

## 14. Use of the Rural Environment

### Introduction

Marlborough's rural environments can be broadly grouped into several distinct areas: the Rai and Pelorus catchments, the Wairau Plain, the southern valleys of the Wairau Plain, the Wairau Valley, the Awatere Valley and the Ward/Flaxbourne areas, high country areas and rural areas within the coastal environment, including in the Marlborough Sounds and along the south Marlborough coast. The characteristics of each of these areas are described below.

The Pelorus and Rai areas are comprised of steep to moderately steep hill country. Land in the upper Pelorus River catchment is mostly indigenous forest, while in the lower catchments a more modified environment exists of exotic forestry, scrub and pasture. A substantial number of Marlborough's dairy farms are based within the Pelorus and Rai catchments.

With its flat land and alluvial soils, the Wairau Plain around Blenheim is the most intensively developed rural area of Marlborough. The environment here is highly modified, the subject of an extensive flood management and drainage system that benefits some 10,000 hectares of productive land. Favoured by mild climatic conditions, close to centres of population and water resources, a wide range of land uses have developed on the Wairau Plain, including viticulture, horticulture, tourist facilities, rural industrial activities, traditional livestock farming and the farming of crops and other intensive farming enterprises. Many people in this area live on small rural lifestyle blocks. Within this environment are located the airports of Blenheim and Omaka servicing the District nationally and regionally.

The Southern Valleys of the Wairau Plain are a mixture of valley floors and ridgelines separating the Omaka, Benmorven and Brancott valleys. The valleys generally comprise smaller land parcels related to lifestyle blocks, but also contain viticulture, boutique wineries, other crops and homestays.

The Wairau Valley comprises flat land extending up and into other valleys bordering the Wairau Plain – namely the Taylor, Tuamarina, Kaituna, Onamalutu, Waihopai, Branch and Leatham valleys. A significant river system, the Wairau, runs through the valley, into which the tributaries of the Waihopai, Branch, Tuamarina and Onamalutu drain. Land use is predominantly pastoral, but forestry is evident on the hills on both sides of the valley. Towards the top of the valley there are extensive areas of conservation estate, as well as on the Richmond Range.

Further south, the Awatere Valley and Ward areas have historically held a strong pastoral farming focus. However, in recent times this area has been distinguished by contrasting land use pressures. On the one hand, these areas are vast and relatively isolated from major centres of population, with the dominant and traditional land use being pastoral farming, producing wool and meat. In other areas there has been a significant conversion of land from pasture to viticulture and other horticultural activities. There have also been pressures for rural lifestyle living.

In Marlborough's high country (areas more than 1,000 metres above sea level) extensive pastoralism has been the predominant land use activity. The relative isolation, topographical and climatic limitations of hill country areas means that pastoralism is likely to remain the major land use activity in the future.

Significant parts of Marlborough's rural environments lie within the coastal environment. The most extensive of these areas is in the Marlborough Sounds. While much of this land is in public ownership and managed by the Department of Conservation, there are also significant areas in private ownership. The areas in private ownership have been extensively modified from the original vegetation cover to allow for pastoral farming and exotic forestry. Today many farms

have been left to revert to indigenous forest and bush cover. In amongst areas of indigenous vegetation, farming and forestry, residential development has occurred, reflecting peoples' desire to live and holiday in the Marlborough Sounds.

A narrow strip of rural land within the coastal environment exists along the south Marlborough coast. The values and nature of this environment and the activities undertaken here are markedly different to those in the Marlborough Sounds. There is less indigenous vegetation present, less land in public ownership, less residential development (except for an area around Rarangi) and the activities undertaken are essentially the same as those found the Awatere and Ward areas.

### **Issue 14A – Safeguarding the potential of Marlborough’s rural resources for primary production.**

The varied nature of Marlborough’s physical environment has led to a wide range of land uses, including primary production activities such as agriculture, viticulture, horticulture and forestry, and non-primary production activities such as residential, commercial and industrial development. Marlborough’s towns, roads and other infrastructure are also important occupiers of the land resource. It is important to recognise that as a community, we have a reliance on the use and development of rural resources for social, cultural and economic wellbeing. Chapter 4 - Use of Natural and Physical Resources recognises the significance of this and establishes a high level framework for the provisions that follow in this chapter. Notably, Chapter 4 sets up a framework that:

- recognises the rights of resource users by only intervening in the use of land [where it is justified](#) to protect the environment ~~and wider public interests in the environment~~;
- enables sustainable use of natural resources in the Marlborough environment; and
- maintains and enhances the quality of natural resources.

Comment [ 1 ]: Topic 12

Given this, the first issue identified in Chapter 14 concerns the ability of primary production activities to be able to operate and continue to contribute to the wider economic wellbeing of Marlborough. Within this however, it is important to acknowledge that activities in rural environments do have the potential to affect the quality of rural resources and can also affect interactions between different parts of the community. These types of issues can create tensions within the community. The viability and versatility of the rural resource for primary production activities can be adversely affected by non-rural activities, land fragmentation and the proximity of sensitive receiving environments, such as those found in adjacent towns.

Land use, subdivision and development activities in rural environments can have adverse effects on a range of matters including indigenous biodiversity, landscape values, water quality and availability, soil quality, natural hazards and transportation. Other chapters of the Marlborough Environment Plan (MEP) assist in responding to effects on these matters and given the integrated nature of this document, it is important these other chapters are considered to help inform the management framework for the use of Marlborough’s rural environment. This includes rural environments within the coastal environment.

[RPS, D]

**Objective 14.1 – Rural environments are maintained as a resource for primary production activities, enabling these activities to continue contributing to [social and](#) economic wellbeing whilst ensuring the adverse effects of these activities are appropriately managed.**

Comment [ 2 ]: Topic 12

Marlborough benefits from rural environments that have a range of attributes necessary for primary productive rural activities, including a variety of soils, water resources and landscapes that are able to sustain a diverse range of economic activities. A productive rural environment is important to the economic health of the District and this environment needs to be recognised as a productive resource. Primary production activities use rural resources for economic gain and

cannot be carried out easily or appropriately in an urban setting. They include soil-based production and some processing of primary products.

At the same time as providing an enabling approach, it is important that primary production activities are undertaken in a sustainable manner to achieve the purpose of the Resource Management Act 1991 (RMA). The objective therefore also seeks to ensure there are appropriate management regimes in place to deal with adverse effects that may result from primary production activities in rural environments.

[D]

**Policy 14.1.1 – Enable the efficient use and development of rural environments for primary production.**

Currently, a wide range of primary productive land uses are undertaken in Marlborough's rural environments, from viticulture to extensive forestry, pastoral farming, dairy farming, [apiculture](#), [horticulture](#), [intensive farming](#) and cropping. This policy provides for those uses to continue, which will assist in achieving Objective 14.1, although the management regime in the MEP will include controls to manage adverse effects. At times there may be a change in land use or management practices for primary production to enhance the efficient use of land resources and the MEP does not intend to unduly curtail any opportunity for this to occur. However, the management framework for rural environments, which includes rural areas within the Marlborough Sounds and elsewhere in the District, does include standards to maintain environmental quality, character and amenity values.

