The principal business and retail area within the Wairau/Awatere area and Marlborough at large is the Central Business Zone of Blenheim, and more specifically within the Primary Shopping Area of the Central Business Zone. Within Blenheim... Seddon townships.

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It is important for the identity of Blenheim that the Central Business Zone, and the Primary Shopping Area, remain the regional focal point for retail, commercial, cultural and social activity, and the town centre continues to thrive as the principal shopping location. It is acknowledged that the increasing demand for and choice of goods will result in pressure for retail developments to occur in other locations, but these should always remain in a secondary position to the primary function of the Blenheim town centre.

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2. **Amend** the explanatory text after Objective 2 under 11.3.1.2 as follows:

These policies seek to promote a convenient and compact central focus for Blenheim which enables the Central Business Zone to retain and continue its function as the retail, commercial, cultural and social focus of the town and the wider surrounding region. Comparison shopping... elsewhere in the zone.

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3. **Amend** Policy 3.4 and the explanatory text under Objective 3 under 11.3.1.2 as follows:

...

Policy 3.4 Integrate the use of street furniture, signage and hard and soft landscaping.

The establishment of public amenities such as street furniture, children's play equipment, landscaping or community buildings.

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along with attractive architecture and integrated colour schemes contributes to the attraction of the Central Business Zone as a destination in its own right. The vibrancy of the town centre relies on a balance of amenity and attractions, not simply a reliance on retailing.

4. **Add** a new issue before the Methods of Implementation as follows:

11.3.1.3 Issue

Managing the vulnerability of the Central Business Zone from commercial activities outside the Central Business Zone.

- Ensuring that the Primary Shopping Area and Central Business Zone remain the regional focus of commercial activity.
- The need for redevelopment of the Primary Shopping Area, to improve its attractiveness and to ensure that sites meet modern retailer requirements.
- The continued need to identify suitable sites in the Central Business Zone for larger-scale retail development, while ensuring adequate parking and access to service both these sites and the Primary Shopping Area.
- The pressure for sites outside the Primary Shopping Area/Central Business Zone, balanced with the need to protect the surrounding amenity and to safeguard the local service function of the Neighbourhood Business Zones.
- The need to limit commercial activity outside of the Central Business Zone, to ensure the vitality and vibrancy of the Blenheim town centre and Neighbourhood Business Zones are not impacted on, yet allowing commercial activity where appropriate and ancillary to rural activities.

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11.3.1.4 Objectives and Policies

Objective 1 Establishment of a retail hierarchy to ensure that commercial development is concentrated in appropriate locations and zones.

Policy 1.1 Require a sequential approach to managing the location of commercial activity within Blenheim, using a retail hierarchy.

Policy 1.2 Require justification of, the need for and the impact on the Central Business Zone from commercial development located outside the Primary Shopping Area and Central Business Zone.

Policy 1.3 Provide for appropriate commercial activity in rural areas where directly related to rural industries.

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Retail Hierarchy

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In recognition of the evolving needs and patterns of commercial activity within the Marlborough District, and the fundamental tenet of protecting the Blenheim town centre as the regional retail centre, a hierarchy of location preferences has been created for commercial and retail activities. The hierarchy has four tiers.

Tier	Zone	Preference
Tier 1	Primary Shopping Area	↓
Tier 2	Central Business Zone	
Tier 3	Neighbourhood Business Zone	
Tier 4	Other Zones	

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The Primary Shopping Area is the first preference for the location of commercial activity; the remainder of the Central Business Zone the second preference; Neighbourhood Business Zones the third; and other zones the fourth tier.

The first tier, the Primary Shopping Area, is already well established in terms of retail and commercial activity. The Primary Shopping Area is an attractive, pedestrian orientated environment. It is generally characterised by local independent retailers and national multiples providing a range of speciality shops and services, and comparison retailing, from units generally less than 500m² in size. It is likely to attract people combining a shopping trip with leisure and entertainment.

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It is important that speciality shops and services and comparison retailing continue to locate in the Primary Shopping Area, but are balanced with other leisure and entertainment activities, to encourage linked trip visits and to ensure that the town centre remains vibrant throughout the day. Car parking areas for the Primary Shopping Area are provided for by the Council.

The wider Central Business Zone is the second tier in the retail hierarchy. It currently accommodates commercial activities generally requiring larger retail spaces, ranging from 500m² to 1,500m². The area is typically characterised by lower-height buildings and car parking is on site. The Central Business Zone is more car-orientated, with main roads allowing traffic to flow through and around the town centre while avoiding the Primary Shopping Area as far as possible. The wider Central Business Zone area should continue to meet the requirements of larger retail operators (500m² to 1,500m²) and be easily accessible by all modes of transport. Infill and redevelopment of the Central Business Zone should allow suitable sites to be assembled to meet the variable needs of new operators.

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The third tier, the Neighbourhood Business Zones provide a localised shopping and service function typically meeting the day to day needs of the surrounding residential areas.

The local scale of Neighbourhood Business Zone centres should be retained where possible and consideration given to any sensitive adjacent activities, for example, residential zones.

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Any increase in the scale of the Neighbourhood Business Zones must not compromise the vitality and viability of the Blenheim town centre.

Other Zones in the Plan have been included as the fourth tier. Commercial activity is provided for within other zones of the Plan, generally with limitations on the scale and type of retailing depending on the zone. Other Zones have been included to provide for operators who seek to locate in other zones because of the lack of availability of suitable alternative sites in a higher tier. The location of commercial activities in the Rural 3 Zone will be assessed with regard to the impact on the vitality and viability of the Primary Shopping Area and the Central Business Zone.

