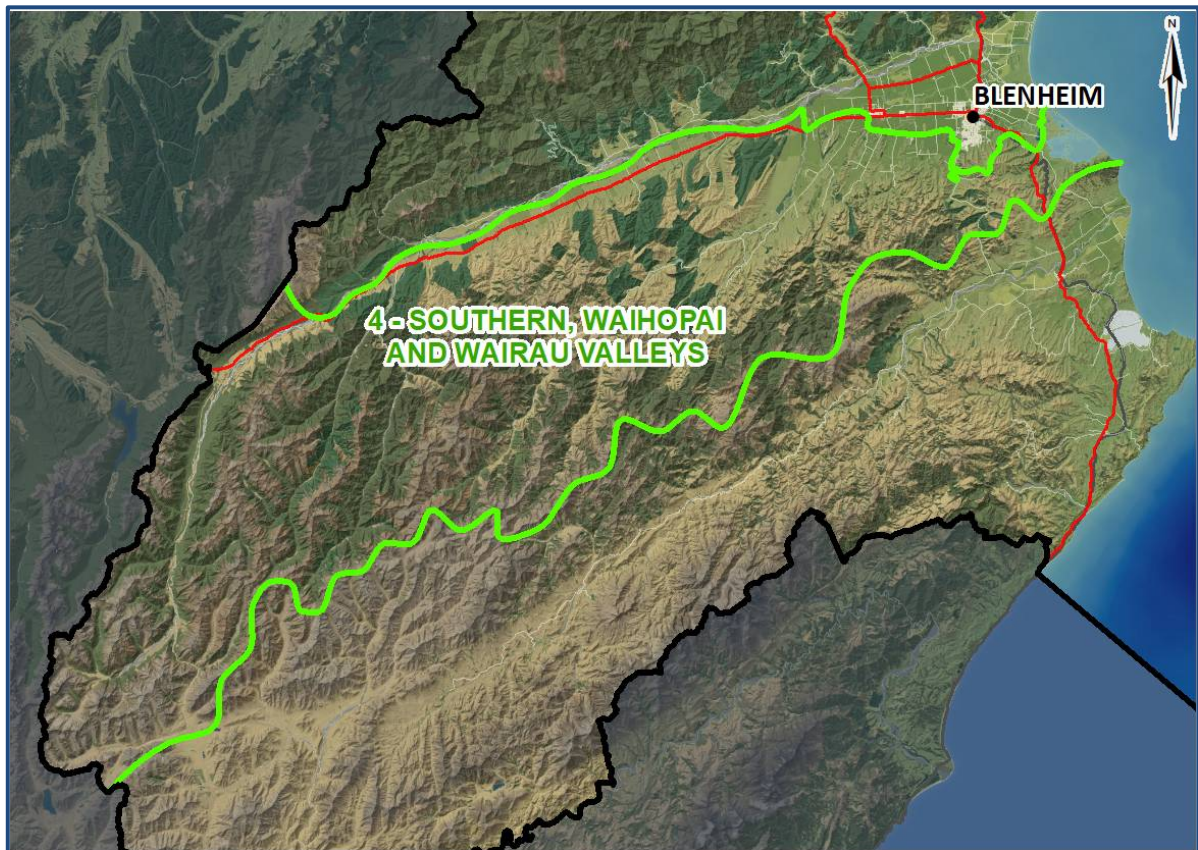


Appendix 4 - Southern, Waihopai and Wairau Valleys

Southern, Waihopai and Wairau Valleys

The Southern, Waihopai and Wairau Valleys includes roads, reserves and settlements to the south and west of Blenheim and extending west to include the Wairau Valley (initially south of the Wairau River) and extending west to the Council's westernmost boundary – see map below. The following areas have been assessed:

- 33. Southern Valleys
- 34. Waihopai Valleys
- 35. Wairau Valley



33. Southern Valleys Area

Description

The Southern Valleys Area encompasses the area extending south from the Blenheim Urban Area to the Redwood Pass and Taylor Pass, then west to include the area south of New Renwick Road and Dog Point Road (extending as far as the true right bank of the Omaka River) to include the Benmorven, Brancott and Omaka Valleys. The Area includes roads (both formed and legal), settlements and Council owned or administered land and reserves.



