



**MARLBOROUGH SOUNDS  
RESOURCE MANAGEMENT PLAN**

**Plan Change 14: Schedule J: State Integrated School**

**AND**

**PROPOSED WAIRAU/AWATERE  
RESOURCE MANAGEMENT PLAN**

**Variation 48: Schedule G: State Integrated Schools**

**Schedule of Changes Only**

**Notified 1 February 2007**

## Schedule of Changes

---

Where text is proposed to be added to the Marlborough Sounds Resource Management Plan or the Proposed Wairau/Awatere Resource Management Plan (“the Plans”) through this respective plan change and variation, it has been shown as underlined. Where text is to be deleted from the Plan it has been shown with a line through it. Where text is shown in the following schedule without any underlining or strikethrough, it is existing text from the Plan and has been included for context and to assist the reader in determining where the changes occur, and does not form part of the respective plan change/variation.

Volumes Two and Three of the Marlborough Sounds Resource Management Plan and Proposed Wairau/Awatere Resource Management Plan are amended in accordance with the following schedule. Volume One of the Plans remains unchanged.

# 1) Marlborough Sounds Resource Management Plan - Plan Change 14:

---

## Volume 2:

### Appendix J

*Insert the following new Schedule in Appendix J:*

#### 4. **St Joseph's School** (on land described as Lot 2 DP 6003);

##### 4.1 On this site, the following activities shall be permitted, provided they meet the standards set out below:

- Education and training facilities and buildings, for primary, intermediate and secondary students;
- Sports grounds and recreational facilities associated with the education facility;
- Accessory buildings for any of the above uses.

##### 4.2 Standards

###### 4.2.1.0 Parking and Loading

The minimum amount of parking to be provided on this site shall be:

- one space per equivalent full time staff member;
- one space per equivalent 15 full time equivalent students aged 16 or over.

Parking and loading facilities shall otherwise be provided in accordance with general rules 26.2.2 and 26.2.3.

###### 4.2.2.0 Amenities

###### 4.2.2.1 Maximum Height

The maximum permitted height of any building or structure shall be 10 metres.

###### 4.2.2.2 Open Space

The maximum percentage of net site area which may be covered by buildings shall be 35%.

###### 4.2.2.3 Building Setback

All buildings shall be set back 10 metres from any road boundary and 5 metres from any side or rear boundary of the site.

###### 4.2.2.4 Lighting

All exterior lighting shall be directed away from the adjacent properties and roads so as to avoid any adverse effects on the neighbourhood and/or traffic safety.

No activities shall result in greater than 2.5 lux spill (horizontal and vertical) of light onto any adjoining property which is zoned Urban Residential.

###### 4.2.2.5 Landscaping

The site shall include a landscape strip (as defined in the Plan) for a minimum depth of 2.0 metres from any road boundary.

4.2.2.6 Noise

Outdoor activities associated with educational institutions conducted on the site of the institution between 0700 - 2100 hours, shall not exceed the noise standard of the zone in which it is being received, increased numerically by 10dBA, when measured at the boundary of the receiving site.

