

STAFF REPORT

TO: Chairman and members, Motueka Community Board

FROM: Environment and Planning Manager and Policy Planner

REFERENCE: L304

DATE: 3 December 2007

SUBJECT: **Motueka Resource Management Strategy – Report Prepared for 11 December 2007**

1. Purpose of the report

The purpose of the report is to provide a preliminary response to the issues raised in the Chairman's report dated 5 November 2007 and included in the November 14 Motueka Community Board agenda. The Environment and Planning Committee (EPC) at its meeting on 15 November was briefed on the Resource Policy Programme and generally confirmed the content except it is to receive a separate briefing on Golden Bay West, Brightwater and Wakefield. A copy of the work programme is attached. You will note a Priority 1 item of work named Motueka West Central Development Plan. The previous Community Board has been briefed on this and we would be happy to brief the new Board.

To embark on a much wider strategy, to include Riwaka, Kaiteriteri and Marahau (the last of which was reviewed in 1998), would require new instructions from the EPC and a separate or reallocated budget. Currently staff resources are fully allocated to the Priority 1 tasks. I will address your 5 November paper on to Council as part of the annual budget cycle (to be discussed early December). At this stage we are not able to go beyond the Motueka West brief.

The balance of this report however does respond to the issues raised..

2. Urban Growth for Motueka, Riwaka, Kaiteriteri and Marahau

Motueka - The Motueka West central development plan is a current priority 1 project in the Council's Resource Policy work programme (see update in EPC agenda 15 November 2007). The process steps and current situation are:

- Infrastructure services are being reviewed. Resource consent for Motueka water supply lodged in 2007.
- Demand and supply estimates are being prepared for Motueka business and residential land needs - by December 2007.
- Structure plan options are being prepared.

3. Rural Residential Opportunities

The Rural 3 Zone, which extends north to Tasman township, provides significant opportunities for rural residential development in coastal Tasman. Motueka is the likely service centre for the northern section of the Rural 3 zone. The zone is supported by a comprehensive design guide included in the TRMP to maintain high standards of building and subdivision design.

The appropriateness of the deferred rural residential zones at Lower Moutere and on the Riwaka Kaiteriteri Rd should be reviewed. The TDC Coastal Landscape Character Assessment Background Report 2005 draws attention to the latter.

4. Protecting Productive Land where practical

A court decision on the Council's TRMP provisions for subdivision on productive land is imminent. A rural policy review is likely to run from 2008 once the TRMP Part II Land is operative.

5. Commercial and Industrial Growth Opportunities

The supply and demand studies referred to under "Motueka" above will provide much needed information on current and future availability of land for business. A draft report on Land Supply Commercial and Industrial at Motueka (Telfer Young December 2007) has indicated 3.3ha of vacant industrial land in the township (plus a further 0.88ha zoned industrial but currently occupied for residential purposes).

6. Infrastructural Issues

Roading: structure planning for west Motueka is likely to include new roading links and will reinforce the need to form the indicative road currently shown on the planning maps to link Manoy St and Talbot St. This planning project also raises the strategic issue of the planning need for a Motueka bypass as an alternative to High Street. This issue was last addressed by Transit NZ in the 1990s but no defined route resulted. Fresh approaches to Transit are likely.

Wastewater: Replacement of significant mains from Years 4 - 10 of LTCCP

- Courtney St to Hau Rd
- Thorp St

There is also a very significant treatment plant upgrade planned for Years 1-3.

Stormwater: a new cutoff drain is scheduled for West Motueka area in the next 3 years.

Rivers: Following the recent review of the stopbanking system, the Motueka stopbank upgrade project has been identified as a risk reduction measure, but is not programmed to commence until later in the planning period (2012 onwards).

7. Maintaining the coastline and coastal character

The TDC'S Coastal Landscape Character Assessment Background Report 2005 has suggested reviewing the delineation of the inland boundary of the coastal environment. The current Coastal Environment Area in the Tasman Resource Management Plan is 200m wide from MHWS. This is a significant District-wide issue, but has relevance for both Motueka and the settlement pattern to Marahau.

8. Maintaining the western and northern landscape vista.

As this is a completely new area of work it is unclear what the scope of this work may be. This area of work is not identified in the current Resource Policy work programme.

Recommendation

That this report be received

Rose Biss
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