



**introduction SECTION 1**

# INTRODUCTION

## 1.1 About the project

Like in many parts of New Zealand, the combination of available, suitable land and transportation ease, mostly by the use of the private car, has allowed a less restrained pattern of growth to occur in Marlborough over time. This approach is reaching its capacity, indicated by such factors as:

- the inefficiencies of poorly planned lifestyle choices are amplified by the scale of population size to the point where they are resulting in a significant loss of economic productivity and environmental quality;
- residential and industrial development is encroaching onto valuable and versatile soils;
- residential and industrial development is negatively impacting springs and groundwater levels, possibly undermining Marlborough's water supply;
- residential development is negatively impacting on industrial and agricultural activities, including reverse sensitivity issues;
- the scale of population and size of urban areas means that the design of infrastructure improvements / upgrades are increasingly expensive; and
- some saturated intersections and increasing parking problems.

These and other observable realities led to this Marlborough Growth and Development project being initiated. This strategy is intended to provide a comprehensive, integrated approach to urban growth and development from which to guide strategic investment decisions by Council, individuals, and other groups.

### **About this report**

This report is an amended version of *Marlborough Urban Growth & Development, Wairau-Awatere settlements* report by consultants Urbanismplus dated February 2010. This amended report was adopted for public consultation by Marlborough District Council in April 2010.

Urbanismplus Ltd were the main consultants for this project. Its role was been to direct participants, facilitate workshops and document findings.

In addition, the following key consultants were involved in developing the work contained in this document:

- Craig Pocock, Landscape architect and sustainability specialist; and Chris Chen, Landscape architect, Pocock Design:Environment Ltd;
- Derek Kemp, Employment specialist, Prosperous Places Pty Ltd;
- Mike Cullen, Town centre and retail specialist, Patrick Partners Pty Ltd;
- Jim Higgs, Transportation engineer, TTM Consulting Pty Ltd; and
- Kaara Wight, Landscape architect.

This document includes material provided by the Marlborough District Council and Marlborough Roads and their specialists.

All participants to the IBD-workshops are listed in appendix 5.

## 1.2 Project aims and deliverables

Marlborough District Council seeks to develop policies, which are informed by the outcomes of this project, to be able to direct growth and development of Blenheim and the other Marlborough townships.

This part of the project has specifically focused on the Wairau-Awatere area. It is intended that a similar exercise be undertaken for Picton, Havelock and the other townships in Northern Marlborough, including the Marlborough Sounds area.

### **Aims**

- to achieve integrated urban design outcomes, where initiatives preferably achieve more than just one objective;
- to align funding priorities and infrastructure upgrades with planning policy; and
- to take planning steps that will positively impact on the development of the settlements over a 25 year period between the last census in 2006, and 2031.

### **Deliverables**

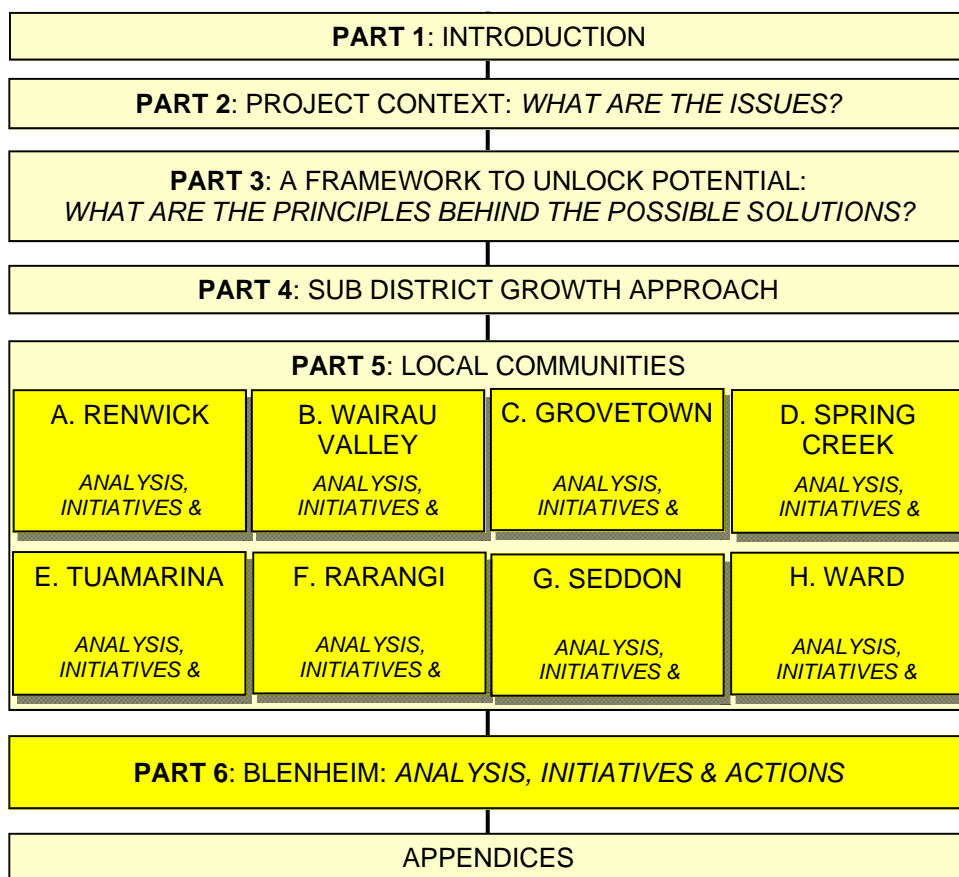
- concrete proposals to guide decision making;
- proposals for actions and interventions that are practical and affordable; and
- guidance for plan changes, including direction for the period beyond the project horizon, in the form of 'Deferred Township Residential' or 'Future Urban' zones.