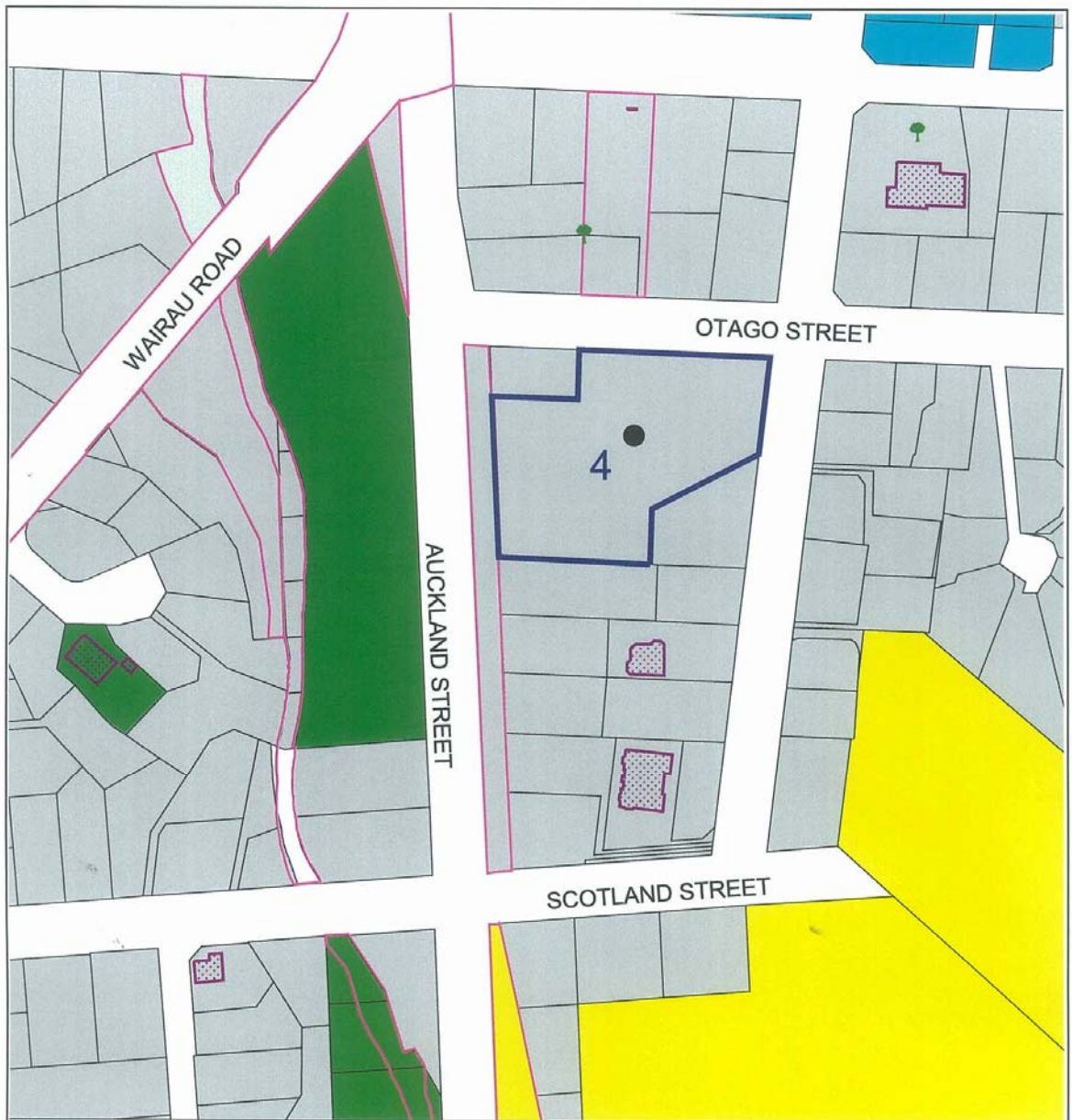
From 2100 to 0700 the Urban Residential Zone noise provisions shall apply.

4.2.3.0 General

All activities shall be carried out to comply with Rules 29.1.1.3.4 (Sunlight and Privacy), 29.1.3 (Conservation, Amenity and Heritage), 29.1.4 (Hazards) and 29.1.5 (Land Disturbance) of the Urban Residential Zone.

**Volume 3:**

**Amend** the Planning Maps as shown in the attached map:



**Marlborough Sounds Resource Management Plan**

**Plan Change: 14 (M135-15-14)**

Addition of proposed Specific Activity Site in Appendix J being St Joseph's School, Picton listed as No. 4 covering Lot 2 DP 6003, and addition of text to maps.

