

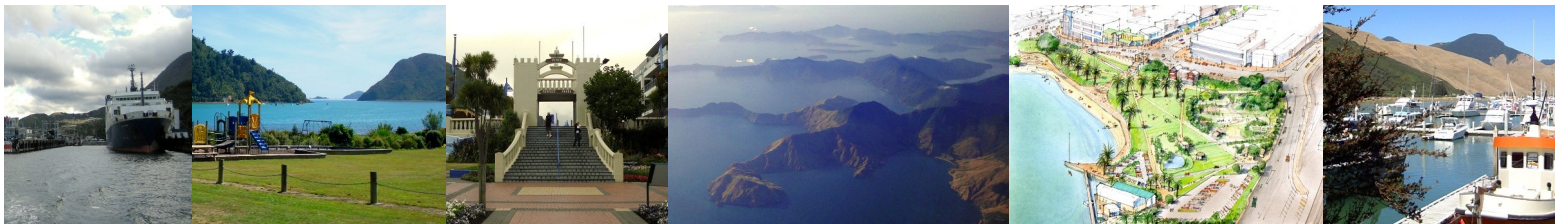
NORTHERN MARLBOROUGH URBAN GROWTH & DEVELOPMENT
PICTON, HAVELOCK & INNER SOUNDS SETTLEMENTS
A STRATEGY FOR THE FUTURE

MARLBOROUGH DISTRICT COUNCIL

NOVEMBER 2010

STATEMENT OF PROPOSAL

Public consultation document



MARLBOROUGH GROWTH & DEVELOPMENT

PICTON, HAVELOCK & INNER SOUNDS SETTLEMENTS

A STRATEGY FOR THE FUTURE

MARLBOROUGH DISTRICT COUNCIL

STATEMENT OF PROPOSAL

Submissions must be made to the Council by Friday, 25 February 2011, 5.00 pm. If you indicate that you wish to speak to your submission, you will be contacted prior to the Hearing to arrange a time to speak. The Hearings dates are anticipated to be April/May 2011 (to be confirmed).

A full Statement of Proposal can be obtained from the Council's Blenheim & Picton offices and by contacting MDC on 03 520 7400, fax 03 520 7496, email to mdc@marlborough.govt.nz, via the Council's website www.marlborough.govt.nz or by mail at Growing Marlborough, MDC, PO Box 443, Blenheim 7240.

If you wish to make a submission, please complete the submission form available from the above contact points, or in writing, including your name, postal address, email address (if you have one) and daytime phone number, so that we may acknowledge your submission. Please also indicate in your submission if you wish to speak. Please send your submissions to: Growing Marlborough, MDC, PO Box 443, Blenheim 7240, by fax to 03 520 7496, email growing@marlborough.govt.nz or complete the online submission form at www.marlborough.govt.nz



STATEMENT OF PROPOSAL

The Marlborough District Council is intending to adopt the *Northern Marlborough Urban Growth and Development Strategy* as a document to guide future policy direction. **The strategy is designed to provide a comprehensive and integrated planning context for the Council to consider when making decisions about the future policies and plans** under the Resource Management Act and Asset Management Plans, as well as the Long Term Council Community Plan and other relevant documents.

The Council engaged consultants Urbanismplus to help develop this document, along with sister strategies for Blenheim Town Centre and Southern Marlborough. Significant consultation has taken place in devising these plans, which is described in Section 1 of this report. Comments made through submissions in this public consultation will inform the Council's deliberations in adopting the final document. There will be further opportunities for public comment on many of the proposals as they are integrated into future Long Term Plans, Annual Plans and the Marlborough Regional Policy Statement and Resource Management Plans.

This Statement of Proposal has been prepared in accordance with section 87 of the Local Government Act 2002.

This section of the Act states that the Statement of Proposal must include:

- a statement of the reasons for the proposal; and
- an analysis of the reasonably practicable options, including the proposal; and
- any other information the local authority identifies as relevant

Reasons for the proposal

The Marlborough region has undergone significant changes in the past 20 years, in terms of population growth and make-up, environmentally and economically. These changes have

led to significant development pressure that the Council has been required to respond to. Projections show that further growth is likely to take place in the next 20 years, and the Council is seeking to anticipate these growth trends and plan accordingly, so that growth is accommodated in a sustainable way.