Assessment

Interpretation of criteria	Comments
Protect the area	
Natural values	<p>There are significant natural values in parts of the Southern Valleys Area. The Wairau Lagoon in the eastern part of the Area close to the Redwood Pass Road is identified as a significant wetland and riparian natural character management area in the MEP, as well as being an ecologically significant marine site.</p> <p>There are also significant wetland areas identified in parts of the Area further west.</p>
Cultural and historical values	<p>The Omaka River and its tributaries are significant for iwi with statutory acknowledgements being recorded over them. There are also statutory acknowledgements over the Wairau Lagoon, which is a very significant cultural area for iwi.</p>
Water quality and water quantity issues	<p>There is some chance of inappropriate effluent and waste disposal affecting fresh water or coastal water quality.</p> <p>The ability to supply freedom campers with fresh water would be difficult without potentially affecting the availability of water for local residents or communities or affecting instream ecological values.</p>

Landscape and amenity values	<p>There will likely be some effect on landscape and amenity values from a presence of campervans staying overnight in this Area, particularly if numbers are high, are ongoing or if use spreads beyond vehicles. There may be some concern with roads being used for freedom camping in the Marlborough Ridge and Fairbourne Drive residential areas as well as other areas such as Benmorven, Redwood Pass and Taylor Pass where there are small lifestyle blocks.</p> <p>The Wairau Lagoon is identified as an outstanding natural feature and landscape in the MEP.</p> <p>The Omaka Valley and Wairau Plains have been identified in the MEP as areas with particular character and amenity values having a long history of intense rural production. Within these environments the MEP directs that activities other than primary production are generally to be avoided. Freedom camping may not fit with this general direction.</p>
Recreation assets	<p>There are few recreational assets present that are not otherwise captured in other adjacent Area assessments. There is a small recreation reserve at the Marlborough Ridge settlement and a parking area associated with the Fairhall Community Hall on New Renwick Road. These assets would likely receive increased use with freedom camping.</p> <p>The Redwood Pass Road is to be used as part of the Whale Trail (a cycling/walking trail from Picton to Kaikoura). Toilet facilities are proposed to support the trail and these would receive increased use with freedom camping along this road.</p>
Protect health and safety	
Natural hazards	<p>Parts of this Area are covered with a Level 2¹ flood hazard layer in the MEP. There are general processes in place to broadcast warnings of flood events however, these may not reach visitors who may camp at dispersed locations. This is potentially a significant risk to manage.</p> <p>Another hazard of concern for the Southern Valleys Area is the fire risk that exists in this dry east Marlborough rural environment. The potential for fires can result from natural hazards in certain weather conditions but can also result from activities undertaken by humans in this area.</p> <p>Some of the roads in the Southern Valleys Area are some distance from a major road. There are only escape routes on the Taylor Pass and Redwood Pass Roads through to the Awatere Valley while for the other long valleys in the Area there are no alternative exits. The fire risk may not be as significant to manage however, in locations closer to the main arterial roads.</p>
Built environment hazards	<p>Some roads in this Area are typical rural roads being generally narrow with no formed parking areas or sealed pull off areas for vehicles. These roads are used extensively for farming and particularly viticulture activities. During vintage use of the roads increases significantly and unless freedom campers were parked well off the formed road there is potential for conflict.</p>

¹ The categories of flood risk identified in the MEP are as follows:

Level 1: Land that suffers flooding of shallow, low velocity water in a flood event with an annual recurrence interval of 1 in 50 years.