1:2000



● Site of change

|   |                          |                         |                                      |
|---|--------------------------|-------------------------|--------------------------------------|
| Cadastral boundary                              | Coastal Marine Zone One  | Rural Township Zone     | Ecology Series                       |
| Designated Area                                 | Coastal Marine Zone Two  | Sounds Residential Zone | Ecological Areas                     |
| Heritage Trees                                  | Conservation             | Town Commercial Zone    | Riparian Classification              |
| Heritage Locations                              | District Recreation Zone | Urban Industrial Zone   | Category 1                           |
| Harbour Limited Speed Boundary                  | Local Recreation Zone    | Urban Residential Zone  | Category 2                           |
| River Mouth                                     | Marae                    | Natural Hazard Series   | Landscape Series                     |
| Roads & Hydro                                   | Marina Zone              | Flooding                | Areas of Outstanding Landscape Value |
| Transmission lines                              | Port Zone                | Unstable                | Prominent Ridges                     |
| Long Island Marine Reserve                      | Rural One Zone           | Fault Line              |                                      |
| Specific Identified Activity Sites (Appendix J) | Rural Two Zone           |                         |                                      |

Map: 5, 51, 58



Notified on xxxxxx 2006

Printed on MDC GIS-cmi.  
Contains Crown Copyright data.  
ProjectName: msrmp-plan-change-m135-15-14+oview.apr

Note: Cadastral boundaries are indicative only. Marlborough District Council provides no warranties in terms of property boundary positions.

## 2) Proposed Wairau/Awatere Resource Management Plan – Variation 48

---

### Volume 2:

#### Urban Residential Zone Rules

##### 1. Permitted Activities

Add the following new bullet point to Rule 1.1:

- Community activities undertaken on existing school sites

#### Appendix G – Register of Specifically Identified Activities

Amend the existing Appendix G schedule - 2 **Polytechnic Marlborough** (on land described as Pt 50 SO 3824 Deeds Plan 43 -- as follows:

2. ~~Polytechnic~~ Nelson Marlborough Institute of Technology (on land described as Pt 50 SO 3824 Deeds Plan 43);

2.1 On these sites, the following activities shall be permitted, provided they meet the standards set out below:

- Education, research and training facilities and buildings associated with the tertiary education facility;
- Sales of goods and services arising only as ancillary activities to educational activities
- On site accommodation facilities for students attending the facility;
- Child care facilities for staff and students attending the facility;
- Growing and processing of produce incidental to training activities;
- ~~Construction of relocatable buildings;~~
- Temporary buildings constructed on site by students as part of an education programme;
- Sports grounds and recreational facilities associated with education activities;
- Accessory buildings for any of the ~~foregoing~~ above uses;
- Hazardous facilities;

2.2 Standards

##### 2.2.1.0 Parking and Loading

The minimum amount of parking to be provided on this site shall be:

- one space per 7 ~~effective~~ equivalent full time staff members ~~and students~~; plus;
- one space per 7 equivalent full time students.

Parking and loading facilities shall otherwise be provided in accordance with general rules 2.2 and 2.3.

##### 2.2.2.0 Amenities

2.2.2.1 Maximum Height

The maximum permitted height of any building or structure shall be 15 metres.

2.2.2.2 Open Space

The maximum percentage of net site area which may be covered by buildings shall be 35%.

2.2.2.3 Building Setback

All buildings shall be set back 10 metres from any road boundary and 5 metres from any side or rear boundary of the site.

2.2.2.4 Lighting

All exterior lighting shall be directed away from the adjacent properties and roads so as to avoid any adverse effects on the neighbourhood and/or traffic safety.

No activities shall result in greater than 2.5 lux spill (horizontal and vertical) of light onto any adjoining property which is zoned Urban Residential.

2.2.2.5 Landscaping

The site shall ~~be landscaped~~ include a landscape strip (as defined in the Plan) for a minimum depth of 2.0 metres from any road boundary.

2.2.2.6 Noise

Outdoor activities associated with educational facilities conducted on the site of the institution between 0700 - 2100 hours, shall not exceed the noise standard of the zone in which it is being received, increased numerically by 10dBA, when measured at the boundary of the receiving site.

From 2100 to 0700 the Urban Residential Zone noise provisions shall apply.