Comment [ 3]: Topic 12

[D]

**Policy 14.1.2 – Parcel size in rural environments shall ensure there is adequate choice for primary production and avoids the fragmentation of land for primary productive use.**

Subdivision can both facilitate and constrain development, depending on its location and density. Subdivision in rural environments can have adverse effects on the ability to use rural land efficiently for productive purposes. For example, small lots for residential purposes remove land from production and can constrain rural activities through sensitivity to the effects of those activities. Being a finite resource, rural land can be vulnerable to small scale changes that cumulatively have a significant effect on the ability of land to be used efficiently for primary production and other rural activities. The focus of this policy therefore ensures that the rural resource does not become so fragmented through the subdivision of land that its use for primary production is diminished.

[D]

**Policy 14.1.3 – Activities and buildings in rural environments should be linked to land-based primary production of Marlborough's rural resources ~~and or~~ require a rural location.**

Policy 14.1.3 aims to ensure that the potential of rural environments for primary production options is not compromised by activities and/or buildings that do not need to be located within [traverse \(such as linear infrastructure\)](#) or have an association with rural environments, or which do not rely on the use of rural resources. While a wide range of activities are provided for within rural environments, their establishment will not be allowed to occur in a manner that threatens the sustainable and economic use of rural environments. The safeguarding of rural environments for activities that genuinely require a rural location will ensure that opportunities remain available for accommodating these activities.

Comment [ 4]: Topic 12

Comment [ 5]: Topic 12

[R, C, D]

**Policy 14.1.4 – Manage primary production activities to ensure they are carried out sustainably through the implementation of policies and methods (including rules establishing standards for permitted activities) ~~to~~ [which addresses](#) potential adverse effects on:**

- (a) the life supporting capacity of soils, water, air and ecosystems;

(b) the relationship of Marlborough's tangata whenua iwi with lands, waters, sites, wāhi tapu and wāhi taonga, and the ability of Marlborough's tangata whenua iwi to exercise kaitiakitanga.

Comment [ 6 ]: Topic 12

- (bc) natural character of rivers, wetlands and lakes;
- (ed) water quality and water availability;
- (ee) areas with landscape significance;
- (ef) areas with significant indigenous vegetation and significant habitats of indigenous fauna;
- (fg) the values of the coastal environment as set out in Issue 13A of Chapter 13 - Use of the Coastal Environment; or
- (gh) the safe and efficient operation of the land transport network and Marlborough's airports.

Although it is important there is an enabling approach to primary production, it is equally important to ensure that use of rural resources is undertaken in a sustainable manner to address any potential adverse effects on the matters in (a) to (gh). Other chapters of the MEP inform how the adverse effects are to be addressed, particularly Chapter 5 - Allocation of Public Resources, Chapter 6 - Natural Character, Chapter 7 - Landscape, Chapter 8 - Indigenous Biodiversity, Chapter 13 - Use of the Coastal Environment, Chapter 15 - Resource Quality and Chapter 17 - Transportation. For primary production activities within the coastal environment, the provisions of Chapter 13 - Use of the Coastal Environment will also be of relevance.

[D]

**Policy 14.1.5 – Require rural subdivisions to provide a minimum of two cubic metres of drinkable water per new allotment, per day.**

The provisions of the MEP enable a dwelling house to be established on rural properties (including those in the coastal environment) as a permitted activity. This reasonably creates an expectation that there will be sufficient water of adequate quality on the property to provide for an individual's reasonable domestic needs. Those needs include drinking, other household uses, garden watering and other incidental uses around the household. To ensure that these needs are able to be met, the policy requires any application for a subdivision creating a new allotment(s) where no reticulated water supply is available to demonstrate that each allotment has access to at least two cubic metres of drinkable water per day. The policy does not specify the source of the water or the method of provision, providing the flexibility to determine arrangements appropriate to the circumstances.

[D]

**Policy 14.1.6 – Recognise that the Southern Valleys and Redwood Pass are water short areas and that subdivision and residential activity in these areas needs to be assessed to determine the amount of water required and how it is to be sourced for domestic or stock water supply.**

In some areas within the rural environment, there is a known issue with the availability of water for domestic or stock water supply. The two identified areas in this policy have historically been acknowledged as water short areas. Applications for subdivision or for residential activity (for seasonal worker accommodation) will need to be assessed through a discretionary activity consent to determine the amount of water required to service the subdivision or residential activity and importantly, from where the water is to be sourced.

[R, D]

**Policy 14.1.7 – Recognise that primary production activities in rural environments may result in effects including noise, dust, smell and traffic generation, but and that these will require mitigation where they have a significant adverse effect on the environment.**

Comment [ 7]: Topic 12

The inherent nature of land-based primary production activities means that intermittently high noise levels will be produced when agricultural machinery is being used, stock is being moved or held, or crop protection mechanisms are activated. These activities may also result in increased odour and dust levels, in some cases reduced air quality and at times increased traffic generation. This policy acknowledges this while requiring action to be taken to mitigate these effects where they will have significant impacts on the environment. This will see the use of standards for permitted activities to ensure that primary production activities are undertaken in a sustainable manner.

~~[D]~~

~~**Policy 14.1.8 – Some management activities associated with primary production cause effects that may adversely affect the environment (including human health) and resource consent will be required to enable the Marlborough District Council to monitor effects.**~~

~~**Some machines and devices used in primary production activities have the potential to generate noise, which can create a nuisance to residential activities in the rural area. For example, frost fans used by primary producers to protect crops from damage can generate significant off-site noise emissions affecting human health and conflicting with the usually quiet night and early morning rural environment. It is important that limits are placed on the establishment and operation of these devices to ensure that noise levels do not result in unreasonable or unnecessary noise, while ensuring the effectiveness of these devices in serving the purpose for which they are designed is maintained. (Deleted)**~~

Comment [ 8]: Topic 12

[D]

**Policy 14.1.9-8 – Manage the adverse effects of primary production activities to ensure the environmental qualities and amenity values in adjoining residential zones are maintained not unreasonably degraded, bearing in mind while acknowledging their location adjacent to a primary production environment.**

Comment [ 9]: Topic 12

Activities within rural environments can generate effects that are unacceptable in residential environments, including noise, smell, dust and the utilitarian appearance of some rural buildings (compared to those within residential environments). Therefore, effects will be controlled at the interface between rural and residential zones to minimise potential conflicts and protect amenity. Requirements for new or expanding activities in rural environments near a zone boundary may include more effective visual screening, setbacks of dense planting and buildings and more restrictive noise levels than standards for rural environments would generally require.

Comment [ 10]: Topic 12

[R, D]

**Policy 14.1.10 9 – Control water levels in the Marlborough District Council-administered drainage network by removing surplus water from the soils of the Lower Wairau Plain to enable primary production activities to continue.**

This policy signals that the Council intends to continue to maintain its drainage network as a means of allowing landowners and resource users to continue accessing the productive capacity of the soil resources of the Lower Wairau Plain. This will require the active control of water levels within the drainage network and the maintenance of drains, small rivers and infrastructure (e.g. pumps, flood gates) that make up the network. However, the ecological sensitivity of the drainage network environment is such that long-term resource consent conditions need to be in place so as to ensure management of the sediment and weed removal activities is appropriately controlled. There will over time be likely to be a need to vary those conditions of consents as improvements in management techniques are developed.

Comment [ 11]: Topic 9

[RPS, R, D]

**Objective 14.2 – The sustainability of Marlborough’s rural economy is not adversely affected by the spread or introduction of pests.**

All of Marlborough’s primary producing industries are potentially vulnerable to incursions or infestations by pests. While there has been a long history of pest management in Marlborough in traditional farming sectors, pest management has not been so apparent for other primary producing activities. Pests could also have an impact on the tourism industry: for example, the spread of didymo into Marlborough’s waterways could see a reduction in recreational opportunities. For Marlborough’s economy to continue to be successful it is important that appropriate plans are in place to manage incursions or the spread of pests.