Level 2: Land that suffers flooding but the depth/velocity of the flooding is not well understood, or cannot easily be expressed relative to natural ground level, in a flood event with an annual recurrence interval of 1 in 50 years, or land within 8 metres of any lake, river or wetland;

Level 3: Land that suffers flooding of deep, fast flowing water in a flood event with an annual recurrence interval of 1 in 50 years, or land in the bed of any lake or river or in any wetland.

	However, there may be an opportunity for freedom camping on some roads if the road reserve is wide enough, relatively flat and vehicles can safely pull off the road. Marlborough Roads have identified that for safety reasons there should be a separation of 4 metres between the formed or sealed road and freedom camping vehicles.
Human hazards	<p>Large areas of the Southern Valleys Area have been developed for viticulture and roads are used extensively to support this activity. There may also be some concern with freedom camping on roadsides in these areas with spraying activity on adjacent vineyard land and the overnight use of frost fighting fans and helicopters to reduce frost impacts on crops.</p> <p>There is some risk of inappropriate effluent and waste disposal. However, if freedom camping is required to be CSC these risks should be minimised.</p>
Protect access	
Restrict access	<p>There are some circumstances where access would be restricted for visitors or the local community with freedom camping. Areas where this would be a concern however, are:</p> <ul style="list-style-type: none"> • Fairhall Community Hall car park which is used by both the local community as well as parking for Fairhall School located on the north side of New Renwick Road; • the Omaka Valley part of the Renwick Wine trail (an on road cycle route); • where parking on roadsides may involve blocking an entranceway or accessway to private property restricting access for others; and • along the route of the Whale Trail on Redwood Pass Road.
Discourage access	Other than the locations described immediately above, it is unlikely that the local community would be discouraged from accessing the Southern Valleys if freedom camping were to occur.

Summary

There are few areas of Council controlled land in the Southern Valleys Area available for freedom camping, other than on roads. There are a few esplanade areas but these have been set aside for conservation, public access (pedestrian only) or river management purposes. Other reserves are the site of the Fairhall Community Hall (a local purpose reserve) and a recreation reserve at Marlborough Ridge.

In terms of protecting the Area there are some general concerns around impacts on natural values, cultural values and landscape and amenity values. There are significant ecological, cultural and landscape values associated with the Wairau Lagoon while the Omaka Valley and Wairau Plains have character and amenity values such that most activities other than primary production are discouraged from taking place. Freedom camping may not be an appropriate activity in locations where these values are present.

There are health and safety concerns identified relevant to freedom camping in the Area including where roads may be narrow without suitable pull off areas for vehicles, flood risk in some locations and the nature of rural activities occurring. The fire risk is also a significant issue to manage given that many of the roads in the Area do not have alternative escape options in the event of a fire.

There are also some concerns in relation to freedom camping restricting access for visitors or locals to community assets such as the Fairhall Community Hall, the Omaka Valley part of the Renwick Wine trail or along the route of the Whale Trail on Redwood Pass Road.

There may be some opportunity to consider freedom camping on roadsides in areas where there are fewer risks or impacts. In particular, consideration could be given to roads that are straighter with relatively wide berms where vehicles are able to safely pull off and in closer proximity to major arterial routes. (New Renwick Road however, should be avoided as this is a major arterial route linking the western side of the Wairau Plain with and through Blenheim to the

Riverlands Industrial Estate). There are several matters that would need to be addressed before freedom camping could be established and these include the following:

- identification of roads that would be suitable,
- consultation with the local community, and
- confirmation from Marlborough Roads that these roads are suitable for freedom camping.

If these matters can be satisfied then resource consents at identified sites would be required to enable the activity.