2.2.3.0 General

All activities shall be carried out to comply with Rules 1.3.4 (Daylight Admission and Streetscape), ~~1.3.6~~, 1.4 (Heritage), 1.5 (Hazards), and 1.6 (Earthworks) of the Urban Residential Zone.

2.2.4.0 Discharges

All discharges shall comply with Rule 1.7 of the Urban Residential Zone, except that in relation to the growing of produce, the application of fertiliser and agrichemicals shall be in accordance with Rules 1.7.3 and 1.7.5 of the Rural Zone.

2.2.5.0 Hazardous Facilities

Any activity having an effects ratio of no greater than 0.2 shall be a permitted activity. The effects ratio shall be calculated in accordance with the hazardous facilities screening procedure set out in Appendix C.

Site design, waste management, fire safety, signage and emergency evacuation plans shall be in accordance with Rules 1.10.2 to 1.10.6 for the Rural Zone.

2.2.6.0 Sale or Service Activities

All sale or service activities shall be limited to goods or services resulting directly from training activities undertaken on the site.

Sales or services shall take place only when educational activities are being undertaken, i.e. not outside teaching hours of the polytechnic.

2.2.7.0 Temporary Buildings

A maximum of one temporary building to be located on the site at any given time.

The temporary building to be on site for no longer than six months.

*Insert the following new schedule in Appendix G:*

9. **St Mary's School** (on land described as Lots 602-604 Deed 15, Pt Lot 10 DP 3, Pt Lots 406-412 Deed 15, and Sec 249 Blk XVI Cloudy Bay Survey District); and

**Richmond View School** (on land described as Lot 1 DP 5351)

9.1 On these sites, the following activities shall be permitted, provided they meet the standards set out below:

- Education and training facilities and buildings, for primary, intermediate, and secondary students;
- Sports grounds and recreational facilities associated with the education facility;
- Accessory buildings for any of the above uses.

9.2 Standards

9.2.1.0 Parking and Loading

The minimum amount of parking to be provided on this site shall be:

- one space per equivalent full time staff member; plus
- one space per 15 equivalent full time equivalent students aged 16 or over.

Parking and loading facilities shall otherwise be provided in accordance with general rules 2.2 and 2.3.

9.2.2.0 Amenities

9.2.2.1 Maximum Height

The maximum permitted height of any building or structure shall be 10 metres.

9.2.2.2 Open Space

The maximum percentage of net site area which may be covered by buildings shall be 35%.

9.2.2.3 Building Setback

All buildings shall be set back 10 metres from any road boundary and 5 metres from any side or rear boundary of the site.

9.2.2.4 Lighting



All exterior lighting shall be directed away from the adjacent properties and roads so as to avoid any adverse effects on the neighbourhood and/or traffic safety.

No activities shall result in greater than 2.5 lux spill (horizontal and vertical) of light onto any adjoining property which is zoned Urban Residential.

9.2.2.5 Landscaping

The site shall include a landscape strip (as defined in the Plan) for a minimum depth of 2.0 metres from any road boundary.

9.2.2.6 Noise

Outdoor activities associated with educational institutions conducted on the site of the institution between 0700 - 2100 hours, shall not exceed the noise standard of the zone in which it is being received, increased numerically by 10dBA, when measured at the boundary of the receiving site.