Objective 2 Infill and redevelopment of sites and existing buildings in the Central Business Zone.

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Policy 2.1 Encourage the infill and redevelopment of sites and existing buildings to create new retail and commercial sites within the Primary Shopping Area and Central Business Zones.

Some redevelopment has taken place in recent years but, while there are few vacant premises, the core area would benefit from continued investment in redevelopment initiatives. Redevelopment will also provide opportunities to alter unit sizes to suit the variable needs of retail operators. Upper storeys can be used for other activities, such as office, service or residential, to create a vertical land use mix. Use of existing sites, through a policy of infill, will facilitate new development.

Objective 3 A vibrant town centre.

Policy 3.1 Protect the Blenheim town centre from potential adverse effects of commercial activity occurring outside of the Central Business Zone.

Policy 3.2 Direct a mix of retail, commercial, cultural and social activities to the town centre.

5. **Amend** 11.3.1.3 Methods of Implementation as follows:

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11.3.1.5 Methods of Implementation

Zoning The Primary Shopping Area and Central Business Zone are identified on the planning maps, incorporating all central areas where a resource has been established to support retailing and other commercial and community facility activity. Neighbourhood Shopping Zones are also identified on the planning maps.

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Rules Plan rules enable the continuity and establishment of commercial activity, visitor accommodation, entertainment facilities and community facilities subject to performance standards.

Other activities graded by effects implications will be considered as Discretionary

Plan rules control advertising signs with conditions to manage any potentially adverse landscape, amenity or traffic distraction effects.

Performance conditions Performance conditions address matters such as building height, vehicle access and loading, car parking, noise, hazardous facilities and the provision of verandahs for pedestrian shelter.

Financial Contributions For new developments setting up within the Central Business Zone not able to meet the car parking requirements, the Council may require a financial contribution in terms of Section 108 of the Resource Management Act for the purpose of establishing public car parks.

Transport Implementation of Marlborough's Regional Land Transport Strategy, in conjunction with the land transport requirements of this Plan (Chapter 19), will address the compatibility of the commercial area with the transport network.

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Council Activities The Council will implement traffic and parking

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management controls, in terms of the Local Government Act, that are appropriate to the season and traffic volumes in order to minimise conflicts between users and ensure efficient movement of vehicles.

The Council will obtain and develop land in appropriate locations for car parking.

Council will initiate the development of an urban design plan for the Central Business Zone and encourage town centre promotion by stake-holders in the zone.

The Council will facilitate, where possible, the redevelopment of sites within the Central Business Zone to accommodate improved commercial facilities and to enable the most efficient use of land and buildings.

The Council will obtain and develop land in appropriate locations for car parking.

Chapter 12 Rural Environments

6. Add to the end of 12.2.1.3 Residential, commercial and industrial development:

...

- the types and scales of buildings and open space areas needed for these activities can be better accommodated within the character of the built environment.

The Business Areas section, under the Urban Environments chapter, sets up a hierarchy framework to enable the Council to consider the location of commercial activities outside the Central Business Zone. The hierarchy requires consideration of whether the first two tiers of the retail hierarchy are unsuitable for the development intentions of the retailers requiring larger sites and may look to develop their commercial activity on Rural 3 zoned land. Consideration of large format retail commercial activity in the rural zone will be rigorously tested against this hierarchy, including requiring an assessment of the suitability of alternative sites and an assessment of the proposal on the vitality and viability of the Central Business Zone.

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VOLUME TWO – Rules

Rural 3 & 4 Zones

7. **Add** a new rule after Rule 4.2.1.12

...

- The effect any activity may have on the 24 hour, 7 day operation capability of the airport.

4.2.1.13 In respect of commercial activities:

- The extent to which the commercial activity may have potential adverse effects on the vibrancy and vitality of the Central Business Zone.
- The size and scale of commercial activity.
- The nature and type of commercial activity.
- The road network.
- Local and wider amenities.

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8. **Amend** Rule 4.3.1.1 Assessment Criteria for Commercial Activities:

- ...
- The extent to which commercial activity on the site is an integral and necessary part of, or closely associated with, other activities being undertaken on the site.
- The extent to which the commercial activity cannot be practically undertaken within an the Central Business Zone, including an assessment of the suitability of alternative locations.
 - The extent to which the activity will impact upon the vibrancy and vitality of the Central Business Zone.
 - The extent to which the cumulative impact of the commercial activity outside the Central Business Zone will impact upon the vibrancy and vitality of the Central Business Zone.
- The effect of the commercial activity on the long term availability of soils for primary productive use.

