



**PROPOSED WAIRAU/AWATERE  
RESOURCE MANAGEMENT PLAN**

**Proposed Plan Variation No. 42**

**Review of the Central Business Zone**

**Schedule of Changes Only**

**Notified 14 June 2007**



## PROPOSED VARIATION - 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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Var. 8

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.

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.

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

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

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

...

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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 ~~even~~ community buildings, 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.

### 11.3.1.4 Objectives and Policies

Objective 1	<u>Establishment of a retail hierarchy to ensure that commercial development is concentrated in appropriate locations and zones.</u>
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Policy 1.1	<u>Require a sequential approach to managing the location of commercial activity within Blenheim, using a retail hierarchy.</u>
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Policy 1.2	<u>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.</u>
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Policy 1.3	<u>Provide for appropriate commercial activity in rural areas where directly related to rural industries.</u>
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#### Retail Hierarchy

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.

<u>Tier</u>	<u>Zone</u>	<u>Preference</u>
<u>Tier 1</u>	<u>Primary Shopping Area</u>	
<u>Tier 2</u>	<u>Central Business Zone</u>	
<u>Tier 3</u>	<u>Neighbourhood Business Zone</u>	
<u>Tier 4</u>	<u>Other Zones</u>	

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 500m<sup>2</sup> in size. It is likely to attract people combining a shopping trip with leisure and entertainment.

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 500m<sup>2</sup> to 1,500m<sup>2</sup>. 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 (500m<sup>2</sup> to 1,500m<sup>2</sup>) 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.

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.

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.

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.

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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:

**11.3.1.35**      **Methods of Implementation**

Zoning              The Primary Shopping Area and Central Business Zone ~~is~~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.

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, Non-complying or Prohibited Activities.

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 Council's—Land Transport Strategy<sub>1</sub>, in conjunction with the land transport requirements of this Plan (Chapter 19)<sub>1</sub>, 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 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.](#)

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## 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.](#)



## 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.

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

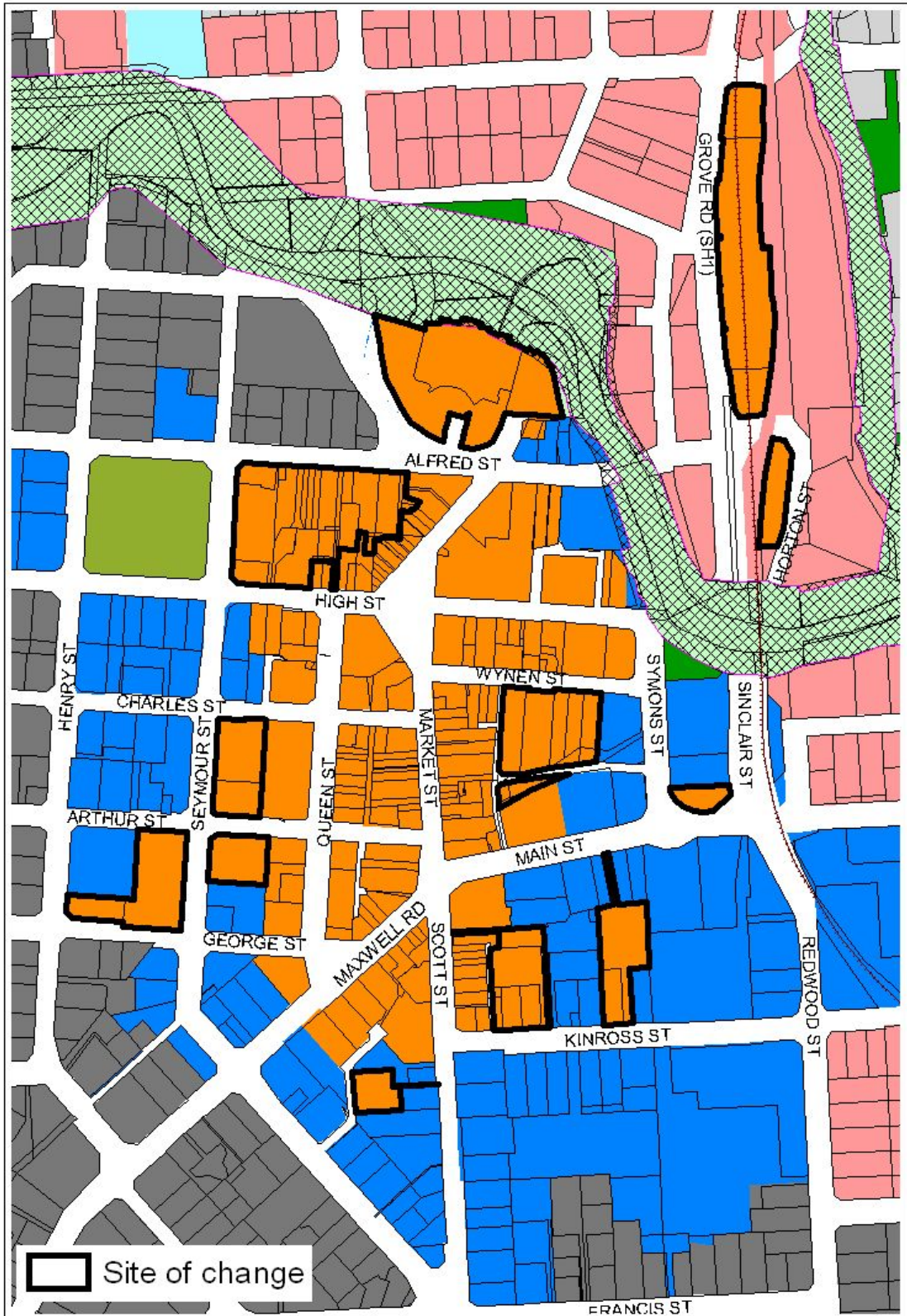
- ...
- The extent to which commercial activity on the site is an integral and necessary part of, or closely associated with, other activities being undertaken on the site.
- The extent to which the commercial activity cannot be practically undertaken within an ~~urban area~~ the Central Business Zone, 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.