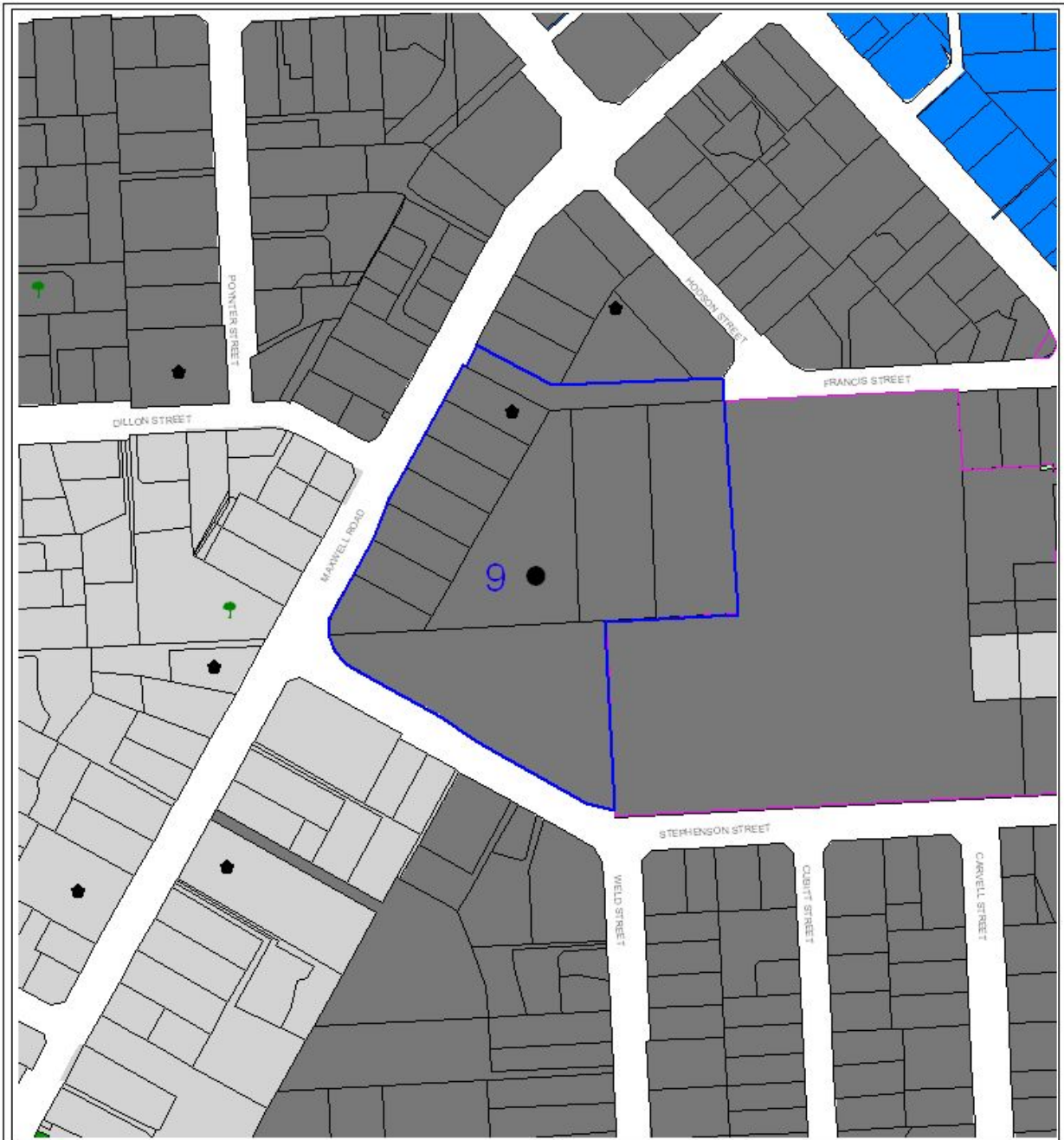
From 2100 to 0700 the Urban Residential Zone noise provisions shall apply.

9.2.3.0 General

All activities shall be carried out to comply with Rules 1.3.4 (Daylight Admission and Streetscape), 1.4 (Heritage), 1.5 (Hazards), and 1.6 (Earthworks) of the Urban Residential Zone.