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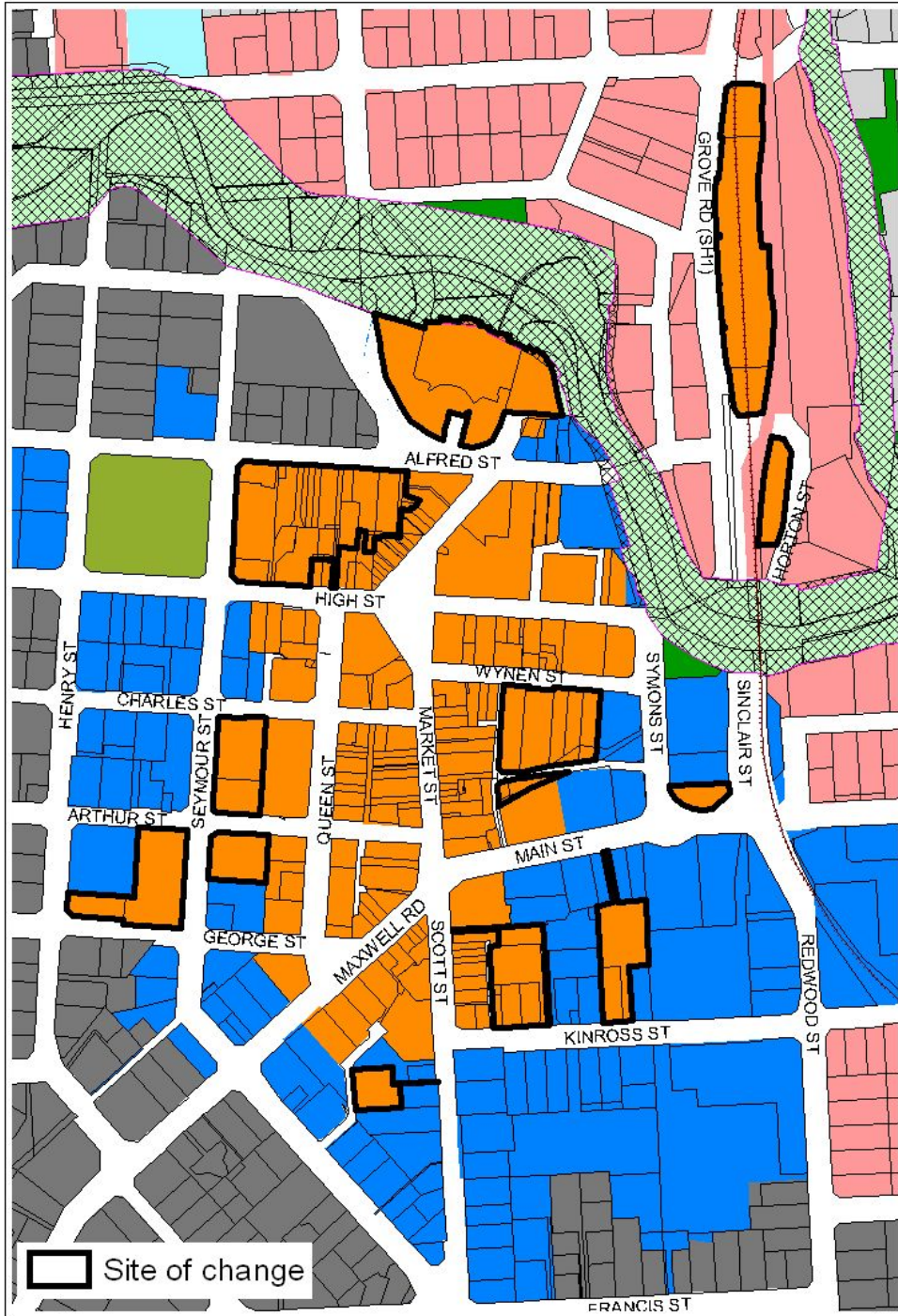
VOLUME THREE – Maps

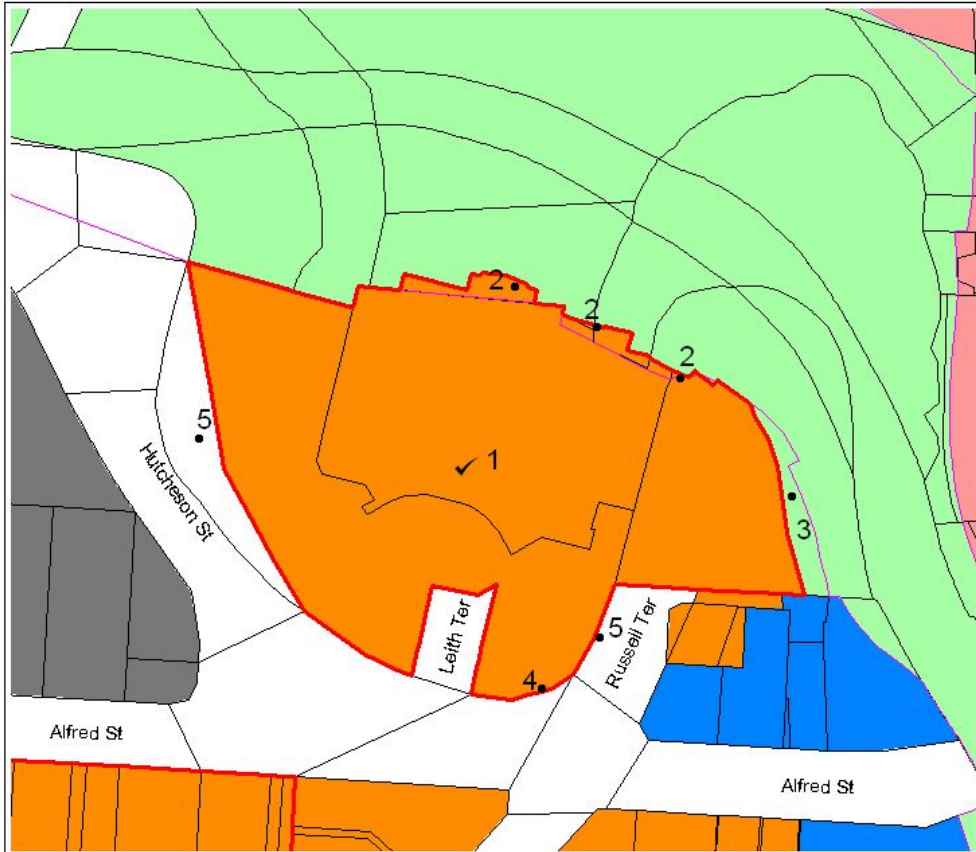
Amend the planning maps as shown on the attached maps numbered 1,2,3,4,5,6,7,8 and 9.