The scoring for each of the FCA criteria is as follows:

No.	Area name	Score – Protect the area	Score – Protect health and safety	Score – Protect access	Total Score
33a.	Southern Valleys	4	4	3	11
33b.	Southern Valleys roads closer to arterial routes (but excluding Redwood Pass Road, Taylor Pass Road, New Renwick Road and Omaka Valley)	2	3	2	7

The Southern Valleys Area as described above is considered not acceptable for freedom camping in accordance with section 11(2)(a) of the FCA:

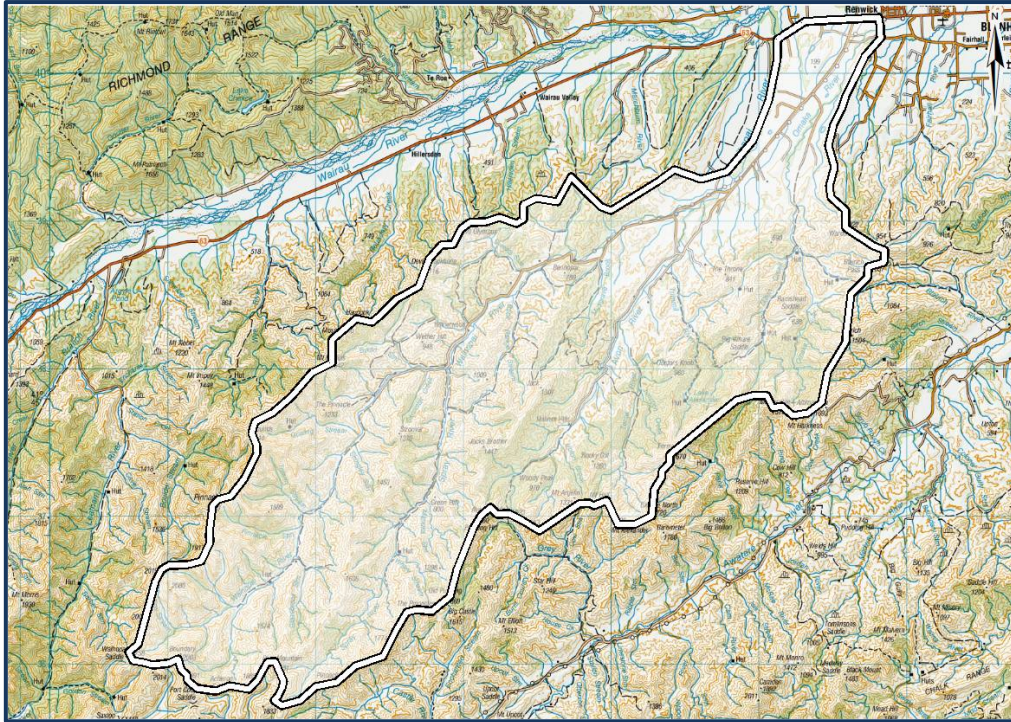
- to protect the area,
- to protect the health and safety of people who may visit the area, and
- to protect access to the area.

This is considered an appropriate and proportionate response of addressing the perceived problem in relation to freedom camping in the Area (section 11(2)(b) of the FCA).

34. Waihopai Valley Area

Description

The Waihopai Valley Area extends from west of the true left right bank of the Waihopai River at State Highway 63, along State Highway 63 to Hawkesbury Road, south on Hawkesbury Road to the Omaka River, upstream of the Omaka River and includes the entire Waihopai, Avon and Tyntesfield Valleys. The Area includes roads (both formed and legal) and Council owned or administered land and reserves.



Assessment

Interpretation of criteria	Comments
Protect the area	
Natural values	There are some areas with significant natural values including significant wetlands close to roadsides while the upper reaches of the Omaka and Avon Rivers have been identified as a riparian natural character management area with very high natural character values.
Cultural and historical values	<p>The Wairau and Omaka Rivers and their tributaries that run through this Area are the subject of statutory acknowledgements.</p> <p>There is a 3.3 kilometre row of approximately 460 Manna gum trees on Waihopai Valley Road that have been identified as notable trees in the MEP. (These trees are located mostly on private land but immediately along the boundary with road reserve.) The trees are an important part of the heritage and character of the area.</p>
Water quality and water quantity issues	<p>There is a small chance of inappropriate effluent and waste disposal affecting fresh water quality.</p> <p>The ability to supply freedom campers with fresh water would be difficult without potentially affecting the availability of water for local residents or communities.</p>
Landscape and amenity values	There will likely be some effect on landscape and amenity values from a presence of campervans staying overnight in this Area, particularly if numbers are high, are