[R, D]

**Policy 14.2.1 – The Marlborough District Council will support any national response to an incursion of a pest(s) where this occurs, if it has the potential to reach Marlborough or is already present and/or has the potential to affect Marlborough’s primary production sector.**

Marlborough is vulnerable to incursions from pests from overseas and other parts of New Zealand. There are many roles for managing the spread of pests, from central government through local government and individual landowners. The Ministry for Primary Industries has the main responsibility for dealing with incursions of unwanted organisms or pests entering New Zealand at its borders. The Council’s role to date has been to support the Ministry in trying to contain these incursions where they do occur, including inspections and providing information and advice to the public. At times the Ministry for Primary Industries may implement national pest management strategies to deal with incursions of unwanted organisms, which the Council may help to implement at a local level.

[R, D]

**Policy 14.2.2 – A strategic approach will be developed and maintained to manage the containment/eradication of pests impacting on Marlborough’s primary production sector in rural environments.**

The wide range of pest species present in Marlborough and their location, characteristics and spread means that a range of responses is necessary to deal with them. This may be through rules in the Council’s regional pest management plan, national pest management strategies, provision of information and advice to landowners, consent holders and the public, biological and physical control, monitoring and surveillance. Rules have also been included within the MEP to enable the application of chemicals, poisons and hazardous substances needed to control plant and animal pests.

It is important to acknowledge that landowners (including statutory organisations) have a significant responsibility for controlling and managing pest animals and plants on their land. Often resources (technological or financial) do not exist to effectively manage pests across the entire District. In each case of incursion, the most effective and efficient approach will be used to target pests where containment or eradication are possible. This approach will rely on strong partnerships with landowners.

[R, D]

**Policy 14.2.3 – Raising community awareness that all individuals have responsibilities in pest management, particularly land occupiers.**

The Council recognises the advantages of a strong advisory and educational role in pest management. It therefore takes an active role in providing information and advice on the best methods for controlling plant and animal pests and creating a greater understanding and acceptance by land occupiers of the responsibilities of pest management. Raising awareness also extends to recreationalists, such as fishermen who need to ensure they do not transport pests from one river to another or from region to region.

Comment [ 12]: Topic 12

Comment [ 13]: Topic 12

[D]

**Policy 14.2.4 – Recognise subdivision of land and more intensive development of rural areas increases the potential to spread pests and the Marlborough District Council will use a range of methods to reduce the risk of spread, including:**

- (a) where resource consent is required for subdivision or development, consideration will be given to measures to reduce the risk of spread;
- (b) undertaking greater monitoring and surveillance of pests within areas where pests are present;
- (c) being proactive in coordinating the various groups involved with earth moving equipment to develop protocols and practices to assist with the reduction in the spread of plant pests; and
- (d) providing information for new rural landowners and people subdividing rural property about their responsibilities in pest management, including whether landowners have obligations for their property under regional or national pest management plans.

With peoples' greater desire to live in rural areas and the increased development activities that involve earth moving equipment, there is a risk of pests being spread from property to property. The matters in (a) to (c) of this policy will help to address the risk from the spread of pests occurring in conjunction with the requirements of the Regional Pest Management Plan for Marlborough or a national pest strategy (if one is in place).

[RPS, D]

**Objective 14.3 – Activities that are not related to primary production are only located within rural environments if they are appropriate ~~to be located within that rural environments.~~**

Primary production activities use rural resources for economic gain and cannot be easily or appropriately carried out in urban environments. The continued use of rural environments in Marlborough for primary productive uses and other land and soil resource dependent, rural-based activities is important to the economic health and wellbeing of Marlborough. The use of rural environments for activities that are more appropriately located elsewhere reduces the availability of the resource and can increase pressure on existing activities through reverse sensitivity effects. The objective therefore seeks to ensure that the rural resource does not become so fragmented by activities not requiring a rural location that its attraction for legitimate rural uses requiring a rural setting is diminished. There are some instances however where activities not related to primary production, are reliant on the rural resource, and are significant contributors to the economic and social wellbeing of the region. These activities, also need to be recognised as activities that are appropriate within the rural environment. ~~–can be located within rural environments–and–The~~ subsequent policies sets out the circumstances when ~~this is these activities are~~ considered appropriate.

Comment [ 14]: Topic 12

[D]

**Policy 14.3.1 – Enable small scale and/or low intensity activities not relying on the primary production potential of Marlborough's rural environments, where the adverse effects on the environment are minor and the activity is one of the following:**

- (a) outdoor recreation; or
- (b) events of a limited duration; or-
- (c) home occupations.

Comment [ 15]: Topic 12

Some activities, while not relying on the primary production potential of rural resources, are nonetheless closely linked with the rural environment. This includes outdoor recreation that frequently takes place in rural environments, whether organised through clubs or informally by individuals. Additionally, there are occasionally events of a limited duration that can occur within

rural environments. Some flexibility is needed for the operation of these activities as they can provide for an important element in the economic and social wellbeing of the community. In both cases permitted activity standards will establish a framework to enable these activities to occur.

[D]

**Policy 14.3.2 – Where an activity is not related to primary production and is not otherwise provided for as a permitted activity, a resource consent will be required and the following matters must be determined by decision makers in assessing the impacts on primary production before any assessment of other effects is undertaken:**

- ~~(a) the extent to which the activity is related to primary production activities occurring at the site;~~~~(Deleted)~~
- (b) the functional or technical need for the activity to be located within a rural zone and why it is not more appropriately located within another zone;
- (c) whether the proposed activity will result in a loss of land with primary production potential and the extent of this loss when considered in combination with other non-rural based activities; and
- (d) the extent to which the proposed activity supports primary production activities, including the processing of agricultural, viticultural or horticultural produce.
- (e) The extent to which the proposed activity is likely to have reverse sensitivity effects on primary production activities.

Comment [ 16]: Topic 12

Comment [ 17]: Topic 12

Comment [ 18]: Topic 12

Because rural environments can be vulnerable to small scale change that can have a significant cumulative effect on their efficient use for rural production and other lawfully established rural activities, it is important that activities not related to primary production and not otherwise provided for are assessed through the resource consent process. This will allow an assessment and determination of whether there will be significant effects on the efficient use of rural land for primary productive purposes. Policy 14.3.2 requires that this assessment be completed prior to a consideration of other effects that may arise from the proposed activity, such as on amenity, natural character, landscape, transportation and others. This is because an activity requiring consent under this policy potentially challenges the reason for having a specific management framework for rural environments. This matter is critical to the determination of whether Objective 14.3 can be achieved.

[R, D]

**Policy 14.3.3 – Ensure that quarrying and other activities requiring a rural location are located in appropriate locations by managing effects on:**

- (a) the life supporting capacity of soils, water, air and ecosystems;
- (b) natural character of rivers, wetlands and lakes;
- (c) water quality and water availability;
- (d) areas with landscape significance;
- (e) areas with significant indigenous vegetation and significant habitats of indigenous fauna;
- (f) the safe and efficient operation of the land transport network and Marlborough's airports;
- (g) the character and amenity of the rural environment (including: noise, dust, visual, traffic, vibration and amenity effects); and



(h) the relationship of Marlborough's tangata whenua iwi with lands, waters, sites, wāhi tapu and wāhi taonga, and the ability of Marlborough's tangata whenua iwi to exercise kaitiakitanga.