Map Number	Description of Location in Central Business Zone
1	Convention Centre
2	Marlborough District Council Offices and Alfred Street Carpark
3	Working Mens Club Site
4	Fourteenth Lane Carpark
5	Main Street/Kinross Street Carpark
6	Symons Street/Main Street Carpark
7	Tenth Lane Carpark
8	Countdown/Blenheim Library/Civic Theatre Carpark
9	Railway Station Carpark

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Summary Map: Refer to Maps 1 - 9 for details





**Proposed Wairau-Awatere Resource Management Plan
Variation: W045/15/42**

Date: 26 April 2007

Map 1:

1. Showing proposed change of zoning from Central Business Zone to Central Business Zone/Primary Shopping Area for the following areas:
Portions of Lot 1, 2 & 4 DP 372700
2. Also proposed change of zoning of Lot 6, 8 & 9 DP 372700 and portion of Lot 2 DP 372700 from Conservation to Central Business Zone/Primary Shopping Area
3. Also proposed change of zoning of portion of Lot 1 DP 10778 from Central Business Zone to Conservation
4. Also proposed change of zoning of portion of Lot 4 DP 372700 from unzoned (previously road) to Central Business Zone/Primary Shopping Area
5. Also proposed change of zoning from Central Business Zone to unzoned (road) of a portion of Hutcheson Street and Russell Terrace adjacent to Lot 4 DP 372700

● Site of changes

Zoning 4
Sheet 5 & 18

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Key	Proposed area to rezone to	Deferred Township Residential Zone	Rural Four Zone
	Central Business Zone - Primary Shopping Area	District Recreation Zone	Rural Residential Zone
	Designation	Industrial One Zone	Rural Three Zone
	Legal boundaries	Industrial Two Zone	Rural Township
Zoning Key	Conservation	Local Recreation Zone	Skifield Zone
	Central Business Zone	Neighbourhood Business Zone	Township Residential Zone
	Central Business Zone/Primary Shopping Area	Port Zone	Urban Residential One Zone
	Conservation	Lake Grassmere Salt Works Zone	Urban Residential Two Zone
			Airport

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**Proposed Wairau-Awatere Resource Management Plan
Variation: W045/15/42**

Date: 26 April 2007

Map 2:

1. Showing proposed change of zoning from Central Business Zone to Central Business Zone/Primary Shopping Area for the following areas:
 Lot 2 DP 1212, Lot 1 DP 4766, Lot 2 & 3 DP 5473, Lots 1, 3, 4 & 5 DP 305417
 Lot 5 DP 4559, Pt Lot 1 DP 1420 (Seventh Lane), Lot 2 DP 6272, Lot 1 & 2
 DP 10604, Pts DP 358 and DP 355, Lot 2 DP 1420, Lots 2 & 3 DP 1053,
 Lots 1, 2 & 3 DP 978, Lot 2 DP 4845, Lot 3 DP 311157, portion of
 Lots 1 & 2 DP 311157, Lot 2 DP 849, Pt Lot 3, 4, & 5 DP 124, 2 parcels Pt DP 124,
 Pt DP 134, Lot 9 DP 76, Pt Lot 3 DP 76, Lot 1 DP 365 and Pt DP 140

2. Also proposed change of zoning from unzoned to Central Business Zone /Primary Shopping Area Sec 1 SO 310187

Site of changes

Zoning 4
Sheet 5 & 18



Key						
	Proposed area to rezone to		Deferred Township Residential Zone		Rural Four Zone	
	Central Business Zone - Primary Shopping Area		District Recreation Zone		Rural Residential Zone	
	Designation		Industrial One Zone		Rural Three Zone	
	Legal boundaries		Industrial Two Zone		Rural Township	
Zoning Key				Local Recreation Zone		Skifield Zone
	Central Business Zone		Neighbourhood Business Zone		Township Residential Zone	
	Central Business Zone/Primary Shopping Area		Port Zone		Urban Residential One Zone	
	Conservation		Lake Grassmere Salt Works Zone		Urban Residential Two Zone	
					Airport	

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**Proposed Wairau-Awatere Resource Management Plan
Variation: W045/15/42**

Date: 26 April 2007

Map 3:

1. Showing proposed change of zoning from Central Business Zone to Central Business Zone/Primary Shopping Area for the following areas:
Lot 7 DP 3027, Part Lot 6 DP 3027, Lots 1, 2 & 3 DP 365607, Lots 1 & 2 DP 2902, Lot 1 DP 561 and Lots 1 & 2 DP 3743
2. Also proposed change of zoning from Central Business Zone/Primary Shopping Area to unzoned portion of Lot 1 DP 3027 (First Lane)
3. Also proposed change of zoning from Central Business Zone to unzoned 2 parcels of Lot 3 DP 3017 (First Lane) and portion of Lot 3 DP 3027 (Second Lane)

