

**Marlborough Sounds Resource Management Plan**

**Plan Change 26 – Minor Amendments**

**Submissions received by Marlborough District Council**

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**December 2012**



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## Alphabetical index of Submitters (by surname) for Plan Change 26

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12	Evans - Richard Warwick	40 Percy Street Blenheim
20	Gibson - Bernadine	150 Scott Street Blenheim 7201
14	Guernsey Road Residents Association Incorporated ( M Leigh-Lancaster)	93 Guernsey Road RD 1 Blenheim 7271
9	Kevin and Lynda Morgan ( Murray Hunt)	PO Box 925 Blenheim 7240
7	Marine Farming Association Incorporated ( Graeme Coates)	PO Box 86 Blenheim 7240
6	Marlborough Amateur Radio Club ( William G Cousins)	PO Box 432 Blenheim 7240
8	Marlborough District Council ( Mark Caldwell)	PO Box 443 Blenheim 7240
13	McLaren Family Trust ( David McLaren)	4 Cambria Gardens The Wood Nelson 7010
11	New Zealand Association of Radio Transmitters ( Mike Newman)	30 Nikau Street Wanganui 4501
1	New Zealand King Salmon Co. Limited ( Mark Gillard)	PO Box 1180 Nelson 7040

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Participant	Submitter	Address
3	NZI of Surveyors Nelson/Marlborough Branch ( Phil Morton)	PO Box 380 Blenheim 7240
10	Patchett - Fiona Mary	Hardy-Jones Clark PO Box 646 Blenheim 7201
15	Royal Forest and Bird Protection Society (Inc) ( Debs Martin)	PO Box 266 Nelson 7040
4	Suleiman - Khalid	162 Howick Road Witherlea Blenheim 7201

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1	New Zealand King Salmon Co. Limited ( Mark Gillard)	PO Box 1180 Nelson 7040
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Submission on Plan Change 26 -  
Minor Amendments  
to the Marlborough Sounds Resource Management Plan



Submissions close 5.00 pm Friday, 21 December 2012

1. Submitter Details

Full Name	The New Zealand King Salmon Co. Limited			
Organisation (if applicable)	-			
Contact Person (if applicable)	Mark Gillard			
Postal Address	PO Box 1180			
	NELSON			
		Post Code	7 04 0	
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Address for Service				
(if different from above)				
		Post Code		
Signature (of submitter or person authorised to sign on behalf of submitter)			Date	21/12/12

2. Trade Competition

Could you gain an advantage in trade competition in making this submission?  Yes  No

If you answered yes, please note that there are restrictions on your ability to make a submission. Refer to Clause 6(4) of the First schedule of the RMA for further information.

3. Council Hearing

Do you wish to be heard in support of your submission?  Yes  No

If you answered 'Yes to being heard, would you be prepared to consider presenting a joint joint case with others who have made a similar submission?  Yes  No

4. Return Submission to:

Attention Planning Technician  
Marlborough District Council  
PO Box 443  
Blenheim 7240

Fax: 520 7496

Email: pc61@marlborough.govt.nz

For Office Use  
Submission No:

1

5. The specific parts of the proposed plan change the submission relates to are as follows:

As per attached.

*Continue on a separate sheet if necessary*

6. My submission is: *(state the nature of your submission whether you support or oppose (in full or in part) specific provisions)*

As per attached.

*Continue on a separate sheet if necessary*

7. The decision I seek from Council is: *(where amendments are sought, provide details of what changes you would like to see)*

As per attached.

*Continue on a separate sheet if necessary*

**SUBMISSION ON BEHALF OF THE NEW ZEALAND KING SALMON CO. LIMITED  
(PROPOSED PLAN CHANGE 26)**

**INTRODUCTION**

1. This submission relates exclusively to Item 5 of Plan Change 26; the removal of marine farm harvesting as a permitted activity in the Marlborough Sounds Resource Management Plan (MSRMP). In NZ King Salmon's view, Plan Change 26 as it is currently worded affords insufficient consideration to the position of existing marine farmers. It is unclear what, if any, additional consents marine farmers will require to continue harvesting at their farms.
2. NZ King Salmon accepts that the Council is required to remove the permitted activity harvesting rule from the MSRMP by October 2013 due to the introduction of s68A of the Resource Management Act 1991. The Company would like to work collaboratively with the Council to reach an appropriate solution to this issue for existing marine farmers.

