



**MARLBOROUGH SOUNDS
RESOURCE MANAGEMENT PLAN**

Private Plan Change No. 15

Oyster Bay, Port Underwood

Schedule of Changes Only

Notified 30 November 2006

Schedule of Changes

Where text is proposed to be added to the Marlborough Sounds Resource Management Plan (the Plan) through this private plan change, it has been shown as underlined. All other text is existing text from the Plan and has been included for context to assist the reader in determining where the changes occur, and does not form part of the private plan change.

The Marlborough Sounds Resource Management Plan is amended in accordance with the following schedule:

VOLUME 1 – OBJECTIVES, POLICIES, METHODS

10.0 Urban Environments

1. **Add** to the notes at the end of 10.2.1.1

The areas identified for Sounds Residential development are shown on the Planning Maps (Volume Three of the Plan). These areas are based on previous plans, namely the Marlborough Division Section of the Transitional Marlborough District Plan. Land previously zoned as Residential B, Deferred Residential B; and Residential C has been recognised as being suitable for this zone.

The advantage of using these previously recognised areas is that a number of the issues and constraints may have already been resolved, for example, any conflicts with non residential activities and sewage disposal.

A new area of Sounds Residential Zone, as shown on a planning map in Volume 3A and Appendix J.3. Oyster Bay, Port Underwood, has been identified as a result of Plan Change 15. The area will only be developed for Sounds Residential Zone purposes once flood mitigation works to at least a 2% Annual Exceedance Probability (AEP) [that is to at least a 1:50 year return period standard] have been completed for the area identified.

16.0 Natural Hazards

16.3 Objectives and Policies

2. **Add** a new policy 16.3.1.7 as follows:

16.3 Objectives and Policies

Objective 1	Management of areas prone to natural hazards to avoid loss of life, and avoid, remedy or mitigate damage to property and infrastructure as a result of the occurrence of natural hazards.
Policy 1.1	Locate new works and structures to avoid their damage from the effects of natural hazards.
Policy 1.2	Establish and maintain protection works designed to avoid, or mitigate the effects of natural hazards including adverse environmental effects, where the benefits outweigh the costs.

Policy 1.3	Define areas at risk from natural hazards, including sea level rise, within a Natural Hazards Register to assist future sustainable management of resources.
Policy 1.4	Consult iwi to identify areas of waahi tapu, and taonga needing protection from the effects of natural hazards, including sea level rise.
Policy 1.5	Provide warnings and emergency response procedures for areas at risk from or affected by natural hazards.
Policy 1.6	Assess potential protection measures for mitigating natural hazards to ensure that in themselves they do not cause adverse environment effects.
<u>Policy 1.7</u>	<u>The area identified in Appendix J, 3. Oyster Bay, Port Underwood can only be developed for Sounds Residential Zone purposes when flood mitigation works to at least a 2% Annual Exceedance Probability (AEP) [that is, to at least a 1:50 year return period standard] have been completed for the entire area identified in Appendix J, 3 to the satisfaction of the Council.</u>

VOLUME 2 - RULES

27.0 Subdivision

1. **Amend rule** 27.2.1. Allotment Standards (Controlled Subdivision Activities) as follows:

Sounds Residential (See 27.2.1.1 Exception, for land in Oyster Bay, Port Underwood)	Front W	2000	15 metre diameter circle	40	(Sewerage reticulation is the developer's responsibility).
	Front WO	4,000	15 metre diameter circle	80	Three or more lots, 80 metre average frontage with 60 metre minimum frontage.

2. **Insert** a new standard

27.2.1.1. Exception - Oyster Bay, Port Underwood.

Subdivision as a controlled activity cannot be applied for, for any part of the land area identified in Appendix J, 3. Oyster Bay, Port Underwood, unless:

- a) Flood mitigation works to at least a 2% Annual Exceedance Probability (AEP) [that is, to at least a 1 in 50 year return period standard], have been completed for the entire area identified in Appendix J, 3.; and
- b) The above works have been completed to the satisfaction of the Council's river engineer.

3. **Insert** a new condition under 27.2.5 Resource Consent Conditions (Controlled and Discretionary Subdivision Activities) as follows:

27.2.5.2 Notwithstanding the other requirements of the Plan, and the Act, any resource consent for subdivision of land within the area identified in Appendix J, 3.Oyster Bay, Port Underwood:

- a) Will include conditions relating to the vesting of the bed of the river in the Council, and any other esplanade reserve or strip required for the purpose of maintaining the flood mitigation works that protect the scheduled area.
- b) May include a condition requiring the vesting of land in the Council, as road reserve, for the purpose of providing parking for vehicles and boat trailers.

4. **Amend** table 27.3.1 Allotment Standards (Discretionary Subdivision Activities) as follows:

Sounds Residential (excluding the area identified in Appendix J, 3 Oyster Bay, Port Underwood).	Front W	1,600	15 metre diameter circle	40	Sewerage reticulation is the developer's responsibility
	Front WO	3,000	15 metre diameter circle	60	Lot and access controls apply as above.