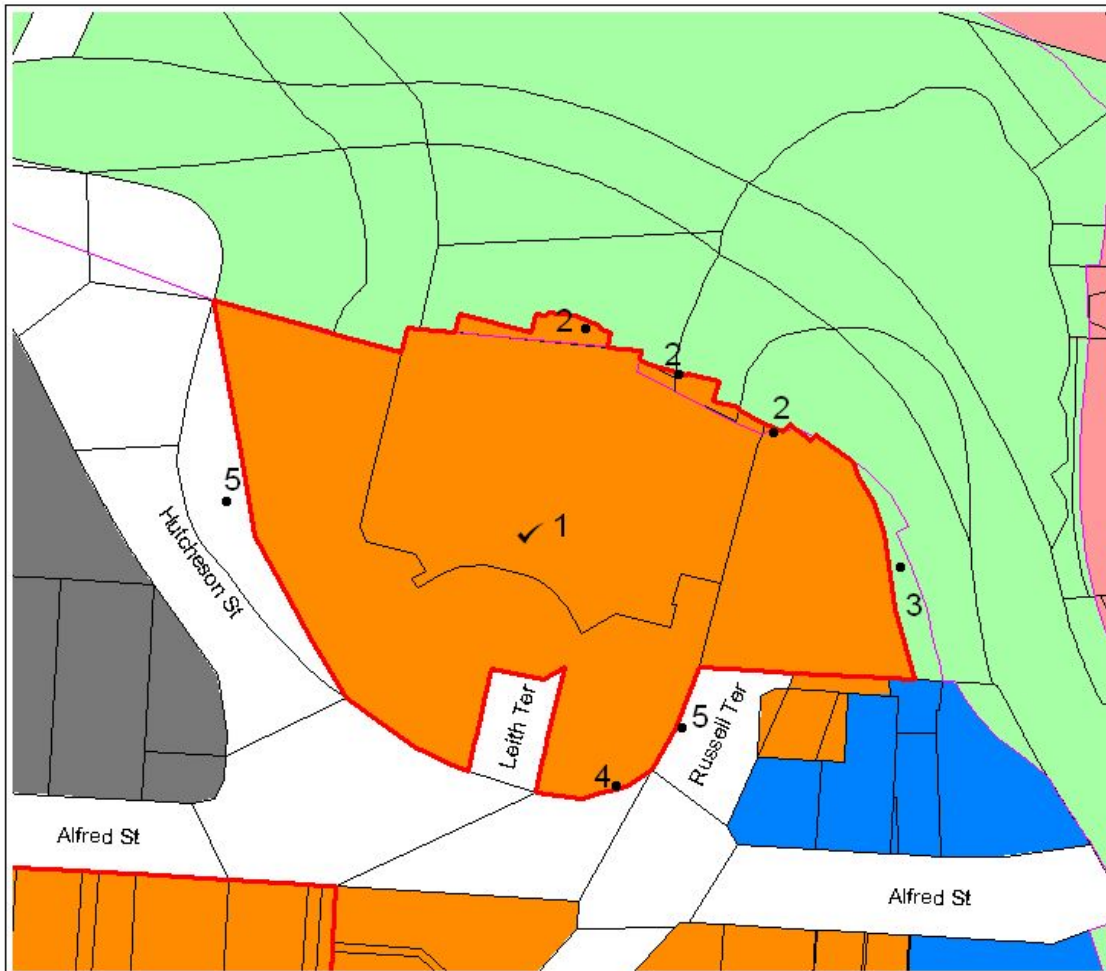
## VOLUME THREE – MAPS

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

Summary Map: Refer to Maps 1 - 9 for details





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

Dated: 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
	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**

Dated: 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



1:1250



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
<b>Zoning Key</b>			Local Recreation Zone
	Central Business Zone		Neighbourhood Business Zone
	Central Business Zone/Primary Shopping Area		Port Zone