**BACKGROUND TO NZ KING SALMON'S OPERATIONS**

3. NZ King Salmon has eight consented salmon farms in the area governed by the MSRMP. Three of those sites (at Forsyth Bay and Crail Bay) currently lie fallow.
4. At each of NZ King Salmon's operating sites harvesting is an integral part of the farming process. NZ King Salmon are the world's largest supplier of Pacific King Salmon and the only producer who can supply to the market year-round. It is important to the company that this position can be maintained.

**THE DECISION NZ KING SALMON SEEKS FROM THE COUNCIL**

5. NZ King Salmon would like the Council to remove Item 5 from Plan Change 26 until further consultation has been undertaken with the marine farming industry about the appropriate way to deal with this issue. NZ King Salmon is happy to discuss the issues with the Council and other key stakeholders in further detail.
6. If the Council is not minded to remove this Item from the Plan Change, NZ King Salmon requests that the Council introduce a new rule into the MSRMP which makes harvesting a controlled activity, with controls limited (as closely as possible) to the position as it stood prior to Plan Change 26 being notified.
7. NZ King Salmon believes controlled activity status for harvesting activities is justified. In essence, consent applications for harvesting will do no more than preserve the status quo of activities which have been occurring under the permitted activity rule. The marine farms themselves have already undergone a rigorous consenting process and there is no justification for a more stringent test being applied. Controlled activity status is also likely to

minimise delays in obtaining consents, which is important for farmers with currently stocked farms.



Mark Gillard  
On behalf of the New Zealand King Salmon Co. Ltd

**FORM 5 OF THE RESOURCE MANAGEMENT ACT 1991**

**File Refs. W045-15-61 / M135-15-26**

**TO:**

The Chief Executive  
Marlborough District Council  
PO Box 443  
Blenheim 7240  
[PC61@marlborough.govt.nz](mailto:PC61@marlborough.govt.nz)

**Resource Management Act 1991 (RMA)  
Clauses (5) and (6) Part 1, First Schedule**

**SUBMISSION ON PROPOSED PLAN CHANGE 61 TO THE WAIRAU / AWATERE  
RESOURCE MANAGEMENT PLAN AND PLAN CHANGE 26 TO THE MARLBOROUGH  
SOUNDS RESOURCE MANAGEMENT PLAN**

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**SUBMITTER :**

Name : Clintondale Trust – Whyte Trustee Company Limited

Postal Address : Clintondale, 42 Rapaura Road, RD3, Blenheim 7273

Telephone Number : 64-3-5728193

E-mail Address : [clintondale@xtra.co.nz](mailto:clintondale@xtra.co.nz)

Address for Service : As above.

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**Background to the Submission**

On 22<sup>nd</sup> November 2012 the Chief Executive, Marlborough District Council (MDC) notified proposed changes to the Wairau / Awatere Resource Management Plan and the Marlborough Sounds Resource Management Plan both entitled "Minor Amendments", specifically :-

- (a) Proposed Plan Change Number (61) to the Wairau / Awatere Resource Management Plan, and
- (b) Proposed Plan Change Number (26) to the Marlborough Sounds Resource Management Plan,

hereafter referred to as the Plan Changes. Reference has been made to the respective versions of the two Plans currently displayed on the Council website.



2. The submitter opposes the proposed Plan Changes in the specific areas detailed in this submission except where otherwise explicitly stated.

3. In the interests of efficiency any reference to a part of the Wairau / Awatere Resource Management Plan shall be a commensurate reference to the corresponding part of the Marlborough Sounds Resource Management Plan where applicable unless specifically stated otherwise.

### **Relevance of the Submission**

4. The submitter has established a substantial and dispersed vineyard estate in the Marlborough region and relies significantly upon this as a source of income. Considerable financial resources have been committed to this enterprise in expectation of a long term return upon investment. Confidence in securing this outcome is reliant upon an effective, consistent, unambiguous and transparent statutory and regulatory regime.

5. It is the submitter's determination that the proposed Plan Changes encompass aspects and proposed amendments that are far from minor. They will not enhance the effectiveness or enforceability of the existing Plans, and will potentially fail to protect and preserve this investment, impacting not only on the long term benefit of the submitter and the many other viticulture and wine production entities with investments in the industry in Marlborough, but also on the economic and social stability and advancement of the Region as a whole.

### **THE SUBMISSION**

#### **Item (1) policy on term of water permits to take and use water.**

6. The successful production of grapes, and by extension wine, in Marlborough requires two vital and limited resources – water and money. The availability of these two inputs are inextricably connected. Inconsistency of either will impact upon the viability of the venture.