Comment [ 19]: Topic 12

**Issue 14B – Inappropriate subdivision, land use and development can lead to the degradation of rural character and amenity values, as well as ~~increased~~ potential conflict with existing activities (reverse sensitivity).**

Comment [ 20]: Topic 12

Section 7 of the RMA requires that in managing the use, development and protection of natural and physical resources, particular regard shall be had to “*the maintenance and enhancement of amenity values*” [Section 7(c)] and to “*the maintenance and enhancement of the quality of the environment,*” [Section 7(f)]. Amenity values are defined in the RMA as “*those natural or physical qualities and characteristics of an area that contribute to peoples’ appreciation of its pleasantness, aesthetic coherence and cultural and recreational attributes.*” As in the coastal environment, the qualities and characteristics of Marlborough’s rural environments are a fundamental part of our quality of life. The amenity of these rural environments contributes to how people and communities provide for their social, economic and cultural wellbeing.

The rural environment has particular characteristics and amenity values that are distinct from urban areas. Many people share common perceptions about the character of rural environments, including privacy, rural outlook, spaciousness, ease of access, clean air and (most of the time) quietness. Being able to see, hear and smell animals and large areas of vegetation cover associated with dominant land uses such as agriculture, viticulture, horticulture, forestry and pastoralism) are also characteristic of rural areas.

However, rural character can mean different things to different people. For example:

- People who live in the rural area as an alternative to living in a town may value a sense of open space, panoramic views and their perception of a rural outlook.
- People carrying out farming activities may share some of these values. They also perceive the rural setting as a business area and expect to be able to carry out existing activities with effects associated with day-to-day activities, such as the smell of crops, noise from frost fans, bird scaring devices or tractors, harvesting activities, traffic movement, etc. They also expect to be able to adopt new technology and practices and to diversify activities as markets change.
- Some people value the rural area as a place to locate activities that need large areas of space. These people may value large areas of land and distance from neighbours.

Conflicts can be created by the combination of different activities, effects and perceptions of the character of the rural area. These conflicts are sometimes referred to as reverse sensitivity conflicts.

[RPS, D]

**Objective 14.4 – Rural character and amenity values are maintained ~~and or~~ enhanced where appropriate and reverse sensitivity effects are avoided.**

Comment [ 21]: Topic 12

While other objectives in this chapter and in Chapter 4 - Use of Natural and Physical Resources provide an enabling framework for primary production activities to occur, this must be within a context of achieving the purpose of the RMA. Objective 14.4 helps to achieve Sections 7(c) and (f) of the RMA on amenity values and quality of the environment (respectively), in terms of achieving sustainable management.

[D]

**Policy 14.4.1 – Subdivision, use and development of Marlborough’s rural environments should be of a density, scale, intensity and location that individually and cumulatively recognises the following elements:**

- (a) a general lack of buildings and structures other than for primary production activities;
- (b) a very high ratio of open space in relation to areas covered by buildings;
- (c) open space areas in pasture, trees, vineyards, crops or indigenous vegetation;
- (d) areas with regenerating indigenous vegetation, particularly in the Marlborough Sounds;
- (e) tracts of unmodified natural features, indigenous vegetation, streams, rivers and wetlands;
- (f) farm animals and wildlife;
- (g) noises, smells and sights of agriculture, viticulture, horticulture and forestry;
- (h) post and wire fences, purpose-built farm buildings and scattered dwellings;
- (i) low population density;
- (j) the presence of Blenheim, Omaka and Koromiko airports;
- (k) generally narrow carriageways within wide road reserves, often unsealed with open drains, low-speed geometry and low traffic volumes; ~~and~~
- (l) a general absence of urban-scale and urban-type infrastructure, such as roads with kerb and channel, footpaths, mown berms, street lights or advertising signs; ~~and~~

(m) the safe and efficient operation of the land transport network.

Comment [ 22]: Topic 2

Comment [ 23]: Topic 12

Rural environments are working and living environments. They provide much of the character and amenity values of the District as a whole. The character of rural environments needs to be recognised for its natural, social, cultural and economic values, as well as its role in enabling a range of lifestyles and activities. Subdivision or development by its density, scale or location has the potential, individually or cumulatively, to adversely affect amenity values and rural character. This policy sets out the characteristics or elements of Marlborough’s rural environments that are to be recognised in the maintenance or enhancement of amenity values.

[D]

**Policy 14.4.2 – Retain an open and spacious character in Marlborough’s rural environments with a dominance of open space and plantings over buildings by ensuring that the scale and siting of development is such that:**

- (a) it will not unreasonably detract from the privacy or outlook of neighbouring properties;
- (b) sites remain open and with a rural character as viewed from roads and other publicly accessible places; and
- (c) the character and scale of buildings is compatible with existing development within the ~~surrounding~~-rural area.

Comment [ 24]: Topic 22

An important component of maintaining or enhancing amenity values relates to retaining an open and spacious character to such areas. Policy 14.4.2 identifies this and provides ways in which development can be sited to ensure these values are appropriately provided for.

[D]

**Policy 14.4.3 – Ensure buildings are set back a sufficient distance from property boundaries and road frontages to:**

- (a) maintain privacy and outlook for people on adjoining allotments, including for existing houses on small allotments;
- (b) encourage a sense of distance between buildings as well as between buildings and road boundaries; ~~and~~
- (c) maintain the pleasantness, coherence, openness and attractiveness of the site as viewed from the road and adjoining sites; and
- (d) manage any potential reverse sensitivity effects.-

Comment [ 25]: Topic 12

In rural environments, most houses and buildings tend to be set back from road boundaries at greater distances than in urban areas. This positioning adds to the sense of space between buildings and the unrestricted views from roadsides. Policy 14.4.3 encourages a large setback from the road boundary to maintain rural character and amenity values. It also helps to deal with reverse sensitivity issues in terms of mitigating effects of traffic noise, especially where development is to be located on major arterials or state highways.

[D]

**Policy 14.4.4 – Ensure subdivision in rural areas:**

- (a) does not lead to a pattern of land uses that will adversely affect rural character and/or amenity values; ~~and~~
- (b) creates allotments of sufficient size for rural activities to predominate in rural areas; and
- (c) recognises reverse sensitivity effects that may occur when sensitive activities locate near existing rural activities.-

Control of subdivision is necessary to ensure rural environments can accommodate a wide range of rural activities and for these activities to be predominant in this environment. This helps to support the elements of rural character described in Policy 14.4.1. The potential for subdivision patterns to influence subsequent land use is an important consideration in determining the potential impacts on rural character and amenity. If a new residential lot is being created near to an activity that produced potential adverse effects (such as intensive farm oxidation ponds) then the subdivision application would need to take into account setback distances.

Comment [ 26]: Topic 12

[D]

**Policy 14.4.5 – Noise limits consistent with the character and amenity of the Rural and Coastal Environment Zones have been established to provide for the protection of community health and welfare.**

The adverse effects of noise are an issue in rural environments where noise may impact on the health of people and communities, as well as their enjoyment of the District. While there is always background noise, some noise can become a nuisance and even cause health problems through its character, duration or time of occurrence. Rural environments contain a wide range of activities that result in levels of noise effects that may be contrary to the expectations of people more used to the amenity of urban areas. Traditional rural activities, such as late night and early morning use of machinery that creates noise are normally acceptable to people used to a rural environment, particularly where their livelihood is dependent on the land. However, to ensure that the character and amenity of rural areas is maintained, limits through permitted activity standards will be imposed.

