



STAFF REPORT

TO: Environment & Planning Committee

FROM: Mary Honey, Policy Planner and Steve Markham, Manager Policy

REFERENCE: E851

SUBJECT: **LARGE SITE BUSINESS ACTIVITY APPLICATIONS BEFORE NELSON CITY COUNCIL - REPORT EP07/02/06** - Report Prepared for 7 February 2007 Meeting

1. PURPOSE OF REPORT

The purpose of this report is to inform the Resource Management Committee about current planning applications before Nelson City Council requesting the use of land zoned as industrial for large format store retail trading purposes.

2. BACKGROUND

Council investigations into planning issues relevant to the best use of land in Richmond West included assessments of the demand for and supply of land for business purposes (industrial, commercial and retail) in the Nelson Richmond urban area.

The assessments noted that there are very limited options for the further supply of additional business land in the Nelson and Richmond urban areas particularly large greenfields sites or sites suitable for industry and “big box” or large format retail development.

The Nelson City planning framework acknowledges the limitations on land potentially available for industrial development in Nelson City by limiting the intrusion of non-industrial activities into land set aside for industrial activity other than those activities which must by virtue of their scale and nature be located in an industrial area. The establishment of large format retailing on industrial land is a discretionary activity that requires resource consent.

Both the Catal Ltd Private Plan Change request for a large format store overlay for 99 Quarantine Road in the Tahunanui Industrial zone and the Bunnings request for resource consent to establish and operate a large format retail store at the corner of Main Road Stoke and Saxton Road West in Nayland Road South Industrial zone are responses to the limited availability of space for large format retail stores within the Nelson City zones that cater for commercial and retail activities (inner city and suburban commercial zones).

3. PLANNING APPLICATIONS CURRENTLY BEFORE NELSON CITY COUNCIL

3.1 Bunnings Ltd: Application for Resource Consent to establish and operate a large format retail store on the corner of Main Road Stoke and Saxton Road West.

Bunnings has applied for resource consent to establish and operate a large format retail store on the corner of Main Road Stoke and Saxton Road West in the Nayland Road South area. The area is zoned light industrial. The status of the proposed activity is discretionary. The applicant contends that the assessment conditions clearly cater for this type of situation.

3.2 Catal Ltd: Private Plan Change Request for 99 Quarantine Road in the Tahunanui Industrial zone

Catal Ltd is requesting a plan change to enable Large Format (retail) Stores to establish and operate in the Tahunanui Industrial zone. The request proposes changes to the policy planning framework to cater for large format store activities in the industrial zone and proposes a “large format store” overlay for the site at 99 Quarantine Road. (known as the Honda Site). The overlay enables a sufficient grouping of similar activities on the site while reducing their spread into other industrial land or City Fringe areas at the potential expense of other stores.

These applications follow on several resource consent applications granted over the past two years involving the establishment of large format/trade related retailing businesses on industrially zoned land in Nelson. Some of the most significant applications are the Mitre 10 Mega Home Improvement Warehouse on the former Honda site involving closure of the existing stores in Richmond and Nelson; the relocation of the Placemakers Store in Richmond to Saxton Road in Nelson; the relocation of Harveys Floorpride from Nelson City to Quarantine Road (Tahunanui); the relocation of Lighting Direct from Vanguard Street to Pascoe Street (Tahunanui).

3. Effects of the Applications

The combined applications will reduce the supply of land available for industrial development in the current Nelson Richmond urban area by about seven hectares, or 12% of one year’s forecasted supply.

The trend of large format retail displacing industry as a result of the shortage of available large print sites within the Nelson Richmond urban areas was noted in the planning investigations for Richmond West.

Also, the need for additional business land for industrial, commercial and retail (specifically large footprint sites for large format retail) development was assessed and has been provided for in the proposals for the urban development of Richmond West.

There are no anticipated adverse environmental effects on Tasman District Council assets or infrastructure resulting directly from the planning applications.

There is no particular reason for TDC to submit on the applications.

4. RECOMMENDATION

It is recommended that the Committee receive this report and note the trends mentioned in point 3 above.

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