7. Over and above the cost of the land tens of thousands of dollars per hectare are required to develop, manage and operate a vineyard. Even a relatively small vineyard typical of those developed in Marlborough requires multi-million dollar investment. Frequently this involves the servicing of debt, commonly on both the land purchase and the development. A return on investment is realistically a long term prospect, calculated in decades similar to the life of the vines on which the investment is predicated. Vine viability is reliant upon a reliable and consistent water supply. Any impact upon the water supply jeopardises the likelihood of a return on investment.

8. The importance of this consistency and continuity would appear to be recognised by the Resource Management Act 1991 (RMA) in making provision for water permits to be issued for periods of 30 years.

9. It is further apparent that this intent to furnish confidence is reinforced by the Wairau / Awatere Resource Management Plan (the Plan) where at 6.3.1.1.3 it is stated as Policy 1.3 :-

To increase certainty for water users by issuing water permits for 30 year terms, subject to reviews of the resource every 5 or 10 years to ensure ongoing sustainable management of the water resource.

10. Any reduction in the duration of a water supply to a point where achieving a return on investment is no longer feasible would significantly impact upon confidence in committing significant financial resources into the local industry, and the Region as a whole.

11. Apart from the direct impact on the industry and the part it plays in the Region's economic position, this lack of confidence for financial commitment would be reflected in a reduction in land values and hence the rates income upon which the Council's ability to meet social obligations is directly dependent.

12. It is the intent of Plan Change 61, Item 1, to remove the RMA provision for 30 year water permit terms and introduce 10 year water permits by changing the existing Policy 1.3 to read :-

To issue water permits to take and use water for a period of 10 years where water resources are either fully allocated or over-allocated relative to the allocation limits set in this Plan or where water is to be taken from a resource for which no SFR has been established in the Plan.

13. To reduce the term of water permits to take and use water from 30 years to 10 years is significant and cannot be considered a "Minor Amendment."

14. There is no unequivocal indication from the proposed amendment or the Section 32 Report that the 30 year water permit term will not be retained for those areas where water resources have not been fully allocated or over allocated, or where a Sustainable Flow Regime (SFR) has been established. It would appear therefore that the provision of 30 year water permit terms would be retained in the Plan.

15. The Section 32 Report evaluation (Option 1 cost / disadvantage) details the Council's position that "a 30 year term gives rise to the risk of unanticipated adverse effects arising, and the inability to address them in a timely fashion due to the long life of the permit." There is concern therefore that upon the introduction 10 year terms such would become the de facto policy across the board.

16. The Section 32 Report concedes that there is uncertainty over the nature and severity of adverse effects on water resources due to limited hydrological information and/ or knowledge. It is reasonable therefore to expect difficulties in determining when a water resource is fully or over allocated. Equally there is no time frame indicated on when SFRs would be established that would conceivably allow a reversion to 30 year water permit terms.

17. The proposed amendment to Policy 6.3.1.1.3 in removing the provision for the issue of 30 year water permits, replacing it with a 10 year term, also removes the requirement to "review the resource every 5-10 years to ensure ongoing sustainable management of the water resource."

18. The proposed amendment to the explanation to the policies under Section 6.3.1 however states that :-

*Resource reviews will be undertaken every 5 or 10 years depending on location, to ensure ongoing sustainable and equitable management of the resource. The interval of resource review is related to the level of understanding for the particular resource. The longer the interval between reviews for example 10 years, the greater the understanding of the resource and less potential there is for adverse effects.*

19. The imposition of resource reviews, be they at 5 or 10 yearly intervals, would need to be explicitly expressed in the Policy 6.3.1.1.3, not merely stated as an aside in any explanation to the policy, especially where they have apparently been removed from the existing policy statement.

20. Furthermore the paragraph of the explanation immediately following that proposed to be amended states :-

*Users will not be required to apply for renewal of consent at either the 5 or 10 year interval as terms will be granted for 30 year periods. Instead, the Council will use monitoring information gathered over the 5 or 10 year period to determine the appropriateness of the existing quota volumes.*

21. There is no reference in the Section 32 Report to any intent or proposal to amend this paragraph of explanation. Accordingly the provision for water permits of 30 year term remains as a stated policy in the Plan.

22. The proposed amendment to the explanation to the policies under Section 6.3.1 also states :-

*Domestic water extraction up to 10 m<sup>3</sup> per day is exempt from requirements for metering or water permits. For non-domestic extraction the term of water permits will be 10 years where the cumulative volume of water allocated through individual water permits has reached the Class A and (where there is a Class B limit set) Class B allocation limits. This will allow the adverse effects of abstraction in a situation of full or over-allocation to be addressed in a timely fashion. A 10 year term is also appropriate where water is to be taken from a water resource for which no SFR has been established due to the uncertainty over the cumulative effects of water extraction in these circumstances.*

23. Neither Domestic nor Non-Domestic Water Extraction is defined in the Chapter 26 Definitions. The RMA at section 14 (3)(b) permits a person to take and use fresh water for an individual's reasonable domestic needs, or the reasonable needs of an individual's animals for drinking water, provided the taking or use does not, or is not likely to, have adverse effect on the environment.