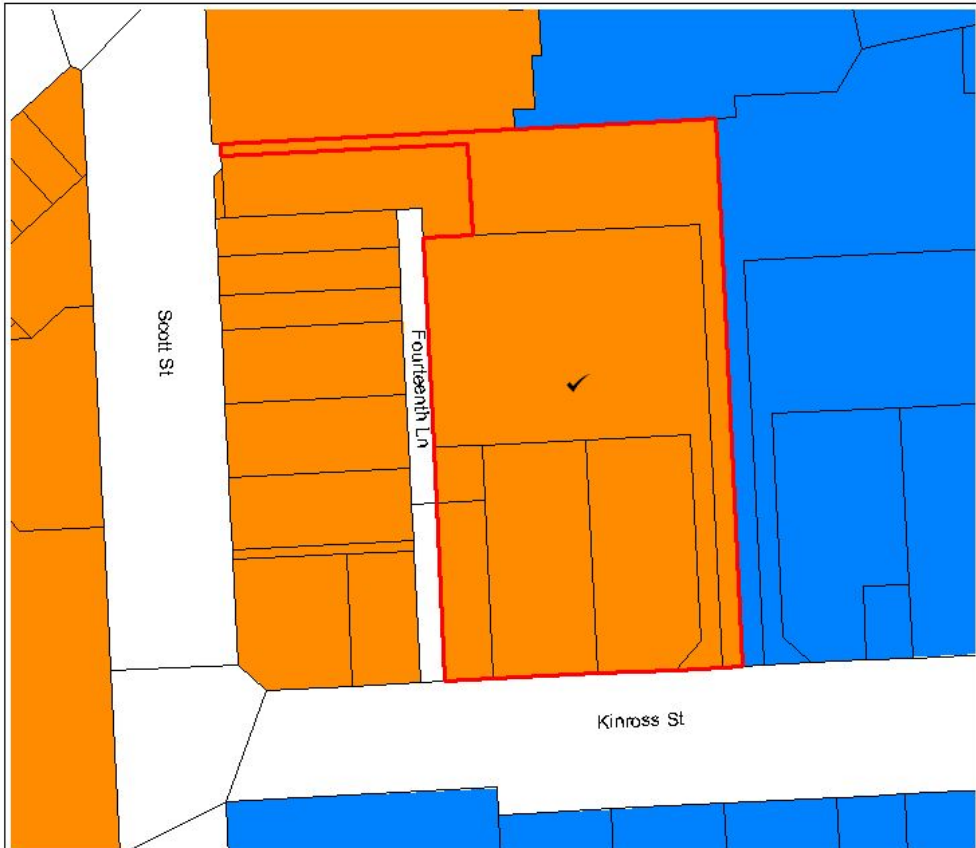
● Site of changes
Zoning 4
Sheet 5 & 18



Key		
 	Proposed area to rezone to	 Deferred Township Residential Zone
 	Central Business Zone - Primary Shopping Area	 District Recreation Zone
 	Designation	 Industrial One Zone
 	Legal boundaries	 Industrial Two Zone
Zoning Key		
 	Central Business Zone	 Rural Four Zone
 	Central Business Zone/Primary Shopping Area	 Rural Residential Zone
 	Conservation	 Rural Three Zone
 	Local Recreation Zone	 Rural Township
 	Neighbourhood Business Zone	 Skifield Zone
 	Port Zone	 Township Residential Zone
 	Lake Grassmere Salt Works Zone	 Urban Residential One Zone
 	Airport	 Urban Residential Two Zone

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**Proposed Wairau-Awatere Resource Management Plan
Variation: W045/15/42**

Date: 26 April 2007

Map 4:
Showing proposed change of zoning from Central Business Zone to Central Business Zone/Primary Shopping Area for the following areas:

Site of changes

Lot 3 DP 2590, Lot 2 DP 4503, Lot 10 DP 1279, Lots 2 & 3 DP 1459 and Pt Lot 4 DP 1459