	Conservation		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 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



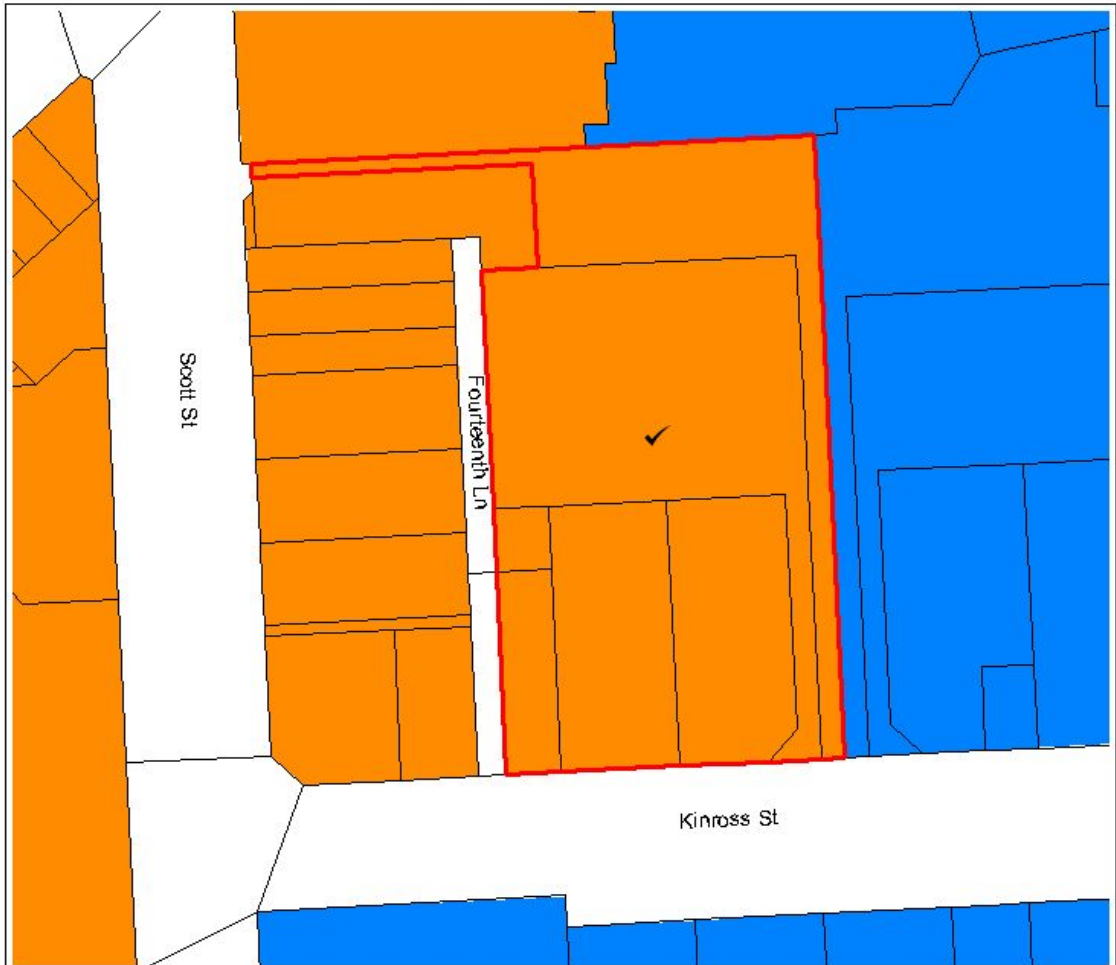
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Key		
	Proposed area to rezone to	 Deferred Township Residential Zone
	Central Business Zone - Primary Shopping Area	 District Recreation Zone
	Designation	 Industrial One Zone
	Legal boundaries	 Industrial Two Zone
	Central Business Zone	 Local Recreation 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 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