	<p>ongoing or if use spreads beyond vehicles. There may be some concern with use of Delta Lake Heights Road being used for freedom camping, which is an area of small rural residential lifestyle blocks.</p> <p>The lower part of the Waihopai Valley Area has been identified in the MEP as an area with particular character and amenity values having a long history of intense rural production. Within this environment the MEP directs that activities other than primary production are generally to be avoided. Freedom camping may not fit with this general direction.</p>
Recreation assets	There are few recreational assets present that are not otherwise captured in other adjacent Area assessments. There are picnic facilities at a small reserve (Lions Reserve) located on Hawkesbury Road by the Hawkesbury River. There would be increased use of these assets with freedom camping activity at this location.
Protect health and safety	
Natural hazards	<p>Parts of this Area are covered with a flood hazard layer in the MEP. For areas around the Waihopai River there is both a Level 2 and 3 hazard risk while for other areas the risk is identified as Level 2. There are general processes in place to broadcast warnings of flood events however, these may not reach visitors who may camp at dispersed locations. This is potentially a significant risk to manage.</p> <p>Another hazard of concern for the Waihopai Valley Area is the fire risk that exists in this dry east Marlborough rural environment. The potential for fires can result from natural hazards in certain weather conditions but can also result from activities undertaken by humans in this area.</p> <p>Some of the roads in the Area are some distance from a main road and there are no alternative exit points from these long valleys. The fire risk may not be as significant to manage however, in locations closer to the main arterial roads.</p>
Built environment hazards	<p>Some roads in this Area are typical rural roads being generally narrow with no formed parking areas or sealed pull off areas for vehicles – this is particularly so further up the valleys. These roads are used extensively for farming, forestry and viticulture activities. During vintage use of the roads increases significantly and unless freedom campers were parked well off the formed road there is potential for conflict.</p> <p>However, there may be an opportunity for freedom camping on some roads if the road reserve is wide enough, relatively flat and vehicles can safely pull off the road. Marlborough Roads have identified that for safety reasons there should be a separation of 4 metres between the formed or sealed road and freedom camping vehicles.</p>
Human hazards	<p>Large areas of the Waihopai Valley Area have been developed for viticulture. Roads are used extensively in this Area for viticulture activities. There may also be some concern with freedom camping on roadsides in these areas with spraying activity on adjacent vineyard land and the overnight use of frost fighting fans and helicopters to reduce frost impacts on crops.</p> <p>There is some risk of inappropriate effluent and waste disposal. However, if freedom camping is required to be CSC these risks should be minimised.</p>
Protect access	
Restrict access	In general it is considered there would be few circumstance where access would be restricted for the local community with freedom camping. Areas where this would be a concern however, are:

	<ul style="list-style-type: none"> the fire station on Shandon Road; and Lions Reserve located on Hawkesbury Road, which has limited facilities and parking established for day use. <p>Freedom camping would be inappropriate in these areas, which need to remain accessible for the local community.</p>
Discourage access	Other than the locations described immediately above, it is unlikely that the local community would be discouraged from accessing the Waihopai Valley Area if freedom camping were to occur.

Summary

There are few areas of Council controlled land in the Southern Valleys Area available for freedom camping, other than on roads. There are a few esplanade areas but these have been set aside for conservation, public access (pedestrian access only) or river management purposes. There is only one other parcel of reserve land in this Area and this is a local purpose reserve set aside for a fire station on Shandon Road. It is not a large area of land and access to this cannot be restricted in any way.

In terms of protecting the Area there are some general concerns around impacts on natural values, cultural values and landscape and amenity values. The Wairau Plains (being the lower part of the Waihopai Valley) has character and amenity values such that most activities other than primary production are discouraged from taking place. Freedom camping may not be an appropriate activity in locations where these values are present.