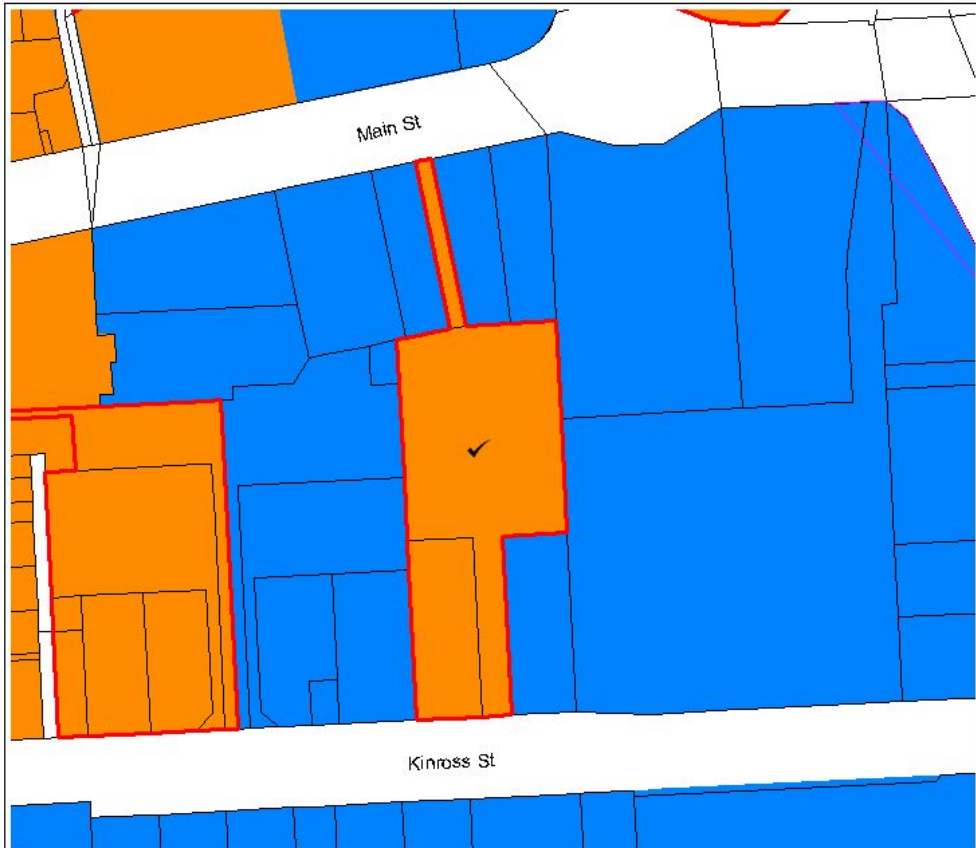
Zoning 4
Sheet 5 & 18



Key		
 	Proposed area to rezone to	Deferred Township Residential Zone
 	Central Business Zone - Primary Shopping Area	District Recreation Zone
 	Designation	Industrial One Zone
 	Legal boundaries	Industrial Two Zone
 	Central Business Zone	Local Recreation Zone
 	Central Business Zone/Primary Shopping Area	Neighbourhood Business Zone
 	Conservation	Port Zone
 		Lake Grassmere Salt Works Zone
 		Rural Four Zone
 		Rural Residential Zone
 		Rural Three Zone
 		Rural Township
 		Skifield Zone
 		Township Residential Zone
 		Urban Residential One Zone
 		Urban Residential Two Zone
 		Airport

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**Proposed Wairau-Awatere Resource Management Plan
Variation: W045/15/42**

Date: 26 April 2007

Map 5:
Showing proposed change of zoning from Central Business Zone to Central Business Zone/Primary Shopping Area for the following areas:

 Site of changes
Zoning 4
Sheet 5 & 18

Lot 1 & 2 DP 1604 and Sec 1 SO 6916



 Proposed area to rezone to	 Deferred Township Residential Zone	 Rural Four Zone
 Central Business Zone - Primary Shopping Area	 District Recreation Zone	 Rural Residential Zone
 Designation	 Industrial One Zone	 Rural Three Zone
 Legal boundaries	 Industrial Two Zone	 Rural Township
Zoning Key	 Local Recreation Zone	 Skifield Zone
 Central Business Zone	 Neighbourhood Business Zone	 Township Residential Zone
 Central Business Zone/Primary Shopping Area	 Port Zone	 Urban Residential One Zone
 Conservation	 Lake Grassmere Salt Works Zone	 Urban Residential Two Zone
		 Airport

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**Proposed Wairau-Awatere Resource Management Plan
Variation: W045/15/42**

Dated: 26 April 2007

Map 6:

1. Showing proposed change of zoning from Central Business Zone to Central Business Zone/Primary Shopping Area for Pt Lot 3 DP 4778
2. Proposed change of zoning from Central Business Zone to unzoned of 3 road parcels being SH1 between Pt Lot 2 and Pt Lot 3 DP 4778, Sec 7 SO 7431 and the Main North Railway