[D]

**Policy 14.4.6 – Mitigate nuisance effects on adjoining dwellings or adjoining properties caused by dust from earthworks or stockpiled material.**

Marlborough's rural environments are regularly exposed to winds (particularly north westerlies), during which dust is easily generated from natural sources such as riverbeds or land. However, dust nuisance can be exacerbated by being blown from stockpiled material or extensive earthworks associated with subdivision or construction works. This policy addresses dust nuisance from activities in rural environments and through permitted activity standards requires steps to be taken to reduce potential dust nuisance, such as dampening down earth until it is consolidated or covering and securing stockpiled material that could be blown about by the wind.

[R, D]

**Policy 14.4.7 – Ensure ~~significant adverse~~ offensive or objectionable odour effects from rural activities are avoided or mitigated to protect lawfully established land uses.**

The need to address adverse effects of odour comes from the presence of people in rural environments, whether they live, work or play within these environments. Rural activities that can potentially produce off-site odour effects include the intensive farming of animals in buildings and associated treatment and/or disposal of collected effluent, the production of compost and the construction of farm land fills and offal pits. The nature of farming activities means that odour effects can be transitory as well as weather and management dependent. Appropriate management, siting and design involves making use of currently available technology and best practice, both of which assist in avoiding and/or mitigating adverse effects.

[D]

**Policy 14.4.8 – Avoid, remedy or mitigate adverse effects on the character and amenity of rural environments by controlling the number, size, location and nature of signs.**

Signs are important tools for businesses to advertise their products and location and for people to obtain information. However, signs may potentially have adverse effects in rural areas as they can create a cluttered appearance. As rural areas are perceived as uncluttered, they are susceptible to the potential adverse effects of signage, dependent on the location, size or level of illumination of the sign and how these features conform to the characteristics of the surrounding environment and to people's expectations. Controls will therefore be imposed on signage in the form of permitted activity standards appropriate for Marlborough's different rural environments. Where these standards are not met an application for resource consent will be required to allow for the necessity and appropriateness of the proposed sign to be assessed in terms of its impact on amenity values.

[D]

**Policy 14.4.9 – Encourage the consolidation of information signs by supporting the establishment of "Welcome to" signs and information laybys at the entrance to Marlborough's larger towns, in order to reduce the effects of directional and commercial signs on ~~visual amenity~~ values and road safety.**

The establishment of information signs and laybys provide an important service to visitors and an opportunity for local businesses to notify their location and services. Therefore, encouraging the establishment of strategic areas is considered an effective way of providing for signs and information, while protecting visual amenities of rural environments.

[D]

**Policy 14.4.10 – Control the establishment of residential activity within rural environments as a means of avoiding conflict between rural and residential amenity expectations and avoiding reverse sensitivity effects on existing activities.**

The development of pockets of residential development in rural areas can have an impact on the continued use of rural resources. The presence of residential activities in rural environments can make it very difficult for ~~productive other~~ rural activities (such as primary production and quarrying activities) to continue operating effectively and efficiently, to expand or establish new sites.

Comment [ 27]: Topic 12

Comment [ 28]: Topic 5

Comment [ 29]: Topic 12

Comment [ 30]: Topic 12

Therefore, the Council considers there is a need to control the extent of residential activity within rural environments to ensure these outcomes do not eventuate.

[D]

**Policy 14.4.11 – The cumulative adverse effects of subdivision and/or development on rural character and amenity values are to be avoided.**

Rural character is vulnerable to cumulative effects and can be lost through repeated subdivision and development, both of which significantly detract from the rural character and open space of the locality. As subdivision occurs, rural character becomes increasingly compromised due to changing land uses, particularly when residential activities become more prevalent. This can be particularly evident in areas already dominated by small allotments and non-rural land uses, where loss of open space, ribbon development, reduced setback distances and built features associated with urban living can be characteristic. The cumulative effects of such development can be the urbanisation of rural areas and in terms of the policy are to be avoided.

## Omaka Valley

[D]

**Policy 14.4.12 – Recognise that the Omaka Valley is characterised by the following:**

- (a) low, broad ridges, parts of which have been identified as having high amenity value and are included in the mapped Wairau Dry Hills Landscape;
- (b) limited building on ridgelines;
- (c) open character due to a lack of tall vegetation within the valley;
- (d) meandering watercourse patterns and topographical variation in the upper valley;
- (e) viticulture is a dominant land use;
- (f) the presence of roads servicing both the Omaka Valley and rural areas to the south, with no through road to other localities;~~with the exception of times around grape harvest, it is generally a low volume traffic environment;~~
- ~~(g) lack of through roads;~~
- ~~(hg)~~ a mix of land uses towards the lower valley where a more domesticated rural character is evident; and
- ~~(ih)~~ roads located close to the broad ridges, giving a contained nature to the valley.

Comment [ 31]: Topic 12

Over time the Omaka Valley has developed particular characteristics considered appropriate to be managed differently to the remainder of Marlborough's rural environments. This policy sets out the resource characteristics and values of this valley that separate it from other areas within Marlborough's rural environments. These characteristics and values are potentially under threat from inappropriate subdivision, use and development. To ensure that these threats do not adversely affect the characteristics and values identified here, a specific management framework will apply to the Omaka Valley in addition to the general provisions for rural environments.

[D]

**Policy 14.4.13 – The Omaka Valley has been recognised as having specific amenity and rural character values that are to be maintained and enhanced as follows:**

- (a) enabling primary production activities as provided for in the underlying Rural Environment Zone;
- (b) requiring resource consent for ~~commercial~~ plantation forestry, to enable an assessment of this activity on the confined nature of the valleys in the Omaka Valley Area;

Comment [ 32]: Topic 22

- (c) including the ridgelines along the valleys within the Wairau Dry Hills Landscape;
- (d) avoiding development in the form of buildings on the ridgelines surrounding the valleys;
- (e) reducing the potential for 'industrialisation' within the Omaka Valley Area through controls on the height and scale of buildings associated with primary production activities;
- (f) other than as provided for in [Policy 14.1.3](#), Policy 14.3.1 and Policy 14.5.4, other activities not related to primary production in the Omaka Valley Area are to be avoided;
- (g) ~~maintaining~~ retain a low volume traffic environment to maintain a peaceful and quiet environment within the Omaka Valley Area; and
- (h) avoiding subdivision below eight hectares to help retain primary production options and a sense of openness within the Omaka Valley Area.

Comment [ 33]: Topic 12

Comment [ 34]: Topic 12

Having identified the characteristics of the Omaka Valley Area in Policy 14.4.12, this policy sets out the ways in which the particular amenity and rural character values can be maintained and enhanced.

An enabling approach to primary production activities consistent with the wider Rural Environment Zone is generally provided for, as the Council does not wish to unnecessarily constrain the type of activity occurring. One exception to this is the resource consent requirement for ~~commercial~~ plantation forestry to assess the impacts on areas with high amenity value within the Omaka Valley Area. (There is also a resource consent requirement for dairy farming but this requirement occurs throughout the Rural Environment Zone and is not specific to the Omaka Valley Area.)

