



STAFF REPORT

TO: Environment & Planning Committee

FROM: Rose Biss, Policy Planner

REFERENCE: R430/2/48

SUBJECT: **PROPOSED VARIATION 48 DECISION - REPORT EP06/12/07 -**
Report Prepared for 6 December 2006 Meeting

1. PURPOSE

The purpose of the report is to advise the Committee of the Commissioner's recommendations on submissions to proposed Variation 48.

2. BACKGROUND

Proposed Variation 48 was notified on 11 March 2006. It rezones seven hectares of flat land currently zoned Rural 1, which is located in Motueka, between Courtney Street East, Old Wharf Road and the Moutere Inlet. The proposed new zoning is Residential.

The land is in three separate ownerships. The land to the north, bounded on its eastern side by the heavy industrial zone, is owned by the Roman Catholic Church and occupied by the St Peter Chanel School. Brungasta Holdings Ltd owns the bulk of the land, which extends from Courtney Street East up to the boundary with the Roman Catholic Church land and along to the boundary with the Motueka Cold Storage site. The Council owns the remaining strip of land to the east. Because of the Council's interest in some of the land a Commissioner was appointed to hear the three submissions received.

3. SUBMISSIONS

There were three submissions on the Proposed Variation. They were on the protection and enhancement of natural values in the Courtney Street East area, the timing of the provision of an earth mound on the zone boundary to the Motueka Cold Storage site and the minimum setback distance from the Heavy Industrial Zone boundary.

4. COMMISSIONER'S REPORT

Overall, the Commissioner concurred with the reporting officer's view of the rezoning as a small infill development that represents sustainable use of the land. The Commissioner noted that the land is well located to integrate with existing infrastructure and will provide pleasant amenity for lot owners with its proximity to the Inlet Walkway development, adjacent parks off Old Wharf Road and proximity to at least one school. The physical separation from the estuary as well as a zoning

separation (the remaining strip of Rural 1 land) provides an opportunity to maintain and enhance natural values in the locality.

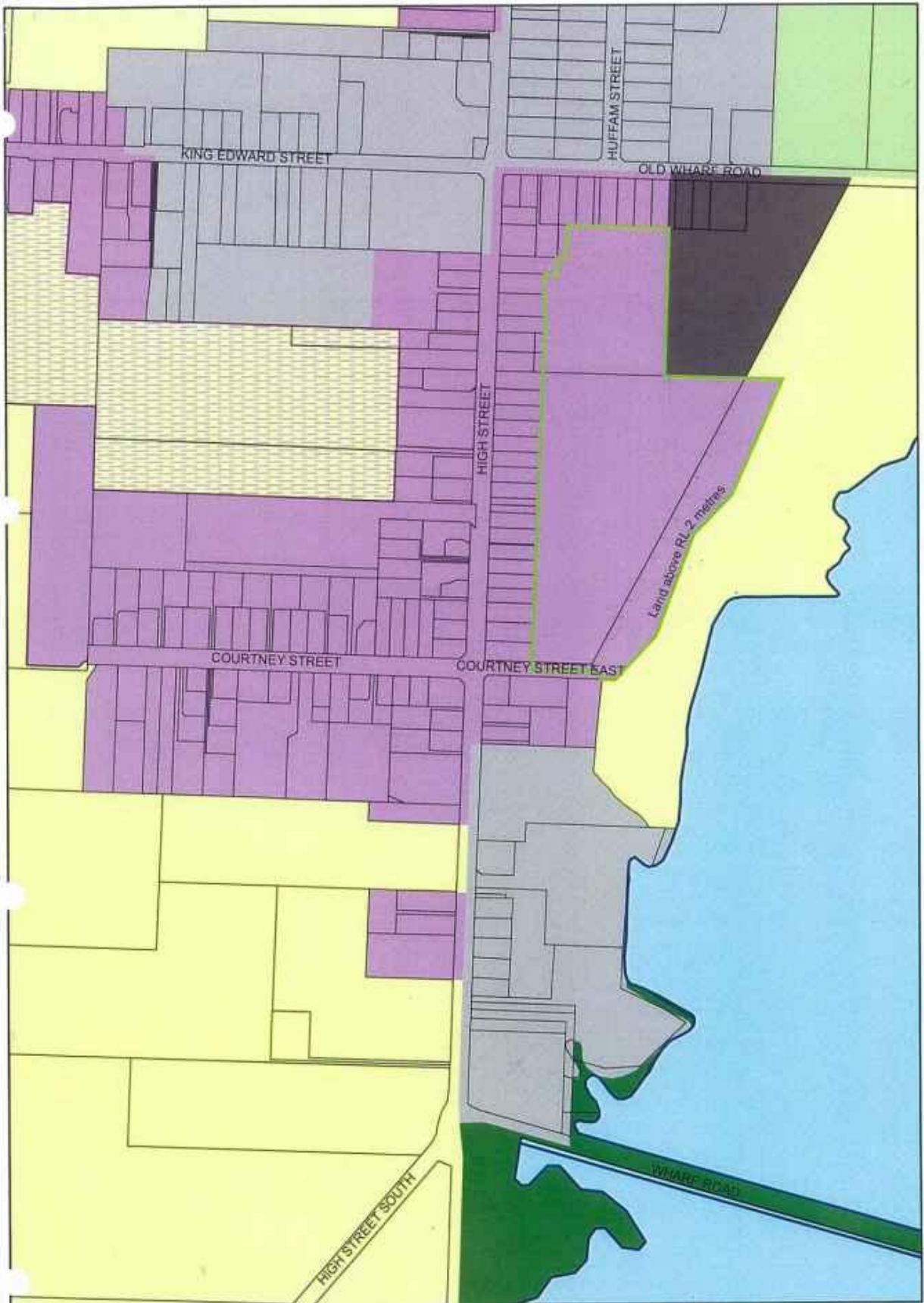
The Commissioner has generally upheld the reporting officer's recommendations except that the requirement for an earth mound is now proposed to be triggered when the subdivision comes within 150m of the Heavy Industrial Zone boundary rather than at the first stage of subdivision.

Two consequential amendments relating to a minimum lot size 700 m² and a 10 metre minimum width of setback at the new rural / residential zone boundary are also recommended.

5. RECOMMENDATION

That the Committee adopts the recommendations of the Commissioner on Proposed Variation 48 and releases them as a decision.

Rose Biss
Policy Planner



TDC TASMAN RESOURCE MANAGEMENT PLAN
 Notified: 11 March 2006

**Proposed Variation 48
 Motueka East Rezoning**

Sourced from Land Information New Zealand data.
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Scale 1:5,000

Legend
 Delete Rural 1 zone.
 Rezone as Residential.

ZONES

Update Map 24/6

Maps affected: 19, 52 & 119