24. The Plan under 27.1.2 Fresh Water Abstraction, specifically General Rule 27.1.2.1. reflects the RMA provision by stating :-

*Unless expressly limited elsewhere, the following activities shall be permitted without a resource consent where together with any relevant definition they conform to the conditions set out below:*

- Any abstraction for domestic needs, from any source except the Wairau Aquifer, up to 10 m<sup>3</sup>/day/site, except where water rationing has been imposed within the water management zone, in which case domestic use is permitted up to 1 m<sup>3</sup>/day/certificate of title.*
- Any abstraction for road, stopbank or other engineering construction works of up to 50 m<sup>3</sup>/day/site.*
- Any abstraction for the reasonable needs of an individual's animals for drinking water, from any source except the Wairau Aquifer, up to 10 m<sup>3</sup>/day/site, for sites up to 20 hectares in area, plus an additional 100 litres/ha/day for the balance of area for any site over 20 hectares.*
- Any abstraction from the Wairau Aquifer up to 15 m<sup>3</sup>/day/site.*
- Any use of water for fire-fighting purposes.*
- Any use of water from storage dams.*
- Any abstraction for the purposes of completing bore tests required to determine the yield of a bore and interference effects on other users, provided that the following condition is met: not more than 100 l/s is extracted.*

25. The rule requires conformation with a relevant definition. The proposed amendment to introduce a 10 year term for water permits for "Non-Domestic Extraction" would require Domestic and Non-Domestic Water Extraction to be adequately defined to ensure consistent interpretation and application.

26. The proposed amendment to the explanation to the policies under Section 6.3.1. limits water extraction without a water permit to domestic water up to 10m<sup>3</sup>/day. However the existing Rule 27.1.2.1 allows for an additional 10 m<sup>3</sup>/day at least for stock drinking water for any site up to 20 hectares, and additional water for larger sites. This would be a non-domestic extraction and under the



proposed amendment would require a water permit with a term of 10 years where the water resource was fully or over allocated, or no SFR was established.

27. Equally Rule 27.1.2.1 allows for any abstraction from the Wairau Aquifer up to 15 m<sup>3</sup>/day, for any extraction. The proposed amendment would limit domestic extraction to 10 m<sup>3</sup>/day without a permit, and would require a water permit with a 10 year term for non-domestic extraction despite the apparent existing provision for 15 m<sup>3</sup>/day without a permit.

28. The limiting extent of the proposed amendment on existing domestic and non-domestic water rights provide by Section 14 of the RMA and Rule 27.1.2.1 are ramifications beyond the stated intent and cannot be seen as a minor amendment.

29. The proposed reduction in the term of water permits from 30 to 10 years is based on the rationale that "the term needs to provide sufficient certainty to water users while allowing the Council to effectively reconsider the consent to address full or over allocation issues."

30. The proposed reduction in the term of water permits from 30 to 10 years will not provide water users with the certainty essential to commit to significant investment. The prospect that a water permit may be revoked or not renewed after 10 years, one third of the life of a grape vine, does not provide confidence in securing a return on that investment.

31. This viewpoint is reinforced by the national Land and Water Forum which in its third report in October 2012 concluded that : *"To safeguard and enable this investment water consents need to have clear security of tenure. The duration and certainty of consents, and the way they are treated on expiry have an influence on investment confidence and, ultimately, the efficiency of water management outcomes."*

32. The Forum believed that councils should not be able to grant consents for less than 20 years unless an applicant is seeking temporary access to water, and that longer consent durations could become the norm.

33. The proposed reduced term would impose additional cost in attending to repeated water permits for both the consent holder and Council.

34. The Section 32 Report evaluation (Option 2 benefit / advantages) states that by reducing the term granted to water permits the Council will be given the opportunity to reassess the water allocation limits of the area at more regular intervals, therefore, any issues associated with over allocation can be dealt with in a timely manner. The explanation however details that irrespective of the current provision of 30 year terms for water permits, the majority of water permits issued since the Plan was notified are for terms of 10 to 20 years.