There are health and safety concerns identified relevant to freedom camping in the Area including where roads may be narrow without suitable pull off areas for vehicles, flood risk in some locations and the nature of rural activities occurring. The fire risk is also a significant issue to manage given that roads in the Area do not have alternative escape options in the event of a fire.

Given there are few community assets within this Area there are only limited concerns in relation to the impact of freedom camping restricting access for visitors or locals community to these assets (fire station and Lions Reserve).

There may be some opportunity to consider freedom camping on roadsides in areas where there are fewer risks or impacts. In particular consideration could be given to roads that are straighter with relatively wide berms where vehicles are able to safely pull off and in closer proximity to major arterial routes. There are several matters that would need to be addressed before freedom camping could be established and these include the following:

- identification of roads that would be suitable,
- consultation with the local community, and
- confirmation from Marlborough Roads that these roads are suitable for freedom camping.

If these matters can be satisfied then resource consents at identified sites would be required to enable the activity.

The scoring for each of the FCA criteria is as follows:

No.	Area name	Score – Protect the area	Score – Protect health and safety	Score – Protect access	Total Score
34a.	Waihopai Valley	4	4	2	10
34b.	Waihopai Valley roads closer to arterial routes	3	2	2	7

The Waihopai Valley Area as described above is considered not acceptable for freedom camping in accordance with section 11(2)(a) of the FCA:

- to protect the area,
- to protect the health and safety of people who may visit the area, and
- to protect access to the area.

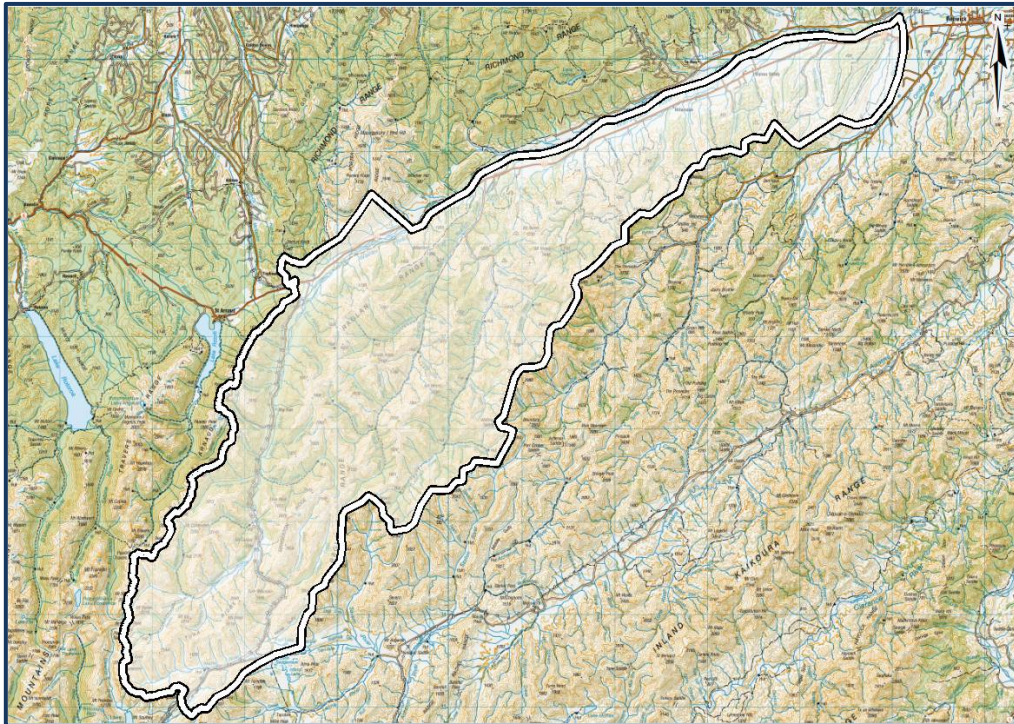
This is considered an appropriate and proportionate response of addressing the perceived problem in relation to freedom camping in the Area (section 11(2)(b) of the FCA).