The Council commissioned three strategies to identify the nature of the growth, and to recommend what action should be taken to respond in a sustainable way to the demands that this growth will bring. The Northern Marlborough Urban Growth Strategy is one of these documents.

The key aims of this strategy are:

- To achieve integrated urban design outcomes, where initiatives preferably achieve most 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, 2006, and 2031.

A further key objective is to enable ongoing and significant public input into this process, so that this strategy is developed in line with current and future community aspirations.

Reasonably practicable options

The Council is required to make decisions about future plans on regular occasions through its various statutory responsibilities:

- Marlborough Regional Policy Statement
- Resource Management Plans to manage the use, development and protection of the natural and physical resources.
- Long Term and Annual Plans describe the activities that the Council is involved in and how they are funded.
- Asset Management Plans provide operational guidance for maintenance and renewal of public assets.

All of these plans look to the future, are developed over time, and involve different levels and timings of consultation. The proposals in this strategy, if adopted, do not change the zoning status of the sites in question. This can only be changed via Resource Management Act processes, which will follow in due course. This process will enable further opportunity for public comment.

This strategy seeks to inform these documents by simultaneously integrating their information requirements with community input. This approach has been successfully applied elsewhere in New Zealand for this purpose, and is an efficient method of improving future plans and ensuring their alignment with others and with public aspirations. In selecting this approach, the Council is proposing that it will place value on the proposals that the strategy has recommended as a supporting document.

The Council will also have regard to other strategies and information in devising its statutory plans.

A key objective is to enable ongoing and significant public input into this process, so that this strategy is developed in line with community aspirations

EXECUTIVE SUMMARY

The Marlborough District is forecast to experience population growth in the near future, with the current population of 44,000 expected to grow to approximately 54,000 by 2031 (more conservative projections forecast a modest decline). The District is also facing demographic changes with an ageing population and decreasing household sizes. In response to the implications of these demographic changes and possibly population growth, coupled with a desire of the Marlborough community to ensure successful and sustainable urban development throughout the district, the Marlborough District Council (the Council) has initiated the development of the 'Marlborough Growth and Development Strategy' (the Strategy).

The Strategy is intended to provide a comprehensive and integrated approach to urban growth and development, from which to guide strategic investment decisions by the Council, individuals, and other groups.

The Strategy has been developed through an integrated process, gaining the support of both the Marlborough community and the Council. This report outlines the Strategy and the processes through which it was developed.

As with most of New Zealand's provincial regions, challenges facing Marlborough include a relatively small ratepayer base (25,000), high infrastructure costs and a dispersed network of small settlements. The imperative is therefore to ensure as efficient infrastructure and resource investment as possible by encouraging concentration of urban development and utilisation of available land capacity. Consideration also has to be given to District-wide issues such as social wellbeing, recreational connections and ecological linkages.

A key message that the Council has received from all interest groups is a desire for clear direction as to where future growth and development should occur and equally where it should be discouraged. Such clarity is sought in order to provide a much higher level of certainty for investments of time, capital and resources.

The outcomes of this Strategy will be used by the Council to inform the Marlborough Regional Policy Statement and the Marlborough Resource Management Plan (both of which are currently under review) and to develop additional policies to provide a comprehensive, long term and integrated planning context for the Council to work within. Such policies will consider and inform the Council's role in issues of infrastructure, finance, economic development, policy and sustainable land use planning.

The Strategy considers a 25 year timeframe and contains both a long-term vision for the district and a suite of specific actions that require more immediate attention.

This Strategy emphasises enabling growth where it is practical, deliverable, serviceable and affordable, resulting in efficient resource use. The Strategy also clearly discourages development in areas unsuitable for urban development.

It has also been established that large structural changes to the major town centres within the District are neither realistic nor required. Therefore, many of the initiatives proposed in this Strategy are aimed at better and more efficient utilisation of elements that are already present, such as natural features, urban open spaces and key streets.

