

592 **Change 43: Mixed Business Zone**■ **DECISIONS AND REASONS****Final Decision 592.1**

C43.1782.10

Wakatu Incorporation

Allow In Part

Plan Amendments*Plan Topic 17.3*

1. Delete plan change amendment to 17.3.3.1(c) on maximum coverage.
2. In discretionary activities rule 17.3.2.4, matter (5), delete reference to "Richmond Central Business District" and rewrite as "nearest Central Business Zone".

Reasons

1. It is not appropriate to write separate rules and standards for Motueka West Mixed Business Zone in the Tasman Resource Management Plan as there are no significant locational or functional differences from the situation in Richmond, between the Motueka MBZ and the Richmond West MBZ or other resource management reasons to justify separate provisions for Motueka.
2. The Plan Change 43 proposal to amend rule 17.3.3.1 on maximum building coverage to 50 per cent is no longer necessary as the Environment Court decision dated 26/7/13 has already achieved that.
3. The alteration recommended in the Section 42A report to matter (5) in the discretionary activities adds a more generic term and avoids confusion as to whether Motueka is intended to be included.
4. The zone, with some minor amendments is considered to be an appropriate method of achieving the purpose of the Resource Management Act.

Final Decision 592.2

C43.1782.16

Wakatu Incorporation

Disallow

Plan Amendments*Plan Topic 17.3.2.2*

No Plan amendments to controlled activity condition 17.3.2.2(a).

Reasons

1. It is not appropriate to make retail activities of more than 3000 square metres but less than 5000 square metres a controlled activity.
2. The Council has very recently approved the Mixed Business Zone with retail activities over 3000 square metres as a discretionary activity.
3. There are no significant resource management reasons that distinguish the Mixed Business Zone in Motueka West from the zone in Richmond West and that would justify separate controlled activity provisions.

Final Decision 592.3

C43.1782.17

Wakatu Incorporation

Disallow

Plan Amendments*Plan Topic 17.3.2.4*

No Plan amendments to discretionary activity condition (a).

Reasons

1. The Council has very recently approved the Mixed Business Zone with retail activities over 3000 square metres as a discretionary activity.
2. There are no significant resource management reasons that distinguish the Mixed Business Zone in Motueka West from the zone in Richmond West and that would justify separate discretionary activity provisions.
3. There are potentially significant adverse effects from large format retail activities larger than 3000 square metres GLFA that require an ability to modify or decline applications by a discretionary status.