**Volume 3:**

**Amend** the Planning Maps as shown in the attached maps:



**Proposed Wairau/Atawere Resource Management Plan Variation: # (W045-15-#)**

Addition of proposed Specific Activity Site in Appendix G being St Mary's School, Blenheim, listed as No. 9 covering Lots 602, 603, 604 & Pt Lots 406, 407, 408, 409, 410, 411, 412 Deeds 15, Pt Lot 10 DP 3, Sec 249 Blk XVI Cloudy Bay SD, and addition of text



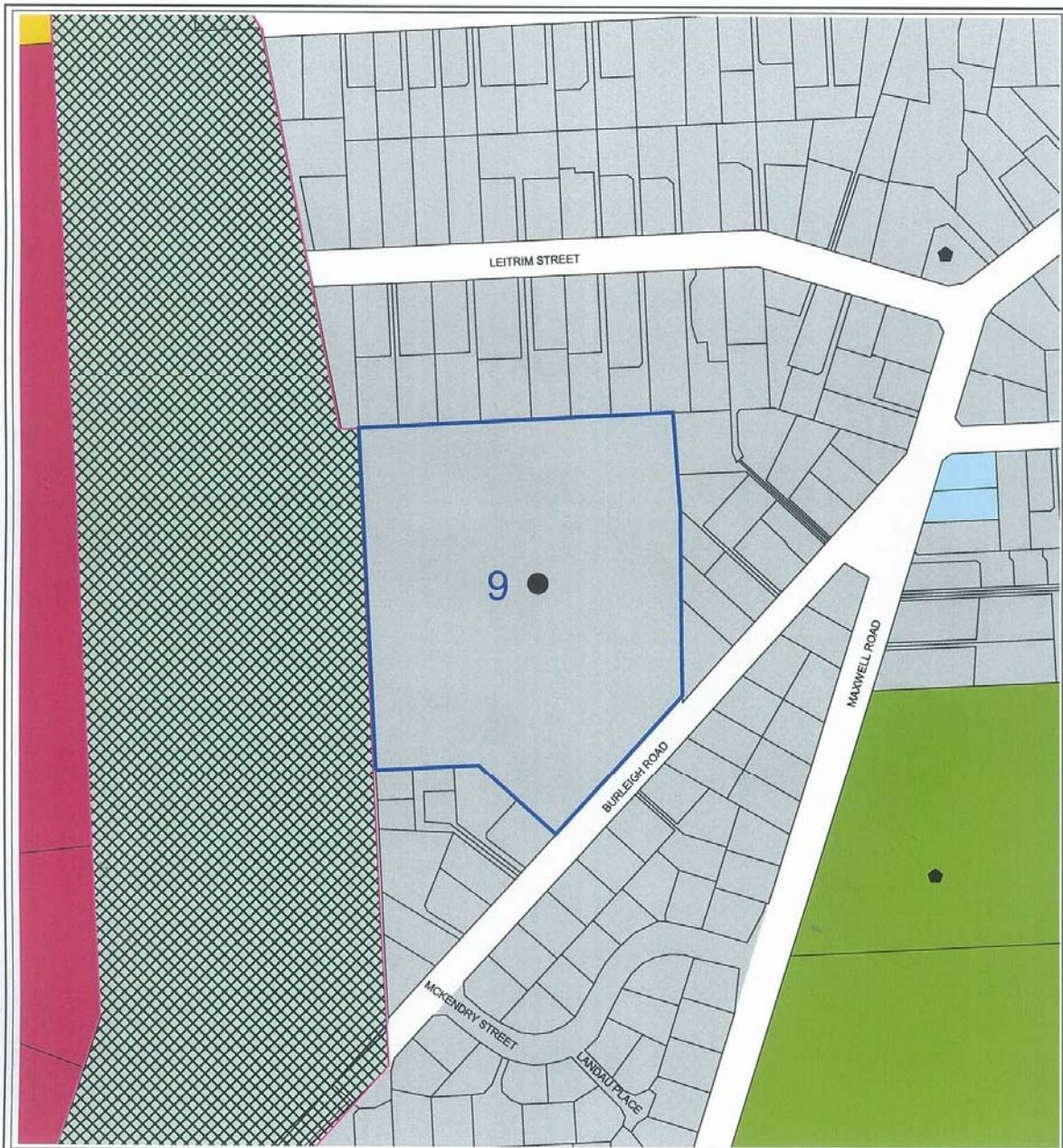
Map: Zoning 4, Sheet 5 & 18

| Legend |   |  |  |
|--------|---|--|--|
|        | Cadastral Boundary  |  | Local Recreation Zone                            |
|        | Designation   |  | Marlborough Ridge Zone                           |
|        | River mouth   |  | Marlborough Ridge Inner Zones                    |
|        | Coastal Marine Zone   |  | Neighbourhood Business Zone                      |
|        | Heritage Tree   |  | Port Zone  |
|        | Heritage Site   |  | Rural Four Zone                                  |
|        | Tree Checklist  |  | Rural Residential Zone                           |
|        | Specific Mentions Activity Sites (Appendix G)   |  | Rural Three Zone                                 |
|        | Transmission Lines  |  | Rural Township                                   |
|        | Water Features  |  | Special Use Zone                                 |
|        | Airport Zone  |  | Township Residential Zone                        |
|        | Area of Significant Conservation Value  |  | Urban Residential One Zone                       |
|        | Central Business Zone   |  | Urban Residential Two Zone                       |
|        | Central Business Zone/Primary Shopping Area   |  | Wairau Lagoons Boundary (Indicative only)        |
|        | Coastal Marine Zone (CMZ) Conservation  |  | Wairau/Atawere Resource Management Plan Boundary |
|        | Deemed Township Residential Zone  |  |  |
|        | District Recreation Zone  |  |  |
|        | Flood Hazard Overlay  |  |  |
|        | Influential One Zone  |  |  |
|        | Influential Two Zone  |  |  |
|        | Lake Grassmere Call Works Zone  |  |  |