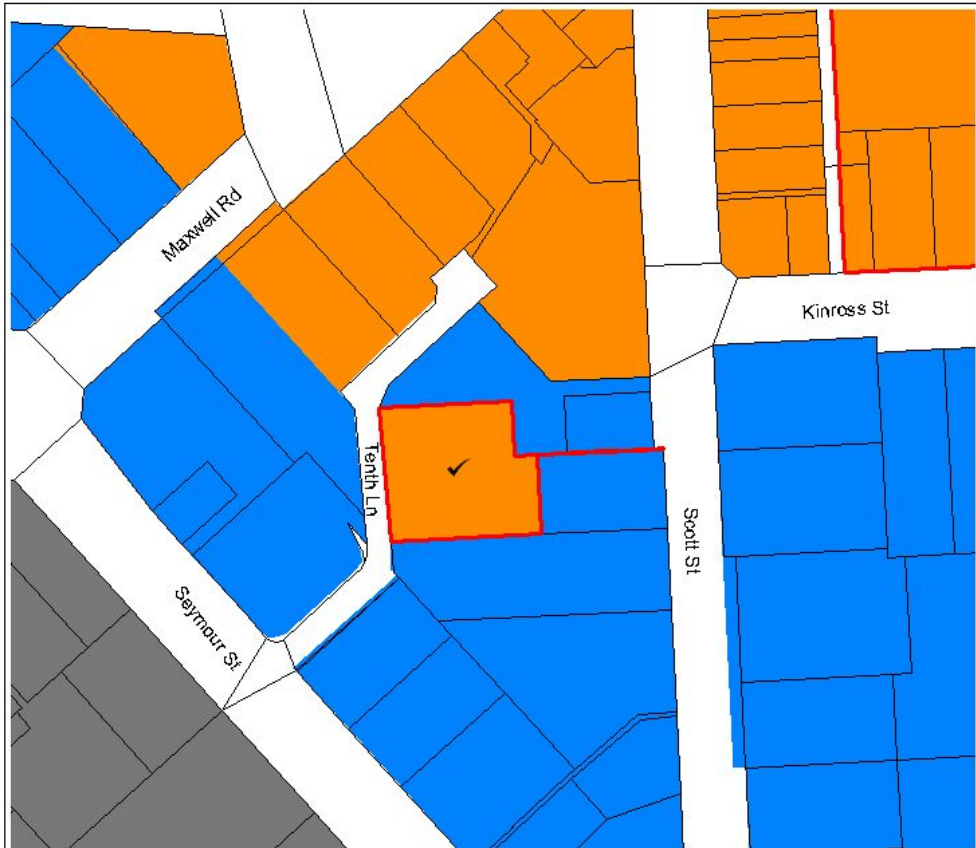
Site of changes
 Zoning 4
 Sheet 5 & 18



Key						
	Proposed area to rezone to		Deferred Township Residential Zone		Rural Four Zone	
	Central Business Zone - Primary Shopping Area		District Recreation Zone		Rural Residential Zone	
	Designation		Industrial One Zone		Rural Three Zone	
	Legal boundaries		Industrial Two Zone		Rural Township	
Zoning Key				Local Recreation Zone		Skifield Zone
	Central Business Zone		Neighbourhood Business Zone		Township Residential Zone	
	Central Business Zone/Primary Shopping Area		Port Zone		Urban Residential One Zone	
	Conservation		Lake Grassmere Salt Works Zone		Urban Residential Two Zone	
					Airport	

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**Proposed Wairau-Awatere Resource Management Plan
Variation: W045/15/42**

Date: 26 April 2007

Map 7:
Showing proposed change of zoning from Central Business Zone to Central Business Zone/Primary Shopping Area for Lot 3 DP 319860

● Site of changes
Zoning 4
Sheet 5 & 18

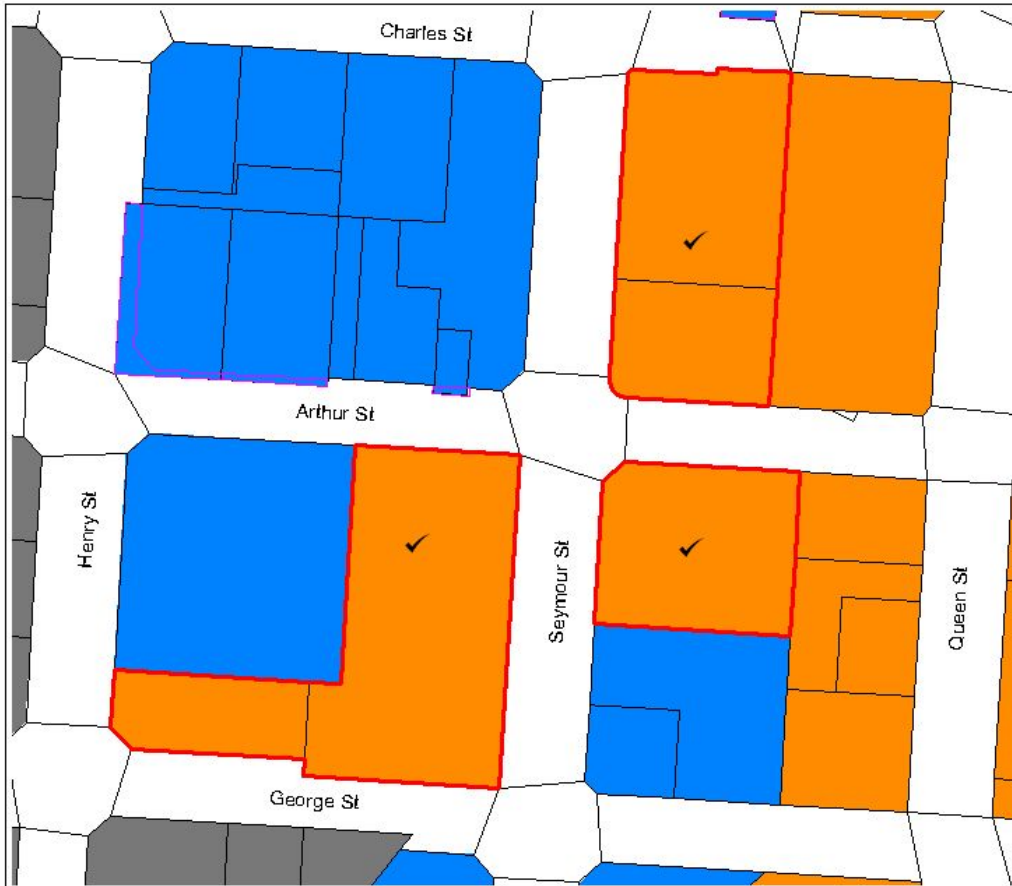
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Key		
	Proposed area to rezone to	 Deferred Township Residential Zone
	Central Business Zone - Primary Shopping Area	 District Recreation Zone
	Designation	 Industrial One Zone
	Legal boundaries	 Industrial Two Zone
Zoning Key		
	Central Business Zone	 Local Recreation Zone
	Central Business Zone/Primary Shopping Area	 Neighbourhood Business Zone
	Conservation	 Port Zone
		 Lake Grassmere Salt Works Zone
		 Rural Four Zone
		 Rural Residential Zone
		 Rural Three Zone
		 Rural Township
		 Skifield Zone
		 Township Residential Zone
		 Urban Residential One Zone
		 Urban Residential Two Zone
		 Airport