35. It is indicated therefore that the current Plan has adequate provisions encompassing maximum total abstraction rates for ground water resources (Rule 27.1.1.3), SFRs, water permit conditions and review processes to address the stated intent of the amendment in a timely manner without resort to reduction of the 30 year term.

36. It is noted that the proposed amendment does not appear in Plan Change 26 in respect of the Marlborough Sounds Resource Management Plan despite the fact that it would conceivably be equally applicable to the major users of water resources in that area, for example the dairy industry in the Havelock, Pelorus and Rai Valley areas.

37. It is understood that a Water Allocation Plan Review is currently being conducted. The viticulture and wine industry participates through the Marlborough District Council Water Allocation Working Group and workshops are in progress.

38. The proposed amendment through a Plan Change to a fundamental aspect of water allocation and management i.e. the term of a resource consent water permit would be premature and pre-emptive whilst the Water Allocation Plan Review is yet to be completed.

#### **Item 10 Wineries, Distilleries, and Breweries in rural environments.**

39. Rule 30.4.1 of the Plan provides for 'wineries, distilleries and breweries' as discretionary activities. Currently, 'Wineries' are defined at Chapter 26 (Definitions) as:- "*premises for the retail sale of wine, associated wine promotional material and associated dining facilities*". This definition does not provide for wine making/production. There is no commensurate definition for distillery or brewery, or for that matter cellar door.

40. It is proposed to delete the existing definition of 'Wineries' from Chapter 26 (Definitions) and replace it with the following definition:-

*WINERY - a facility for the processing of grapes or other fruit for the production of wine, or juice from the subsequent production of wine, premises for the retail sale of wine, associated wine promotional material and associated dining facilities.*

41. It is uncertain what is meant by the phrase "or juice from the subsequent production of wine." It is presumed that what was intended was "or juice for the subsequent production of wine."

42. It is considered that any definition of winery should simply reflect its core function – the production of wine. Other ancillary activities that may be associated with the winery are adequately covered by other provisions. To include these in the definition of a winery provides the opportunity for unintended regulation. For example whilst licensed premises (bars, cellar doors, internet wine sales premises) are engaged in the retail sale of wine the majority are not wineries involved in the production of the wine and likely to be subject to winery regulations e.g. winery waste disposal.

43. The definition of winery may well more appropriately be state as :-

*"A facility for the processing of grapes or other fruit, or their juice, for the subsequent production of wine."*

#### **Item 14 Garden maintenance.**

44. The Section 32 Report is of the opinion that the maintenance of vegetation (such as trimming or pruning) or the removal of trees is not provided for as a permitted activity in the rules in the Plan at present and would require resource consent.

45. A new general rule (27.6.1) Permitted Activities is proposed to provide for the maintenance or removal of trees and other vegetation as a permitted activity. It is specifically stated however that this rule would not apply to the Rural Zones.

46. This would appear to conflict with Chapter 30 Rural 3 and 4 Zones, specifically Rule 30.1.7.1 Vegetation Clearance, which provides for the removal of vegetation in the rural zones as a Permitted Activity.

47. Over the years the viticultural industry has made considerable effort to address the reverse sensitivity arising from the removal of shelter belts and standing trees to allow for vineyard development. This has resulted in the installation of a considerable areas of native planting to enhance biodiversity and amenity value. This has been supported by the Council with the Tui to Town program and plant subsidies.

48. To exclude the Rural Zones from the permitted status of this new rule would discourage further installation of such amenity, or maintenance of the existing areas.

## Conclusion

49. In respect of the proposed amendments the Section 32 Report states that they :-

- (a) intended to provide greater clarity,
- (b) intended to remove inconsistencies,
- (c) are generally minor,
- (d) have not required in depth research.

50. On the contrary the aspects identified in this submission, especially the significant reduction in the term of water permits, has the potential for serious ramifications for the Region as a whole and cannot be considered to be minor in nature.

51. Furthermore the amendments fail to provide greater clarity and indeed introduce more inconsistencies and anomalies than they resolve. It is evident that this is the result of the absence of in depth research into the implications of the proposed amendments.

52. Accordingly the submitter opposes the Plan Change in respect of the items specified below and seeks relief from the Council in the terms detailed,

53. In respect of **Item 1 Policy on the term of water permits to take and use water** the following conclusions are reached.