|        | Administration, Workshops, Call Retiring and Processing Area - Lake Grassmere Call Works Zone |  |  |
|        | 500m Special Notice Boundary  |  |  |
|        | 500m Height Disturbance Boundary  |  |  |
|        | 500m Height Disturbance Boundary  |  |  |
|        | Lake Grassmere Call Works Zone  |  |  |

Sheet Scale: 1:2750

Cadastral and Topographical information derived from Digital Cadastral Database and Digital Topographic Data Crown Copyright Reserved. Approved for internal reproduction by the Marlborough District Council. Produced by Marlborough District Council Geographic Information Systems (GIS). While cadastral boundaries are indicative only, Marlborough District Council provides no warranties in terms of property boundary positions.

Notified on xxxxxxx 2006



Proposed Wairau/Awatere Resource Management Plan

Variation: # (W045-15-#)

Addition of proposed Specific Activity Site in Appendix G being Richmond View School, Blenheim, listed as No. 9 covering Lot 1 DP 5351, and addition of text



Map: Zoning 4, Sheet 7 & 18

| Legend |   |  |  |
|--------|---|--|--|
|        | Central Business Zone/Primary Shopping Area   |  |  |
|        | Coastal Marine Zone (CMZ)   |  |  |
|        | Conservation  |  |  |
|        | Deferred Township Residential Zone  |  |  |
|        | District Recreation Zone  |  |  |
|        | Flood Hazard Overlay  |  |  |
|        | Industrial One Zone   |  |  |
|        | Industrial Two Zone   |  |  |
|        | Lake Grassmere Salt Works Zone  |  |  |
|        | Administration, Workshops, Salt Refining and Processing Area - Lake Grassmere Salt Works Zone |  |  |
|        | 500m Special Noise Boundary   |  |  |
|        | 500m Height Limitation Boundary   |  |  |
|        | Lake Grassmere Salt Works Zone  |  |  |
|        | Lake Grassmere Salt Works Zone  |  |  |

Sheet Scale: 1:3000



Cadastral and Topographical information derived from Digital Cadastral Database and Digital Topographic Database. Note: Cadastral boundaries are indicative only. Marlborough District Council provides no warranties in terms of property boundary positions.

Notified on xxxxxxx 2006

ProjectFileName: wamp-possible-change-maps.apr