Comment [ 35]: Topic 22

A lower threshold for subdivision within the Omaka Valley Area is provided for when compared with the subdivision provisions for the wider Rural Environment Zone. An eight hectare threshold has been applied to the Omaka Valley Area. This threshold reflects a desire to ensure that the potential for land fragmentation was avoided, especially from non-productive uses. The potential for land fragmentation also exists where rural living is proposed, with land lost to dwellings, accessory buildings, access ways, disposal fields for wastewater, etc. Rural character could begin to fray if residential lots are created sporadically within the Omaka Valley Area and the policy seeks to avoid this occurring. Therefore a minimum allotment size of eight hectares is provided for to help retain primary production options and to maintain rural character.

~~Maintaining~~ Retaining a low volume traffic environment to maintain the peaceful and quiet environment of the Omaka Valley Area is challenging, as the Omaka Valley is a working rural environment and it is acknowledged that there are a range of heavy vehicle movements occurring within the Omaka Valley associated with primary production and extraction activities~~the predominant land use is viticulture, which for a period each vintage attracts a considerable number of truck movements~~. There are no through roads within the valley, but this in itself presents a challenge when considering land use activities at the head of the valley. The policy recognises that in general the Omaka Valley enjoys low traffic flows and that this is to be ~~maintained~~ retained.

Comment [ 36]: Topic 12

In terms of 14.4.13(f), it is important to enable activities that do not rely on the primary productive potential of the rural resource but are appropriate in rural environments. However, it is considered that any other activities not covered by the policies referred to in (f) should be avoided in the Omaka Valley Area. Such activities, which can include rural living, commercial or industrial activities, have an option of locating within the urban centres of Renwick and Blenheim, both of which are relatively close. Some limited provision has been made for rural living on larger lots on the periphery of Blenheim (Urban Residential 3 Zone). Commercial and industrial activities are more appropriately located in the relevant urban zones within which these activities are not related to primary production activities.

## Wairau Plain

[D]

**Policy 14.4.14 – Recognise that the Wairau Plain is characterised by the following:**

Comment [ 37]: Topic 12

- (a) a highly productive land resource and the most intensively developed and farmed rural area in Marlborough;
- (b) an extensive area of flat land available for primary production;
- (c) an extensive floodplain and drainage network;
- (d) the large, braided Wairau River and its tributaries, floodplain terraces, associated backswamp wetlands, streams, coastal swamp deposits and minor inland sand dunes;
- (e) ground-fed springs in the lower plain;
- (f) viticulture as a dominant land use;
- (g) open character across the plain;
- (h) encompassing Marlborough's main urban centre of Blenheim;
- (i) the arterial roading network traversing the plain; and
- (j) a centrally located regional airport and New Zealand Defence Force airbase.

The Wairau Plain has historically been zoned separately (Rural 3 Zone in the former Wairau/Awatere Resource Management Plan) as its characteristics are distinct from the surrounding rural environments. It has a long history of intense rural production and continues to be a significant source of economic revenue for the District, mostly from primary production activities. With its large area of flat land, proximity to the major urban centre of Blenheim and rich alluvial soils, it is the most intensively developed and modified rural area in Marlborough, which is why this area continues to be singled out for additional management. Policy 14.4.14 therefore reflects the resource characteristics and values of the Wairau Plain.

[D]

**Policy 14.4.15 – The Wairau Plain has been recognised as having particular amenity and rural character values that are to be maintained and enhanced by:**

- (a) enabling primary production activities as provided for in the underlying Rural Environment Zone;
- (b) avoiding subdivision below eight hectares to help retain primary production options and retain a sense of openness within the Wairau Plain Area;
- (c) controlling residential activity, other than that associated with primary production, to avoid conflict between rural and residential amenity expectations;
- (d) managing the establishment of subdivision, use and development to avoid, remedy or mitigate effects on the safety, functioning and efficiency of the arterial road network; and
- (e) ensuring that other than as provided for in Policies 14.3.1, 14.5.3 and 14.5.4, activities not related to primary production in the Wairau Plain Area are to be avoided.

The characteristics identified in Policy 14.4.14 are potentially under threat from inappropriate subdivision, use and development. The matters identified in Policy 14.4.15 are therefore considered necessary to ensure that appropriate subdivision, use and development occurs within the Wairau Plain Area.

An enabling approach to primary production activities that is consistent with the wider Rural Environment Zone is provided for, as the Council does not wish to unnecessarily constrain the

type of activity occurring. It is important to note that there is a specific management framework for dairy farming to protect water quality.

A lower threshold for subdivision within the Wairau Plain Area is provided for when compared with the subdivision provisions for the wider Rural Environment Zone. An eight hectare threshold has been applied since 1985 and reflects a desire to ensure the potential for land fragmentation is avoided, especially from non-productive uses. The potential for land fragmentation also exists where rural living is proposed, with land lost to dwellings, accessory buildings, access ways, demand for water supply, disposal fields for wastewater, etc. Rural character could be lost if residential lots are created sporadically within the Wairau Plain Area. (This has already begun to occur in several locations.) A minimum allotment size of eight hectares therefore helps to retain primary production options and maintain rural character.

Maintaining the integrity of the arterial road network of the Wairau Plain is particularly important, especially with the district road network as a whole having been identified as regionally significant infrastructure in Chapter 4 - Use of Natural and Physical Resources (Policy 4.2.1). Increasing development pressures, along with aspirations of commercial operators to locate themselves along high traffic density routes, have resulted in threats to the integrity of the road network on the Wairau Plain. The policies of Chapter 17 - Transportation provide guidance about how to minimise the conflict between subdivision, use and development activities with the land transport network.

In terms of 14.4.15(e), it is important to enable activities that do not rely on the primary productive potential of the rural resource but that are appropriate in rural environments. However, it is considered that other activities not covered by the policies referred to in (e) should be avoided in the Wairau Plain Area. Such activities, which can include residential, commercial or industrial activities, have an option of locating within the urban centres of Renwick and Blenheim, which are centrally located. Some limited provision has been made for rural living on larger lots on the periphery of Blenheim (Urban Residential 3 Zone). Commercial and industrial activities are more appropriately located in the relevant urban zones, where these activities are not related to primary production activities.

### **Issue 14C – Responding to pressure to use, develop and subdivide land within rural environments for residential uses.**

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It is important to note that policy guidance for residential activity in the rural areas of the coastal environment of the Marlborough Sounds is not covered in this chapter. This is provided in Issue 13D of Chapter 13 - Use of the Coastal Environment.

A range of residential uses can be found within Marlborough's rural environments. Many of these are directly associated with the primary production activities that occur within these environments. There is also demand to allow other residential uses in these areas, including in the Marlborough Sounds, on the Wairau Plain and in other parts of the District.

People enjoy the privacy, rural outlook, spaciousness, ease of access, clean air and (mostly) quietness of rural environments. Some people wish to farm small blocks on a part time basis, but with the numbers of people living and desiring to live in rural areas, there is increased potential for amenity conflicts to arise, given the primary production activities that occur within rural environments. While tensions between lifestyle and primary production are not an issue in all locations, there is enough tension to suggest that there needs to be guidance about how residential activities are provided for within rural environments.

A range of other effects can arise through allowing unconstrained residential uses to occur within rural environments. These include:

- fragmentation of land holdings, where the creation of small lots effectively removes the land from primary productive use options;



- effects on amenity and reverse sensitivity, which is considered through Issue 14A and 14B;
- on-site management of domestic wastewater, where systems that are not well managed or maintained pose potential risks to groundwater. In low lying areas or during periods of flooding, some systems may also fail;
- effects on water quantity, with a potential for water bodies or groundwater sources to be depleted if many small blocks are created and rights to take water for domestic purposes are exercised;
- traffic issues, where ~~local~~the roads ~~network~~ cannot safely handle increases in traffic. This is made worse when traffic from lifestyle blocks meets heavy vehicles, such as those from extractive industries;
- effects on natural character, landscape and biodiversity values, depending on where residential uses take place; and
- the potential for greater spread of pest organisms.