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**Proposed Wairau-Awatere Resource Management Plan
Variation: W045/15/42**

Dated: 26 April 2007

Map 8:
Showing proposed change of zoning from Central Business Zone to Central Business Zone/Primary Shopping Area for the following areas:

Lots 2 & 3 DP 12072, Pt Lot 1 DP 3032, Lot 1 DP 7764 and a portion of Pt Lot 1 DP 5838

● Site of changes

Zoning 4
Sheet 5 & 18

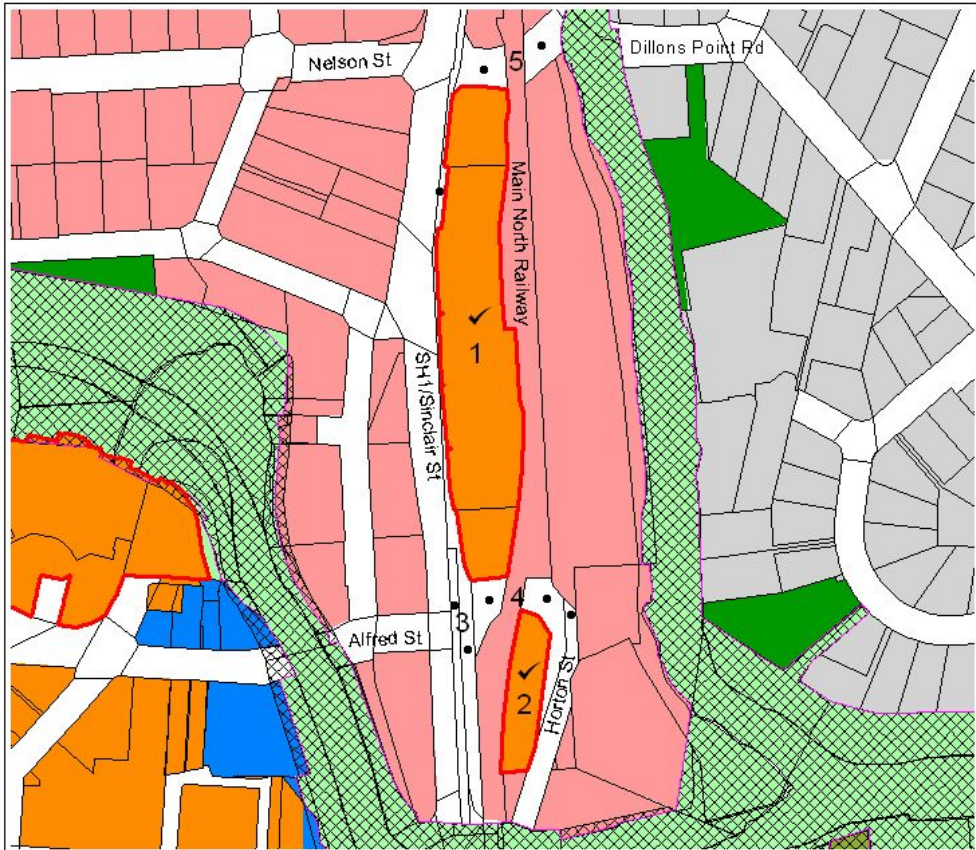
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Key					
	Proposed area to rezone to		Deferred Township Residential Zone		Rural Four Zone
	Central Business Zone - Primary Shopping Area		District Recreation Zone		Rural Residential Zone
	Designation		Industrial One Zone		Rural Three Zone
	Legal boundaries		Industrial Two Zone		Rural Township
Zoning Key					Skifield Zone
	Central Business Zone		Local Recreation Zone		Township Residential Zone
	Central Business Zone/Primary Shopping Area		Neighbourhood Business Zone		Urban Residential One Zone
	Conservation		Port Zone		Urban Residential Two Zone
			Lake Grassmere Salt Works Zone		Airport

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**Proposed Wairau-Awatere Resource Management Plan
Variation: W045/15/42**

Date: 26 April 2007

Map 9:

1. Showing proposed change of zoning from Industrial One Zone to Central Business Zone/Primary Shopping Area for the following areas:
Secs 15, 17 & 18 SO 7431 (Station carpark)
2. Proposed change of zoning from Industrial One Zone to Central Business Zone/Primary Shopping Area Sec 11 SO 7431 (skatepark)
3. Proposed change of zoning from Industrial One Zone to unzoned road parcel and Pt Sec 1 Omaka District, being SH1/Sinclair Street adjacent to Station carpark
4. Proposed change of zoning from Industrial One Zone to unzoned road parcels being parts of Horton St adjacent to the skatepark and Main North Railway
5. Proposed change of zoning from Industrial One Zone to unzoned road parcels being parts of Dillons Point Road

● Site of changes
Zoning 4
Sheet 2, 5 & 18



Proposed area to rezone to	Deferred Township Residential Zone	Rural Four Zone
Central Business Zone - Primary Shopping Area	District Recreation Zone	Rural Residential Zone
Designation	Industrial One Zone	Rural Three Zone
Legal boundaries	Industrial Two Zone	Rural Township
Zoning Key	Local Recreation Zone	Skifield Zone
Central Business Zone	Neighbourhood Business Zone	Township Residential Zone
Central Business Zone/Primary Shopping Area	Port Zone	Urban Residential One Zone
Conservation	Lake Grassmere Salt Works Zone	Urban Residential Two Zone
		Airport

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