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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
<b>Zoning Key</b>			Local Recreation Zone
	Central Business Zone		Neighbourhood Business Zone
	Central Business Zone/Primary Shopping Area		Port Zone
	Conservation		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:

Lot 1 & 2 DP 1604 and Sec 1 SO 6916

Site of changes  
Zoning 4  
Sheet 5 & 18



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Key		
<span style="border: 2px solid red; padding: 2px;"> </span>	Proposed area to rezone to	<span style="background-color: purple; border: 1px solid black; padding: 2px;"> </span> Deferred Township Residential Zone
<span style="background-color: orange; border: 1px solid black; padding: 2px;"> </span>	Central Business Zone - Primary Shopping Area	<span style="background-color: green; border: 1px solid black; padding: 2px;"> </span> District Recreation Zone
<span style="border: 1px solid pink; padding: 2px;"> </span>	Designation	<span style="background-color: red; border: 1px solid black; padding: 2px;"> </span> Industrial One Zone
<span style="border: 1px solid black; padding: 2px;"> </span>	Legal boundaries	<span style="background-color: maroon; border: 1px solid black; padding: 2px;"> </span> Industrial Two Zone
Zoning Key		
<span style="background-color: blue; border: 1px solid black; padding: 2px;"> </span>	Central Business Zone	<span style="background-color: green; border: 1px solid black; padding: 2px;"> </span> Local Recreation Zone
<span style="background-color: orange; border: 1px solid black; padding: 2px;"> </span>	Central Business Zone/Primary Shopping Area	<span style="background-color: lightblue; border: 1px solid black; padding: 2px;"> </span> Neighbourhood Business Zone
<span style="background-color: lightgreen; border: 1px solid black; padding: 2px;"> </span>	Conservation	<span style="background-color: blue; border: 1px solid black; padding: 2px;"> </span> Port Zone
		<span style="background-color: purple; border: 1px solid black; padding: 2px;"> </span> Lake Grassmere Salt Works Zone
		<span style="background-color: yellow; border: 1px solid black; padding: 2px;"> </span> Rural Four Zone
		<span style="background-color: cyan; border: 1px solid black; padding: 2px;"> </span> Rural Residential Zone
		<span style="background-color: yellow; border: 1px solid black; padding: 2px;"> </span> Rural Three Zone
		<span style="background-color: magenta; border: 1px solid black; padding: 2px;"> </span> Rural Township
		<span style="border: 1px dashed black; padding: 2px;"> </span> Skifield Zone
		<span style="background-color: lightpurple; border: 1px solid black; padding: 2px;"> </span> Township Residential Zone
		<span style="background-color: grey; border: 1px solid black; padding: 2px;"> </span> Urban Residential One Zone
		<span style="background-color: grey; border: 1px solid black; padding: 2px;"> </span> Urban Residential Two Zone
		<span style="background-color: olive; border: 1px solid black; padding: 2px;"> </span> 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