- (a) It is unclear if it is intended by the amendments that the 30 year term of water permits will be retained for those water resources that are not yet fully allocated or where a SFR has been established.
- (b) It is unclear whether it is the Council's intent to impose as policy a 10 year term on all water permits irrespective of the water resource, despite provision for 30 year terms being apparently retained for specified resources,
- (c) It is unclear whether it is the Council's intent to retain water permit reviews, be they at 5 or 10 year intervals,
- (d) The Council concedes uncertainty over the nature and severity of adverse effects on water resources and a lack of hydrological information / knowledge on which to base regime changes.
- (e) Since the Plan became operative the Council has been issuing water permits with reduced terms, down to 10 years.
- (f) Accordingly there is adequate provision in the existing Plan to address the intent of the amendment i.e. reduced term for water permits in certain locations, without resort to a plan change.
- (g) The proposed amendments apparently impact upon existing permitted rights for non-domestic water extraction for stock purposes, and any extraction less than 15 m<sup>3</sup>/day from the Wairau aquifer.
- (h) The proposed reduced water permit term would impose additional cost on both the applicant and Council at a time of economic constraints.

54. Most important however is the impact that the proposed amendment would have on the confidence to commit significant financial resources in expectation of a return on investment which cannot conceivably be secured within the reduced period.

55. In the absence of a demonstrable assurance that the proposed amendment will the “provide sufficient certainty to water users” sought by Council the resulting degradation of investment confidence would impact upon land values and the industry upon which the Council relies significantly for economic and social stability.

56. In respect of this item the submitter seeks the Council’s determination to :-

- (a) Delete entirely Item 1 Term of Water Permits for the Taking of Water from the Proposed Plan Change – Schedule of Changes.
- (b) No further action on this item be contemplated until the completion of the Water Allocation Plan Review.
- (c) Consideration be accorded addressing this aspect in the next full review of the Plan which would enable sufficient time for all ongoing reviews to be concluded, consultation to be undertaken and in depth research to be conducted to secure better hydrological information and knowledge on which to base more definitively the extent of the water resources and the severity of adverse effects upon them.

57. In respect of **Item 10 Wineries, Distilleries, and Breweries in rural environments** it is concluded that the definition of winery as proposed fails to provide the clarity and consistency on which the amendment is predicated.

58. In respect of this item the submitter seeks the Council’s determination to delete the existing definition of ‘Wineries’ from Chapter 26 (Definitions) and replace it with the following definition:-

*WINERY - a facility for the processing of grapes or other fruit, or their juices, for the production of wine,*

59. In respect of **Item 14 Garden maintenance** it is concluded that the proposed amendment is inconsistent, overly restrictive and does not encourage initiatives to address reverse sensitivity issues or enhance amenity values.

60. In respect of this item the submitter seeks the Council’s determination to delete the reference to exclusion of Rural Zones from the proposed new Rule 27.6.1.

61. These conclusions and requested decisions pertain equally to both Plan Change 26 and 61 where applicable.

62. Trade Competition :I would not gain an advantage in trade competition in making this submission.

63. Hearing. : I reserve the right to be heard at any Council hearing in support of this submission, either as an individual or as a joint presentation with others who have made similar submissions.

David A. Whyte

Clintondale Trust

21 December 2012



**Submission on Plan Change 26 -  
Minor Amendments  
to the Marlborough Sounds Resource Management Plan**



**Submissions close 5.00 pm Friday, 21 December 2012**

**1. Submitter Details**

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Organisation (if applicable): SEARCH

Contact Person (if applicable): PHIL MORTON

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Post Code:

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Telephone Business: (03) 578 7984 Home: /

Fax: (03) 578 7709 Mobile: 021 431 190

Address for Service:

(if different from above)

Post Code:

Signature (of submitter or person authorised to sign on behalf of submitter): P. Morton Date: 13/12/2012

**2. Trade Competition**

Could you gain an advantage in trade competition in making this submission?  Yes  No

If you answered yes, please note that there are restrictions on your ability to make a submission. Refer to Clause 6(4) of the First schedule of the RMA for further information.

**3. Council Hearing**

Do you wish to be heard in support of your submission?  Yes  No

If you answered Yes to being heard, would you be prepared to consider presenting a joint case with others who have made a similar submission?  Yes  No

**4. Return Submission to:**

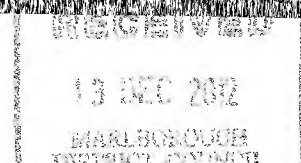
Attention Planning Technician  
Marlborough District Council  
PO Box 443  
Blenheim 7240

Fax: 520 7496

Email: pc61@marlborough.govt.nz

For Office Use  
Submission No:

3



5. The specific parts of the proposed plan change the submission relates to are as follows:

- ITEM 1 - DEFINITION OF FAMILY FLAT
- ITEM 4.2 - CLARIFY THAT BUILDING PLATFORMS MUST BE FREE FROM EASEMENTS AND SETBACKS
- ITEM 4.1(i) REMOVE REFERENCES TO COMPLIANCE WITH ASSESSMENT MATTERS FROM THE RULES RELATING TO CONTROLLED AND DISCRETIONARY SUBDIVISION ACTIVITIES.