Appendix J

5. Insert the following new scheduled site

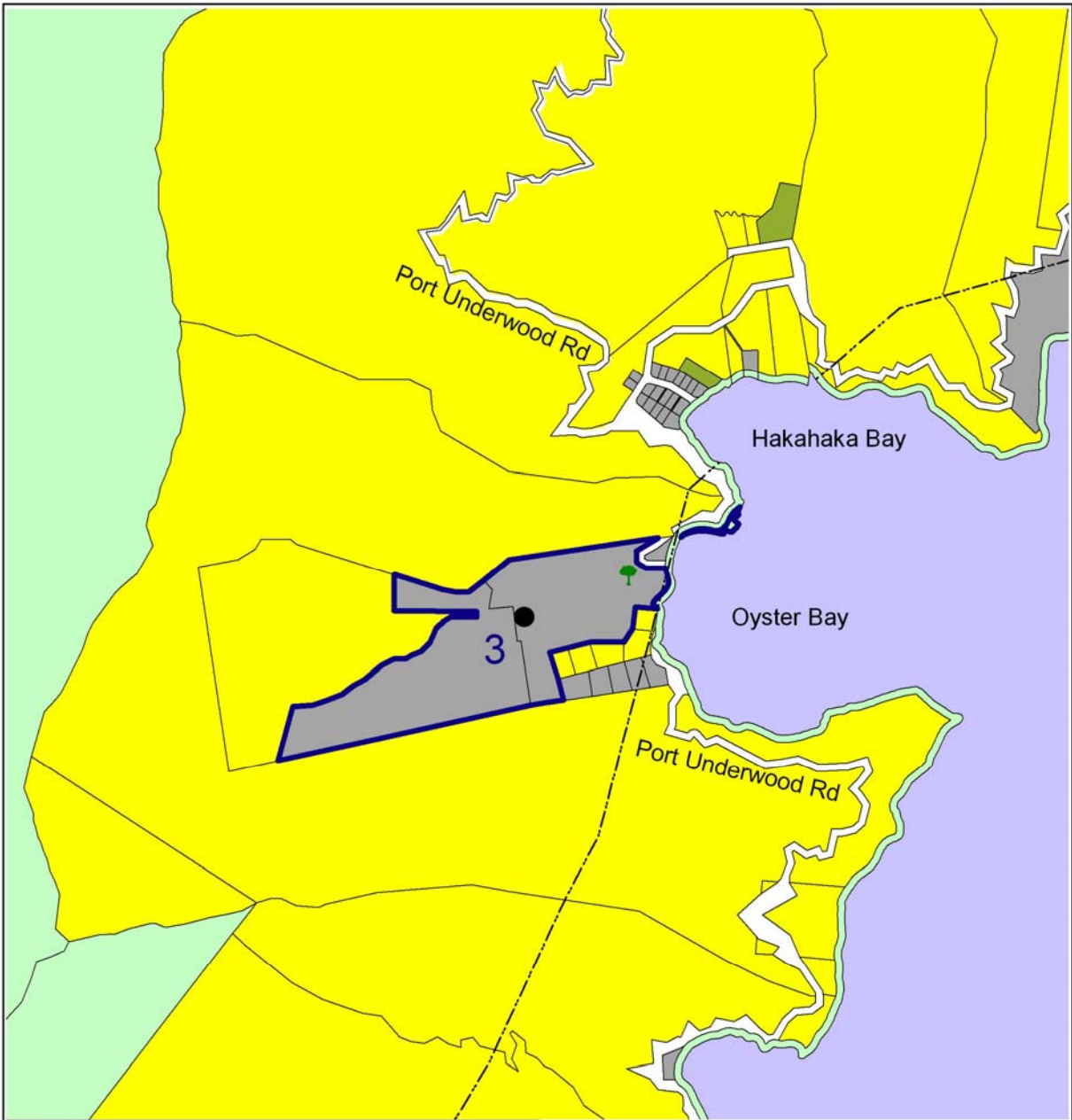
“3. **Oyster Bay, Port Underwood** – (on land described as Lot 6 DP 11879 and Pt Sec 11 Blk XII Arapawa Survey District (or its successors)).



Advisory Note: The above area has been identified as subject to flooding, and until flood hazard mitigation works to at least a 2% Annual Exceedance Probability (AEP) [that is, to at least a 1 in 50 year return period standard] are completed, subdivision is a non-complying activity. The area is also subject to the requirements of rule 27.2.5.2, which provides that some or all of the river and esplanade land on which any flood mitigation works are constructed will be vested in the Council for ongoing maintenance purposes, and an area of road reserve may be required to be set aside for the purposes of parking for boat trailers and vehicles using the boat launching facilities at the Oyster Bay wharf.”

VOLUME 3 – Maps

Amend Planning Maps 6, 64, 66 as shown on the map below and include the attached map in Volume 3A of Volume 3 of the Marlborough Sounds Resource Management Plan.



Marlborough Sounds Resource Management Plan

Plan Change: 15 (M135-15-15)

Addition of proposed Specific Activity Site in Appendix J being No. 3 covering part of Pt Sec 11 Blk XII Arapawa SD and Lot 6 DP 11879, and addition of text to maps; and rezoning the same area to Sounds Residential Zone

1:15000



● Site of change

Map: 6, 64, 66

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

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

Notified on 30 November 2006

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