35. Wairau Valley Area

Description

The Wairau Valley Area extends west from the Waihopai River and south of the Wairau River to the Wash Bridge and then west on the north side of the Wash Bridge to the district boundary. The Area includes roads (both formed and legal) extending from State Highway 63, the Wairau Valley Township and Council owned or administered land and reserves as follows:

- Section 1 and 2 Town of Wairau Valley – Local Purpose Reserve (site for a community hall)
- Section 13 Block IV Mt Olympus Survey District – Recreation Reserve
- Sections 44, 45 and 46 Block IV Mt Olympus Survey District
- Lots 1 and 2 DP 1416 and Section 5 Block IV Mt Olympus Survey District – Recreation Reserve (Golf Course)
- Sec 1 Block XV Patriarch Survey District – Wash Bridge Recreation Reserve



Assessment

Interpretation of criteria	Comments
Protect the area	
Natural values	There are some areas with significant natural values, including significant wetlands close to roadsides in the upper areas of the Valley. The Wye River and areas of the Wairau, Branch and Leatham Rivers have been identified as a riparian natural character management area with very high natural character values.
Cultural and historical values	The Wairau River and its tributaries that run through this Area are the subject of statutory acknowledgements. There are several heritage resources and notable trees in this Area but these are not considered to be in locations where their values would be affected from freedom camping.
Water quality and water quantity issues	<p>There is a small chance of inappropriate effluent and waste disposal affecting fresh water quality.</p> <p>There is a Groundwater Protection Area identified in the MEP located on Keith Colman Lane at the Wairau Valley Township. These areas are locations where</p>

	<p>land above an aquifer is considered as high risk for contaminants reaching groundwater. There is some risk therefore with inappropriate effluent and waste disposal affecting water quality in this area, given it is the source of the Wairau Valley Township water supply.</p> <p>The ability to supply freedom campers with fresh water to the Area would be difficult without potentially affecting the availability of water for local residents or communities.</p>
Landscape and amenity values	<p>There will likely be some effect on landscape and amenity values from a presence of campervans staying overnight in this Area, particularly if numbers are high, are ongoing or if use spreads beyond vehicles.</p> <p>The upper area of the Wairau Valley is identified as an outstanding natural feature and landscape in the MEP.</p>
Recreation assets	<p>There are few recreational assets generally associated with this Area. There is a parking area associated with the Wairau Valley Community Hall on Morse Street as well as at the Wairau Valley Golf Course – these areas of land are under the control of the Council. These assets would likely receive increased use with freedom camping.</p>
Protect health and safety	
Natural hazards	<p>Extensive parts of this Area are covered with a flood hazard layer in the MEP. All levels of flood risk exist at different locations along the Wairau River, adjacent to State Highway 63 and around the Wairau Valley Township. This is potentially a significant risk to manage if freedom campers are spread throughout this Area. While there are general processes in place to broadcast warnings of flood events these will not necessarily reach visitors who may camp at dispersed locations throughout the Area.</p> <p>The July 2021 storm event saw many roads in the Area inundated for a number of days.</p>
Built environment hazards	<p>There are relatively fewer local roads in this Area compared with other Areas that have been assessed. There is some legal road adjacent to the Wairau River and extending from State Highway 63 to the river. However, in many cases this legal road has not been formed and for those located immediately beside the river, there is regular flooding.</p> <p>There are roads within the Wairau Valley Township that provide access to residential properties and small lifestyle blocks. The formed roads are generally narrow but are straight.</p> <p>There may be an opportunity for freedom camping alongside roads if the road reserve is wide enough, relatively flat and vehicles can safely pull off the road. However, it is considered these circumstances would be limited given the limited areas of local roads. Marlborough Roads have also identified that for safety reasons there should be a separation of 4 metres between the formed or sealed road and freedom camping vehicles.</p>
Human hazards	<p>Large areas of the Wairau Valley Area have been developed for viticulture. Roads are used extensively in this Area for viticulture activities. There may also be some concern with freedom camping on roadsides in these areas with spraying activity on adjacent vineyard land and the overnight use of frost fighting fans and helicopters to reduce frost impacts on crops.</p> <p>There is some risk of inappropriate effluent and waste disposal. However, if</p>