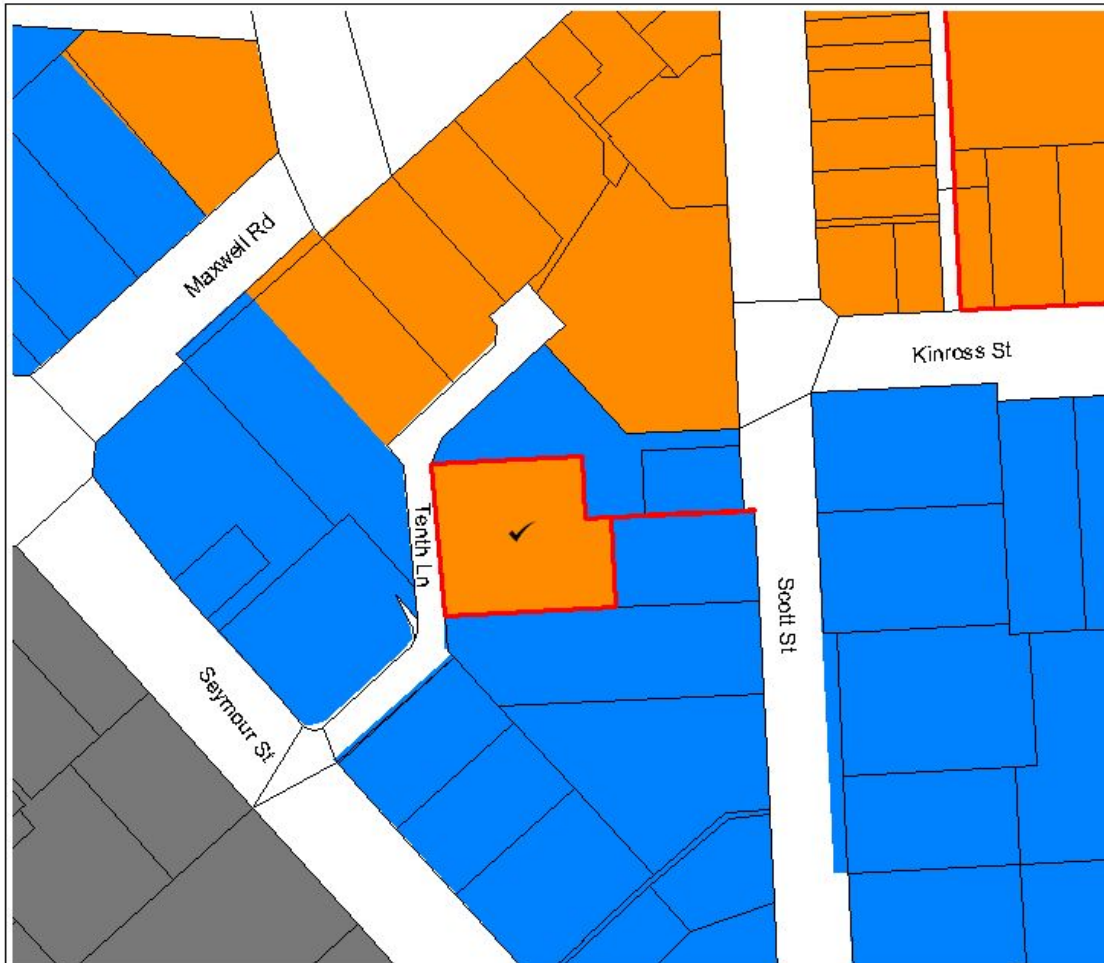
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Key			
	Proposed area to rezone to		Rural Four Zone
	Central Business Zone - Primary Shopping Area		Rural Residential Zone
	Designation		Rural Three Zone
	Legal boundaries		Rural Township
	Central Business Zone		Skifield Zone
	Central Business Zone/Primary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