# INTRODUCTION

## 1.3 Report structure

This reports summarises the outcomes of a series of workshops that focussed on the urban issues in selected settlements in the Wairau-Awatere area. This report consists of settlement-specific sections as well as general sections. A composite growth and development strategy for the sub region is also presented.

Analysis and proposals are introduced for each settlement, including overviews of practical implementation actions.

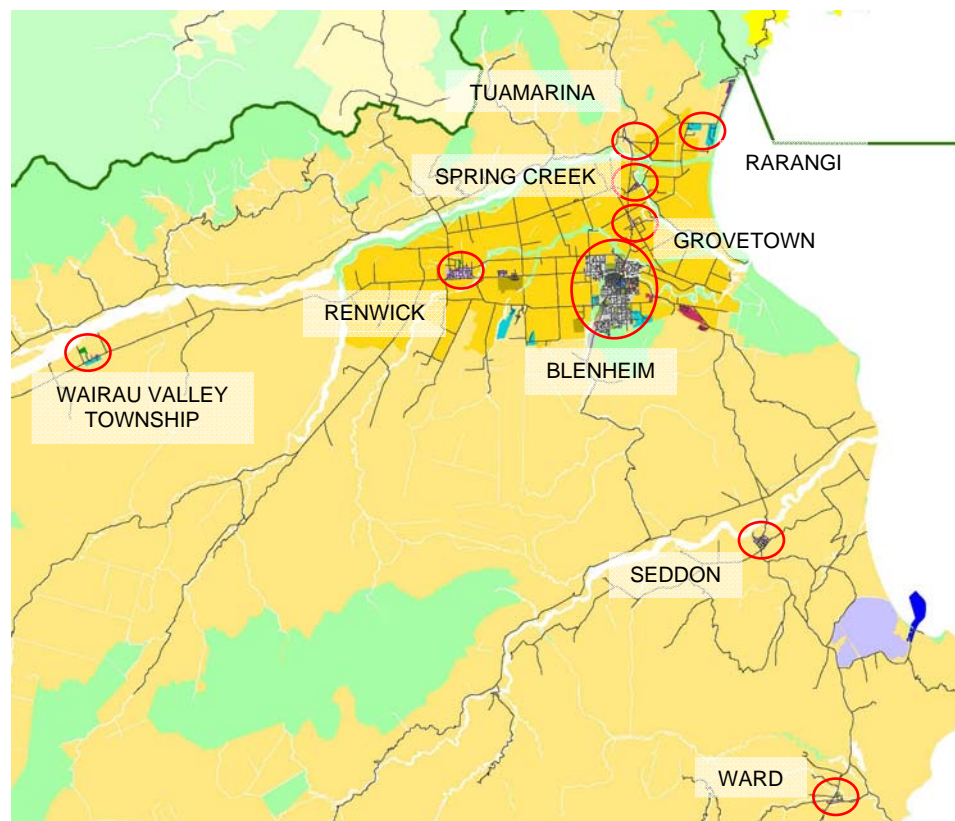


ABOVE FIG. 1-1: Structure of the report

## 1.4 Project scope

The settlements included in this project are shown in Figure 1-2. The issues considered within these settlements include: community infrastructure; ecology; landscape and open space; stormwater and flooding; infrastructure capacity; transport infrastructure; traffic behaviour; residential growth; urban character; planning policy; and industrial and commercial land capacity.

In this project, it is also acknowledged that several issues occur on a subregional or regional scale level. The composite growth picture for the Wairau-Awatere area will inform the District's overall growth strategy after completion of a similar project for Northern Marlborough.