This document forms Part 2 of the Strategy, which consists of two parts: Part 1, relating to the strategic settlements within the Wairau-Awatere area (which includes Blenheim's growth and development) and Part 2 relating to the strategic areas of Picton, Havelock and the smaller settlements within the Inner Marlborough Sounds area.

It is acknowledged that Picton and Havelock function as service centres for surrounding smaller communities and that therefore investments in Picton's town centre and Havelock's village centre will in turn have a positive effect for the network of settlements, with flow-on effects for the Marlborough District.

A key aim of this Strategy is to improve social, environmental, cultural and economic wellbeing within Marlborough's towns and settlements. Therefore, the initiatives envisaged aim to enhance community cohesion and local pride, increase business vitality and achieve positive environmental outcomes. The recommended investments aim to be both visionary and practical and consider elements ranging from economic performance and tourism through to safety, accessibility and streetscape vibrancy.

Specific outcomes identified for individual settlements within Marlborough include:

Picton (including Waikawa Bay):

- Improvement of connections for pedestrians and vehicles between the Port and Picton town centre;
- Increasing the vitality of the town centre by improving its retail performance and town centre management, streetscape upgrades, visitor events, and safety interventions;
- Acknowledgment of heritage buildings and elements and encouragement of high building quality;
- Extension of the public library;
- Location of several possible swimming pool sites, with illustration of one of the preferred options;
- Accommodate residential and employment growth within Picton;
- Enhancement of biodiversity systems and the open space experience; and
- Improvement of the movement network, including footpaths, cycle routes, parking, and motor vehicle movement.

Havelock:

- Improvement of pedestrian and motor vehicle connections between Main Road and the Marina;
- Enhancement of the footpath and walkway system;
- Improvements to the movement network, including pedestrian amenities, motor vehicle traffic, and parking;
- Accommodation of residential growth within the boundaries of the settlement;
- Construction of a beach;
- Development of a wetland; and
- Acknowledgement of heritage buildings and other items of heritage interest.

Ngakuta Bay:

- Scope for approximately 20 additional residential sections;
- Upgrade of paths and recreational routes;
- Improved traffic safety along Queen Charlotte Drive through traffic calming, speed signs, and passing bays;
- Upgrade of the jetty; and
- Encourage community sewer and water supply.

Momorangi Bay:

- No scope for residential growth;
- Improve traffic safety through pedestrian warning signs for pedestrian crossings, and speed signs and restrictions; and
- Upgrade of the bridle path.

Whatamango Bay:

- Scope for 30 additional residential lots at Ahuriri Bay, given infrastructure requirements; and
- Upgrade of McCormicks Road.

Rai Valley:

- Scope for 43 additional staged residential lots;
- Development on the old mussel factory site;
- Traffic calming entrance thresholds on State Highway 6;
- Pedestrian crossing near the Post Shop;
- Footpath on the western side of State Highway 6; and
- Improved recreational facilities near the river.

Okiwi Bay:

- Scope for 35 additional staged residential lots;
- Footpath to connect Old Mill Road to the foreshore;
- Encourage community sewer system;
- Sports court (long term); and
- Encourage community wetland plans (long term).

Canvastown / Wakamarina Valley:

- Scope for 50 additional staged residential lots in several locations near Canvastown and higher up in the Wakamarina Valley; and
- Improved access to, and amenities in, the reserve area between the pub and the river.

Anakiwa / Tirimoana:

- Scope for approximately 20 additional residential sections in Anakiwa, dependent upon infrastructure upgrades;
- Several signage improvements;
- Speed bumps and signs;
- Carparking capacity improvements;
- New playground and public toilets on the foreshore at Tirimoana; and
- Jetty and boat ramp upgrades.

Linkwater / The Grove:

- Possible creation of a residential growth node consisting of approximately 100 sections;
- Construction of proposed public toilets along Queen Charlotte Drive;
- Proposals aimed at speed restriction and traffic calming within The Grove;
- Upgrade of the Grove jetty;
- Reclassification of the foreshore reserve in The Grove; and
- Freedom camping restrictions.

Ohingaroa Bay:

- Slow speed bays on Kenepuru Road;
- Freedom camping restrictions;
- Consider the construction of a new jetty; and
- Construction of public toilets.