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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

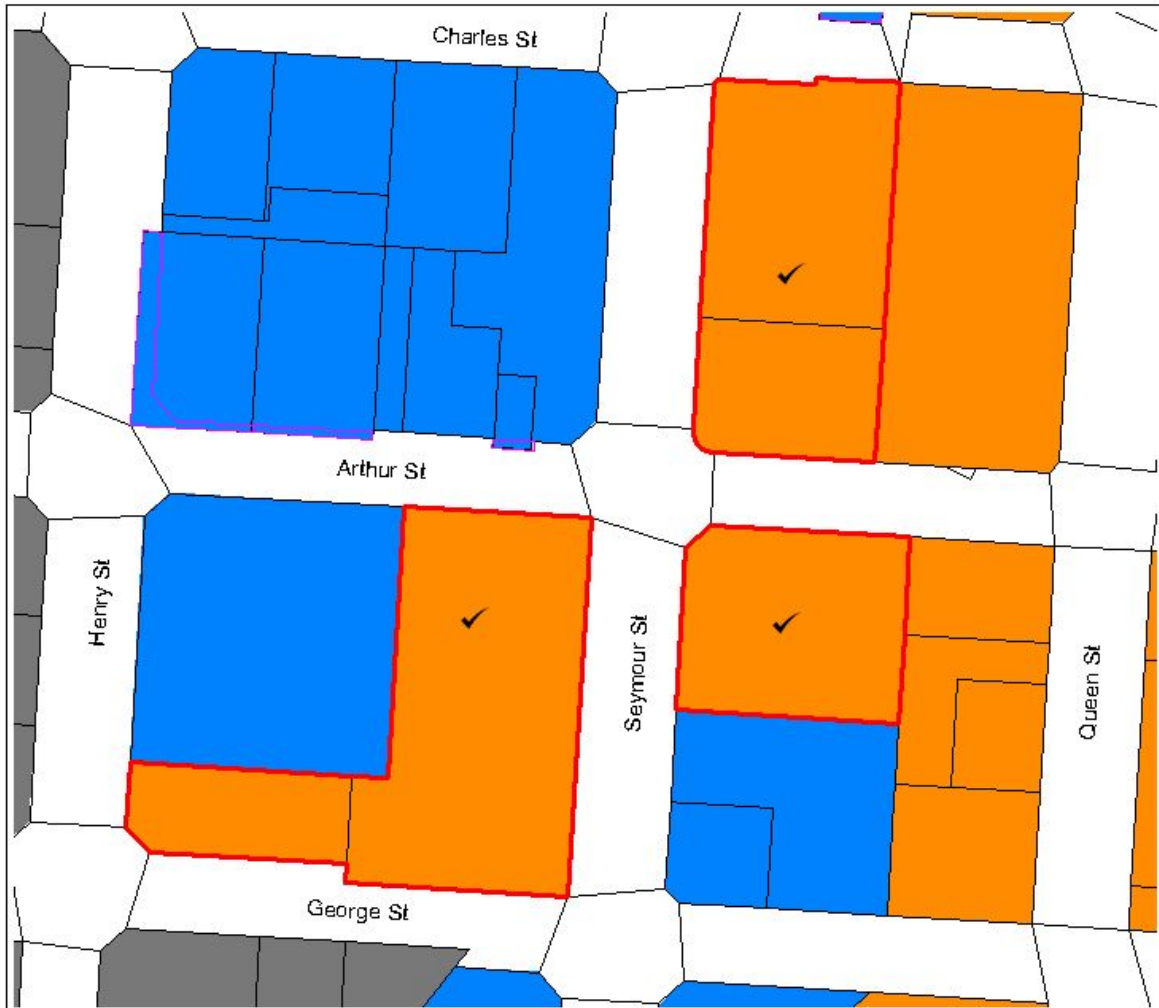
● Site of changes  
Zoning 4  
Sheet 5 & 18