	freedom camping is required to be CSC these risks should be minimised.
Protect access	
Restrict access	<p>In general it is considered there would be few circumstance where access would be restricted for the local community with freedom camping. Areas where this may be a concern however, are:</p> <ul style="list-style-type: none"> • the community hall on Morse Street; • where parking on roadsides may involve blocking an entranceway or accessway to private property restricting access for others; and • golf course on Morse Street. <p>Freedom camping would be inappropriate in these areas, which need to remain accessible for the local community.</p>
Discourage access	Other than the locations described immediately above, it is unlikely that the local community would be discouraged from accessing the Wairau Valley Area if freedom camping were to occur.

Summary

There are few areas of Council controlled land in the Wairau Valley Area that are potentially available for freedom camping, including roadside.

In terms of protecting the Area there are some general concerns around impacts on natural values, cultural values and landscape and amenity values. There are specific concerns around the Keith Colman Road area where there is an identified Groundwater Protection Area – this being the source of the Wairau Valley Township water supply and needing protection from activities that may affect water quality. There may also be concerns with camping around the Township from an amenity point of view. Freedom camping may not be an appropriate activity in locations where these values are present.

The main health and safety concern identified relevant to freedom camping in the Area is the flood risk that is particularly significant around the margins of the Wairau River and across some roads (including State Highway 63 in parts). The only other issue of concern is related to the nature of rural activities occurring in the area and the effects arising from these including overnight noise from frost fans and harvesting.

Given there are few community assets within this Area there are only limited concerns in relation to the impact of freedom camping restricting access for visitors or locals community to these assets, aside from those located within the Wairau Valley Township. This includes the community hall and the golf course on Morse Street. The golf course operates under a sublease from the Wairau Valley Sports Committee's lease with the Council. Other land in this area is road land that is being used for a community pathway linking the Wairau River and also for a water treatment plant.

One other area of land assessed for its suitability for freedom camping was a recreation reserve located near the Wash Bridge towards Marlborough's most western boundary – see aerial below. The land is immediately adjacent to State Highway 63 and comprises two terraces and it is the upper terrace, away from the Wairau River that may be suitable for freedom camping. Currently it is undeveloped and no formed access to this area exists. Further investigations into this site would be necessary including obtaining permission from NZTA to access the highway, whether there are safety concerns over its location in proximity to a corner on the highway and the costs of forming an appropriate accessway and parking area.



There may be some opportunity to consider freedom camping on roadsides in areas where there are fewer risks or impacts, particularly in areas located away from the Wairau Valley Township. There are several matters that would need to be addressed before freedom camping could be established and these include the following:

- identification of roads that would be suitable,
- consultation with the local community, and
- confirmation from Marlborough Roads that these roads are suitable for freedom camping.

If these matters can be satisfied then resource consents at road locations would be required to enable the activity (although for the Wash Bridge location no resource consent is required given the Open Space 3 zoning of the site).

The scoring for each of the FCA criteria is as follows:

No.	Area name	Score – Protect the area	Score – Protect health and safety	Score – Protect access	Total Score
35a.	Wairau Valley Township	4	3	4	11
35b.	Wairau Valley	3	3	1	7

The Wairau Valley Area as described above is considered not acceptable for freedom camping in accordance with section 11(2)(a) of the FCA:

- to protect the area,
- to protect the health and safety of people who may visit the area, and
- to protect access to the area.

This is considered an appropriate and proportionate response of addressing the perceived problem in relation to freedom camping in the Area (section 11(2)(b) of the FCA).