Continue on a separate sheet if necessary

6. My submission is: (state the nature of your submission whether you support or oppose (in full or in part) specific provisions)

- ITEM 1 - OPPOSE (SEE ATTACHED FOR REASONS).
- ITEM 4.2 OPPOSE IN FULL ( " " " )
- ITEM 4.1(i) OPPOSE IN PART (ERROR REQUIRES AMENDMENT - 27.5 TO 27.2.5.

Continue on a separate sheet if necessary

7. The decision I seek from Council is: (where amendments are sought, provide details of what changes you would like to see)

- ITEM 1 - SEE ATTACHED FOR CHANGES
- ITEM 4.2 - " " " "
- ITEM 4.1(i) - AMEND 27.5 TO 27.2.5

Continue on a separate sheet if necessary

**N.Z. INSTITUTE OF SURVEYOR – NELSON/MARLBOROUGH BRANCH**

**PROPOSED PLAN CHANGE NO 26**

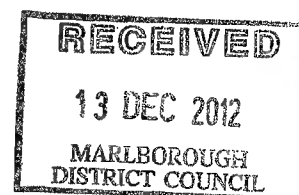
**ITEM 1**

1. The matter of most concern for Council has been that the construction of a family flat may be used as a reason for the subdivision of that dwelling and the creation of an additional title.
2. We believe that this concern be enunciated in the rule.
3. We have no objection to imposing a minimum building size – 80m<sup>2</sup> was previously used as a minimum, and is probably more appropriate.
4. There are already restriction relating to site coverage etc that will limit the number of allotments where family flats can be constructed.
5. We consider limiting the use of a family flat is not sensible use of housing stock.
6. There may be periods when such a dwelling is not occupied by a family member or dependent relative, and that unrestricted occupation should be permitted.
7. We believe that policing the use of family flats, and then the subsequent action that could result, will involve considerable cost and is unnecessary.
8. The construction cost of a family flat is significant, and it is unlikely that there will be a great demand for such accommodation.

We believe the rule should be amended to:

'Means a building of less than 80m<sup>2</sup> gross floor area used primarily to accommodate a family member or dependent person residing in the principal residential unit on the property.

The construction of a family flat does not provide a basis for the provision of a separate title by way of subdivision for that dwelling'.

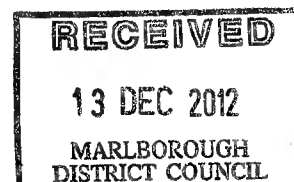


**N.Z. INSTITUTE OF SURVEYOR – NELSON/MARLBOROUGH BRANCH**

**PROPOSED PLAN CHANGE NO 26**

**ITEM 4.2**

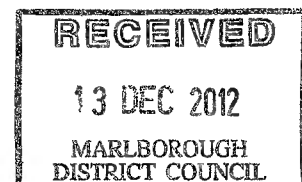
1. For many years no difficulties were experienced with the current rule.
2. The building platform shape factor of a certain diameter circle within an allotment was used without restrictions.
3. In recent times Council sought to impose the rule by saying that the circle had to be clear of easements.
4. No allowance in this interpretation was given to the fact that no one builds a 'round or circular' house.
5. This meant if there was an easement, say 2.00 metres wide, there was still 13 metres remaining.
6. The proposed rule has now been extended to include any building set-back.
7. This has a serious effect on the future design and size of allotments.
8. The proposed rule is unworkable as building set-backs are not a fixed distance from the boundary, but relate to the recession planes, ie location, height and orientation of any future building.
9. It is, therefore, impossible when designing lots at the subdivision stage, to accurately determine what the minimum width of a lot will be.
10. The effect of the new rule is to essentially increase the 'minimum' width of new lots by at least 5 metres to accommodate the recession planes.
11. The rule change also changes the relationship between the building platform shape factor and the minimum frontage rule.
12. As stated in the Section 32 evaluation, Council have acknowledged that there will be additional costs as the result of this rule, which does not seem to be in line with current government policy relating to affordable housing and Council's stated intention to encourage development.
13. What isn't included is that the proposed change will result in a significant number of properties that currently can be subdivided will not be able to be subdivided due to the increased width requirement, eg currently an existing property with a width of 18 metres





in the Urban Residential 2 Zone can be considered for further subdivision, and under the new rule this will increase to at least 23 metres.