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		
<b>Zoning Key</b>				Local Recreation Zone		Skifield Zone	
	Central Business Zone		Neighbourhood Business Zone		Township Residential Zone		Urban Residential One Zone
	Central Business Zone/Primary Shopping Area		Port Zone		Lake Grassmere Salt Works Zone		Urban Residential Two Zone
	Conservation		Lake Grassmere Salt Works 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

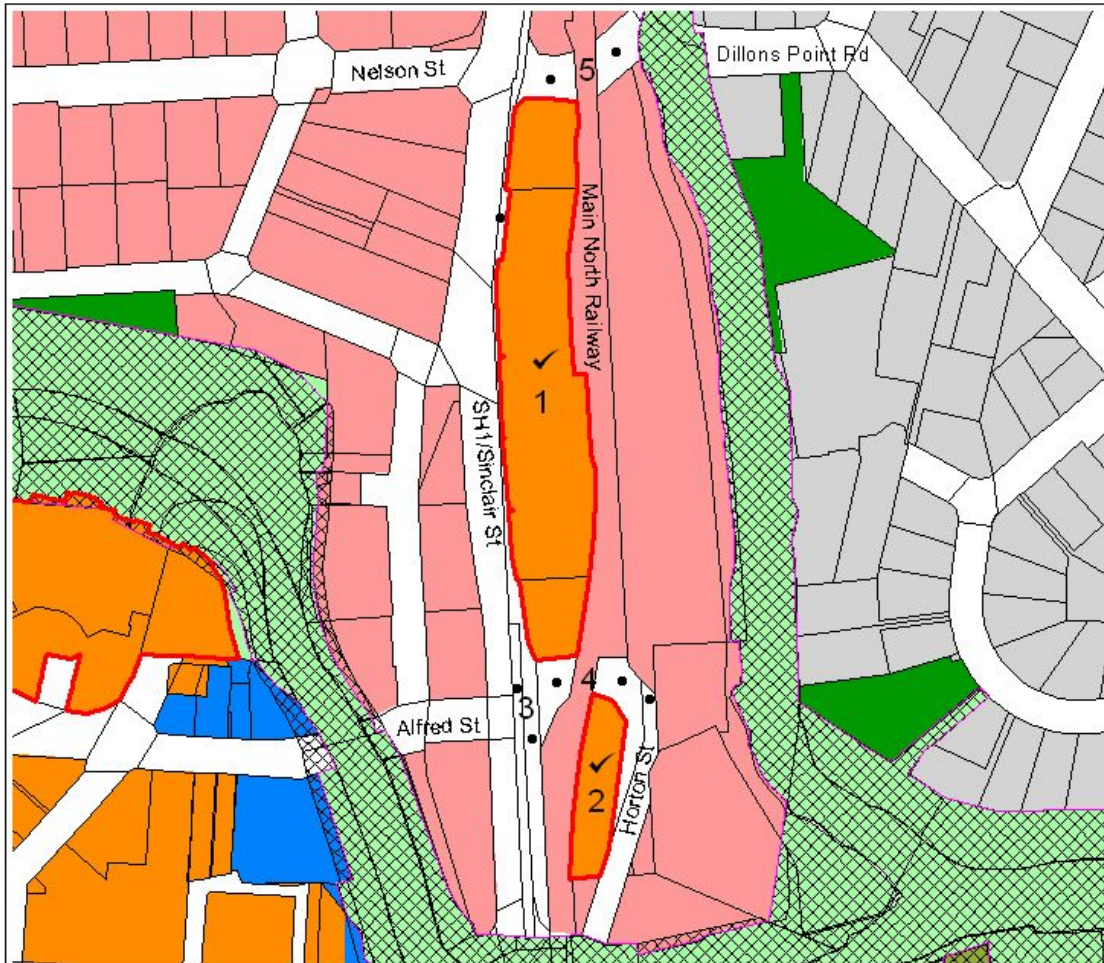
Zoning 4  
Sheet 5 & 18



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
<b>Zoning Key</b>		
	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 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



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
<b>Zoning Key</b>			Local Recreation Zone
	Central Business Zone		Neighbourhood Business Zone
	Central Business Zone/Primary Shopping Area		Port Zone
	Conservation		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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