[RPS, D]

#### **Objective 14.5 – Residential activity takes place within appropriate locations and limits within rural environments.**

Given the range of effects that can arise through residential uses in rural environments, it is important that any such use occurs within appropriate locations and limits. This will help to ensure that rural environments continue to be maintained for primary productive activities. In addition, this objective will help to ensure the character of rural environments is maintained.

[D]

##### **Policy 14.5.1 – Identify areas within rural environments where residential activity is appropriate.**

A number of locations within rural environments have been determined as appropriate for residential activity. These include areas zoned as Rural Living, the Coastal Living Zone (which recognises the need and demand that exists for residential activity in Marlborough's coastal environment), the Urban Residential 2 Zone at Marlborough Ridge and along the western periphery of Blenheim, where there is a transition from urban to rural space. These areas have been recognised historically as providing rural lifestyle on a range of allotment sizes in a range of locations.

[D]

##### **Policy 14.5.2 – Residential activity and subdivision for residential purposes within rural environments should take place within land zoned Rural Living, Coastal Living, Urban Residential 2 at Marlborough Ridge and Urban Residential 3, to:**

- (a) protect primary production options;
- (b) protect rural character and amenity values;
- (c) avoid sprawling or sporadic patterns of residential development;
- (d) avoid any further over-allocation of water resources;
- (e) avoid adverse effects on water quality and soil quality;
- (f) reduce the potential for the spread of pest organisms;
- (g) reduce impacts on the land transport network;
- (h) protect landscape, natural character and indigenous biodiversity values; and
- (i) provide a transition from urban to rural environments.

It is important to impose limitations on where residential activity can take place within Marlborough's rural environment to protect a range of values. These values are identified in the

policy, as are the areas considered to be appropriate for residential uses. Regard must be had to the other policies of this chapter and the remainder of the MEP to determine situations where it may be appropriate for residential activity and subdivision to take place outside of these areas.

[D]

**Policy 14.5.3 – Except in the case of land developed for papakāinga, residential activity on land zoned Rural Environment will be provided for by enabling one dwelling per ~~Computer Register~~Record of Title.**

Comment [ 38]: Topic 21

For rural property outside the zones specified in Policy 14.5.2, it is appropriate that the MEP provides for residential activity. In some cases ongoing primary production activities will occur and it is therefore appropriate that provisions are made for residential activity associated with this primary production activity (where this occurs on the same land). Smaller allotments may exist where primary production activities do not occur but where historically there has been a right (subject to standards) for a landowner to erect a dwelling. The MEP continues with this approach, as it provides a resource to be developed for residential activity without the need for further subdivision or rezoning of land. The exception recognises the need for Marlborough's tangata whenua iwi to be able to develop Māori land for papakāinga to enhance the quality of life for whānau and iwi in a manner that is consistent with their cultural values and customs.

[D]

**Policy 14.5.4 – Residential activity directly associated with primary production activity ~~occurring on the same land, seasonal worker~~ accommodation in remote locations and homestays, will be enabled.**

Comment [ 39]: Topic 12

While not relying on the primary production potential of rural resources, some activities are nonetheless closely linked with primary production activities. This includes residential activity directly associated with the primary production activity and would most commonly be regarded as the primary dwelling for a property. Allowance is also to be made for homestay opportunities carried out in the primary dwelling. Provision is made through permitted activity rules for this to occur.

It is also recognised that in some areas, especially in remote locations, it is necessary to provide ~~seasonal worker~~ accommodation. Provision must be made to house the labour force for a time period between that considered short term and permanent. The opportunity for the workforce to be accommodated in the same environment as the primary production activity needs to be considered, where it can be incorporated without undue degradation to the amenity of the rural environment and without adverse effects associated with servicing, dispersed housing patterns, reverse sensitivity and land fragmentation.

Comment [ 40]: Topic 12

[D]

**Policy 14.5.5 – Maintain the character and amenity values of land zoned Rural Living by the setting of standards that reflect the following:**

- (a) **predominance of residential activity by enabling one dwelling per ~~Computer Register~~Record of Title;**
- (b) **low building density;**
- (c) **relatively quiet background noise levels;**
- (d) **privacy between individual properties;**
- (e) **ample sunlight to buildings;**
- (f) **minimal advertising signs;**
- (g) **views to the surrounding environment;**
- (h) **low building height; and**
- (i) **~~limited~~appropriate infrastructure and services and low volumes of road traffic.**

Comment [ 41]: Topic 21

Comment [ 42]: Topic 12

This policy sets out the characteristics that reflect land zoned Rural Living and for which standards have been considered necessary to be established through the permitted activity rules.

[D]

**Policy 14.5.6 – Where resource consent is required within the Rural Living Zone, ensure that residential development and/or subdivision is undertaken in a manner that:**

- (a) is consistent with the matters set out in Policy 14.5.5;
- (b) is appropriate to the character of the locality in which the property is to be subdivided;
- (c) maintains and/or enhances the recreational values of the area for the wider community;
- (d) ensures the site can assimilate the disposal of domestic wastewater; and
- (e) ensures the effects of any natural hazards are able to be avoided, remedied or mitigated.

(f) provides for appropriate landscaping of new roads, reserves and esplanade areas to be created by subdivision.

Comment [ 43]: Topic 10

Where resource consent is required for subdivision or development within the Rural Living Zone, the matters in this policy will help to determine whether the subdivision or development is appropriate. In particular, the matters concerning the character of the locality and coastal amenity values are important in terms of having regard to 7(c) and (f) of the RMA. Matters concerning the discharge of domestic wastewater are equally important and regard is to be had to the policies of Chapter 16 - Waste to assist in giving effect to this policy.

**Note that policy guidance for Urban Residential 2 and Urban Residential 3 Zones can be found in Chapter 12 - Urban Environments, and for the Coastal Living Zone in Chapter 13 - Use of the Coastal Environment.**

### Methods of implementation

The methods listed below, addressing Issues 14A, 14B and 14C are to be implemented by the Council unless otherwise specified.

[D]

#### 14.M.1 Zoning

*A range of matters help to determine appropriate management approaches to ensure the sustainable management of rural environments. These include the nature of existing primary production activities, proximity of these activities to urban areas, the presence of flood hazards, presence of the coastal environment, the occurrence of regionally significant infrastructure, the location of conservation estate and river systems, and the character and amenity of rural environments.*

*Some of these factors warrant different management approaches to ensure the long term sustainability of those environments. The matters identified reflect considerations used historically in previous management regimes for rural environments and two rural based zones have been established for the MEP to sustainably manage use, development and subdivision activities within Marlborough's rural environments. These are the Coastal Environment Zone, which includes land areas within the Marlborough Sounds where a coastal influence is evident, and the Rural Environment Zone, which includes the balance of rural areas in Marlborough.*

*Within the broader rural environment, there are other zones in which activities should be managed within a specific context, for example Open Space Zones and the Floodway Zone. In addition,*

*there are some areas that have been identified for additional management that reflects particular characteristics of the area concerned; see Method 14.M.2.*

[D]