ABOVE FIG. 1-2: The scope of the project: urban issues in selected settlements in the Wairau-Awatere area (not to scale).

## 1.5 Project process - an indicative timeline

	June 09 START	July 09	Aug 09	Sept 09	Oct 09	Nov 09	Dec 09	Jan 10	Feb 10	Mar 10	Apr 10	May 10	Jun 10	Jul-Sept 10
<b>C</b>	<b>Consultation phase 1 (3–5 &amp; 10 August 2009)</b> Stakeholder consultation sessions x 5 groups Public meeting		C1							<b>KEY MILESTONES</b> → Constructive community engagement → Firm understanding of stakeholder needs gained				
<b>R</b>	<b>Pre-workshop reporting</b> Internal compilation of consultation feedback, distribution prior to workshop		R							→ Summary of stakeholder and public comments providing focused feedback into the design process → Finalise workshop process, logistics and participants				
<b>W</b>	<b>Inquiry-By-Design (September - October 2009)</b> → Blenheim, 1-4 Sept. → Wairau Valley Township, Grovetown, Spring Creek, Rarangi, Tuamarina, 14-16 Sept. → Renwick, Seddon, Ward, 28 Sept. - 1 Oct.			W						→ Briefings by Council staff on key issues, information → Place based design inquiry with Council staff and consultants				
<b>R</b>	<b>Reporting</b> Internal reporting on workshop outcomes			R						→ Preparation of report back presentation → Some detailed analysis by Marlborough District Council				
<b>C</b>	<b>Consultation phase 2 (19-21 October 2009)</b> Report back session with Council Report back session with public				C2					→ Present workshop outcomes to Council and public → Feedback comments received				
<b>R</b>	<b>Draft report</b> Internal Council review					R				→ Preparation of a technical report				
<b>R</b>	<b>Final report</b> Finalising of report after reception of feedback								R					
<b>C</b>	<b>Consultation phase 3</b> Public notification and hearings												C3	C3
	<b>Adoption by Council</b>													
	<b>Commencement of Marlborough-North</b> Picton and Sounds settlements													

ABOVE FIG. 1-3: Summary of the project process and area of involvement by Urbanism+.

## 1.6 Project consultation

The project relied on interested members of the public and other stakeholders to be involved in the process. Focus group sessions and formal public meetings provided a key opportunity for this to occur. Key community representatives were also involved in three technical Inquiry By Design workshops over multiple days. In addition to these formal sessions, several written and/or verbal comments or discussion points from interested parties have contributed to a broad community input into the project.

### Who has been involved?

Four public meetings were organised for community consultation.

1. General public in Renwick - 3 August 2009.
2. General public Wairau Valley Township - 4 August 2009.
3. General public of Rarangi, Spring Creek, Grovetown, and Tuamarina - 5 August 2009.
4. General public Seddon and Ward - 10 August 2009.

Four Focus Group meetings have been held additionally to consult with selected stakeholders on the growth of Blenheim:

1. Interested local Blenheim developers - 4 August 2009.
2. Professionals involved in planning and urban development of Blenheim: planning consultants, surveyors, lawyers, architects, transport engineers - 4 August 2009.
3. Representatives from community organisations in Blenheim, such as: Sustainable Housing, Primary Health, Health Overview, Grey Power, Age Concern, Maori Health, Access & Mobility, Safer Communities - 5 August 2009.
4. Marlborough District mayor, councillors, and executive officers - 5 August 2009.

### Formal public consultation

Formal public consultation will take place in May and June 2010, with public hearings planned for July 2010.

## 1.7 Inquiry-By-Design workshops

The core of the Marlborough Growth and Development project has focussed around interactive, multi-disciplinary 'Inquiry by Design' (IBD) technical and community based workshops. These workshops took place over 3 periods:

- 1-4 September: Blenheim at Lansdowne Park;
- 14 September: Wairau Valley Township at the local Community Hall;
- 15-16 September: Grovetown, Spring Creek, Rarangi, Tuamarina at the Tuamarina Waikakaho Hall;
- 28-29 September: Renwick at the local Community Hall; and
- 30 September - 1 October: Seddon and Ward at the Seddon Community Hall.

These involved a specialist project team in conjunction with Council Officers, and several representatives of the community. Council participants included experts in: community planning; open space and recreation; ecology; infrastructure; civil engineering; transport; and town planning and policy.

The IBD approach enabled an extensive understanding of the wide range of issues and complexities facing Blenheim and the townships to be canvassed over a relatively short timeframe. The workshops pulled together technical specialists within many disciplines to identify and resolve the issues facing many different interests.

The participatory nature of IBD also enabled an inclusive and consultative planning and design process that people could take ownership of.