#### **14.M.2 Area overlays**

*Two areas have been identified as requiring more specific management within the Rural Environment Zone: the Wairau Plain and the Omaka Valley. The areas are identified through an overlay. In addition to the rules and policy of the Rural Environment Zone, specific policy and rules will be applied for certain subdivision, use and developments activities within these overlay areas.*

*The Wairau Plain Area has historically been zoned separately (the Rural 3 Zone in the former Wairau/Awatere Resource Management Plan) as it has characteristics distinct from the surrounding rural areas. With its large area of flat land, proximity to the major urban centre of Blenheim and rich alluvial soils, it is the most intensively developed and modified rural area in Marlborough and therefore requires additional management.*

*Although the Omaka Valley Area has not been previously identified as having characteristics different from surrounding rural areas, this valley has developed particular amenity values over the life of the former Wairau/Awatere Resource Management Plan that are worthy of maintaining through application of specific policy.*

[R, D]

#### **14.M.3 Regional and district rules**

*A range of regional and district rules will apply to subdivision, use and development activities in rural environments. In general, primary production activities are provided for as permitted activities (subject to standards). A limited range of other activities not related to primary production activities will also be provided for as permitted activities, where these have only minor adverse effects on the environment.*

*Rural activities with the potential to cause significant adverse effects, such as dairy farming, factory farming and intensive livestock farming are provided for as discretionary activities. A number of other activities, including subdivision and residential activity within areas identified as water short will be determined as discretionary activities.*

*Land disturbance rules will control non-point, sedimentation laden run-off from rural land use activities and will avoid, remedy or mitigate the effects of land use activities on riparian margins.*

Comment [ 44]: Topic 14

*Regional rules will provide for the deposition, application or administration of such chemicals, biological controls, poisons and hazardous substances necessary for the control of plant and animal pests, as provided for within an approved national or regional pest management plan.*

*District rules will be used to establish minimum allotment sizes for the Rural Environment Zone and areas within the Wairau Plain Area and Omaka Valley Area. Additional amenity standards will also be used within these areas.*

[D]

#### **14.M.4 Regional Pest Management Plan and Biosecurity Strategy**

*The Regional Pest Management Plan for Marlborough (prepared under the Biosecurity Act 1993) classifies a range of plant and animal species as pests. These species cause or have the potential to cause significant adverse effects to Marlborough's economy and/or environment. The Plan includes pests that have regional, rather than national significance and sets out rules and methods regarding landowner obligations in managing pests.*

*As the Regional Pest Management Plan for Marlborough is a very specific management tool, the Council is currently preparing a Biosecurity Strategy that will provide a broader management*

framework for managing pests. The Strategy will include roles and responsibilities for pest management, surveillance activities, monitoring, research, community programmes and how new pests can be included within the Plan.

[D]

#### 14.M.5 Information on pests

The Council takes a very active role in providing information and advice on the best methods for controlling plant and animal pests. This includes providing advice, promoting effective control actions and encouraging greater understanding and acceptance by land occupiers of the responsibilities of pest management.

[D]

#### 14.M.6 Monitoring animal and plant pests

Monitoring and surveillance is probably the most important aspect of the Council's pest management role. Without awareness of what pests are present in Marlborough, the extent to which they are present and monitoring for potential new pests, pest management would be very difficult for the Council to perform. In general, the Council's programme of monitoring and surveillance helps to determine the location, nature and extent of pest infestations, as well as establish the extent to which the objectives set out the Regional Pest Management Plan for Marlborough are being achieved.

[R, D]

#### 14.M.7 Council works

The Council has historically maintained the ~~drainage network~~ Drainage Channel Network on the Wairau Plain in a hydraulically efficient state to ensure primary production activities can continue to occur. The works involved include the following:

- (a) establishing a range of acceptable water levels for the drains and small rivers that make up the Council administered ~~Drainage Channel Network~~ drainage network;
- (b) as necessary, removing aquatic vegetation and sediment from the drains and small rivers to achieve the acceptable water levels; and
- (c) where necessary, installing and using pumps to assist with the removal of excess water.

The determination of acceptable water levels for each of the drains and small rivers allows for more efficient control of water levels. This will effectively provide triggers for active intervention and in doing so minimise the cost of drainage maintenance work. The use of acceptable water levels will also provide criteria for determining when further intervention such as pumping is required to control water levels.

The drains and small rivers that make up the ~~Drainage Channel Network~~ drainage network also provide habitat for indigenous flora and fauna and provide opportunities for the development of ecological corridors. The development and use of triggers for drain maintenance will help to mitigate the impact of the works on the habitat that the ~~Drainage Channel Network~~ drainage network provides. It may also be appropriate to undertake drain maintenance works in a certain manner to further mitigate any adverse effect on habitat values; see Chapter 8 - Indigenous Biodiversity for further details.

[D]

#### 14.M.8 Information

SNZ PAS 4509:2008 is a non-mandatory standard that sets out the requirements for firefighting water supply and access, including in rural areas. In rural areas, the effectiveness of a water supply for firefighting is affected by, amongst other matters, the time and distance from a fire station, ready access to a sufficient quantity of water, and the seasonal sustainability of the water

Comment [ 45]: Topic 12

Comment [ 46]: Topic 12

Comment [ 47]: Topic 12

[supply. Because structures remote from a fire station are significantly more at risk from fire outbreak, Fire and Emergency New Zealand recommend that sprinklers are installed in all structures \(and specifically houses\) sited more than a 10-minute response time from a fire station. More information on SNZ PAS 4509:2008 is available from the Fire and Emergency New Zealand website. Fire and Emergency New Zealand can also be contacted directly for advice regarding managing fire risk and the storage of water for firefighting.](#)

Comment [ 48]: Topic 11 and Topic 12

### Anticipated environmental results and monitoring effectiveness

The following table identifies the anticipated environmental results of the rural environment provisions of the MEP. The anticipated environmental results are ten year targets from the date that the MEP becomes operative, unless otherwise specified. For each anticipated environmental result, a series of indicators will be used to monitor the effectiveness of the rural environment provisions.

Anticipated environmental result	Monitoring effectiveness
14.AER.1 The productive capacity of the rural land resource is retained.	The primary sector contributes over 15% of Marlborough GDP.  Land use change to alternative land uses as recorded in the Land Cover Database and resource consents.
14.AER.2 Rural properties retain their productive potential.	The number of resource consents resulting in smaller allotments especially of rural living or urban residential zone dimensions.
14.AER.3 Development of a range of primary production activities within the rural environment.	The number and nature of complaints regarding non-primary production activities occurring in the rural environment.  The number of resource consents for non-primary production activities occurring in the rural environment.  <a href="#"><u>Land use change to alternative land uses as recorded in the Land Cover Database and resource consents.</u></a>
14.AER.4 Subdivision, use and development of the rural environment is located in appropriate places and within appropriate limits.	New building and development in the rural environment is consistent with the character of the area as measured by public perception survey.
14.AER.5 The rural character and amenity values are maintained or enhanced.	The number and nature of complaints relating to reduced amenity.  Awareness of the character, amenity and quality of the rural environment increases as measured by public perception survey.
14.AER.6	

Comment [ 49]: Topic 12

Anticipated environmental result	Monitoring effectiveness
Conflicts between residential activity and primary production within the rural environment are minimised.	The number and nature of complaints regarding conflicts between residential activity and primary production.
14.AER.7 The spread of existing pests is prevented and no new pests are introduced.	The <a href="#">extent and distribution</a> <b>status</b> of pest numbers and location(s) is reported.

Comment [ 50]: Topic 12