14. Historically, the building shape factor was rectangular, with a minimum area of 150m<sup>2</sup> and minimum dimension of 10 metres. In addition there were fixed side yard measurements totalling 5 metres, resulting in a total width of 15 metres.
15. This was the basis for establishing the current rule in the Plan.
16. In conclusion, if Council wishes to continue with the use of the circular shape factor, there should be no need to change the existing rule.
17. The Institute of Surveyors position is, if it is considered necessary, to clarify the existing rule.
18. Practitioners will always create allotments that are capable of containing a residential dwelling. It would be negligent to do otherwise.
19. If Council chooses to amend the District Plan as proposed, there are subsequent amendments to the District Plan that will be required to be addressed, ie rules relating to site density in all of the zones subject to a circular building platform shape factor.
20. We suggest the proposed change should read as, "The minimum building platform shape factor may be applied anywhere within the proposed allotment. NB The minimum building platform is inclusive of any easement located along a property boundary, or any building set-back and depth requirement required by zone rules".



Submission on Plan Change 26 -  
Minor Amendments  
to the Marlborough Sounds Resource Management Plan



MARLBOROUGH  
DISTRICT COUNCIL

Submissions close 5.00 pm Friday, 21 December 2012

1. Submitter Details

Full Name

Organisation (if applicable)

Contact Person (if applicable)

Postal Address   
  
 Post Code

Email

Telephone Business  Home   
Fax  Mobile

Address for Service   
(if different from above)   
 Post Code

Signature (of submitter or person authorised to sign on behalf of submitter)  Date

2. Trade Competition

Could you gain an advantage in trade competition in making this submission?  Yes  No

If you answered yes, please note that there are restrictions on your ability to make a submission. Refer to Clause 6(4) of the First schedule of the RMA for further information.

3. Council Hearing

Do you wish to be heard in support of your submission?  Yes  No

If you answered 'Yes to being heard, would you be prepared to consider presenting a joint case with others who have made a similar submission?  Yes  No

4. Return Submission to:

Attention Planning Technician  
Marlborough District Council  
PO Box 443  
Blenheim 7240

Fax: 520 7496

Email: pc61@marlborough.govt.nz

For Office Use  
Submission No:

4

5. The specific parts of the proposed plan change the submission relates to are as follows:

Access standards - section 4.3  
Family flat definition  
Drainage channels.

*Continue on a separate sheet if necessary*

6. My submission is: (state the nature of your submission whether you support or oppose (in full or in part) specific provisions)

Oppose - to be explained at hearing  
- no time to prepare anything in the busy  
time of year leading up to Christmas.

*Continue on a separate sheet if necessary*

7. The decision I seek from Council is: (where amendments are sought, provide details of what changes you would like to see)

Changes to those items listed in section 5

*Continue on a separate sheet if necessary*

Submission on Plan Change 26 -  
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Signature (of submitter or person authorised to sign on behalf of submitter)  Date

2. Trade Competition

Could you gain an advantage in trade competition in making this submission?  Yes  No

If you answered yes, please note that there are restrictions on your ability to make a submission. Refer to Clause 6(4) of the First schedule of the RMA for further information.

3. Council Hearing

Do you wish to be heard in support of your submission?  Yes  No

If you answered 'Yes to being heard, would you be prepared to consider presenting a joint case with others who have made a similar submission?  Yes  No

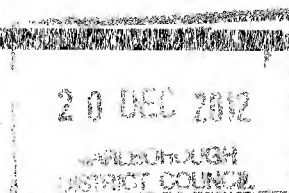
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Blenheim 7240

Fax: 520 7496

Email: pc61@marlborough.govt.nz

For Office Use  
Submission No: 6





5. The specific parts of the proposed plan change the submission relates to are as follows:

Plan change # 26  
Clarify that utility provisions apply to  
"requiring authorities".

Continue on a separate sheet if necessary

6. My submission is: (state the nature of your submission whether you support or oppose (in full or in part) specific provisions)

We oppose the proposed change that utility provisions apply to "requiring authorities" only.

Continue on a separate sheet if necessary

7. The decision I seek from Council is: (where amendments are sought, provide details of what changes you would like to see)

That the Amateur Radio Service be included in the utility provisions, along with the requiring authorities, so that at least the existing requirements with regard to antennas and their supporting structures can continue to apply.  
That antennas and their supporting structures for the purpose of Amateur Radio be regarded under the utility provisions.  
Amateur Radio Service operators take an active part in Search + Rescue events, as well as providing communications for numerous community + sports events. Operators played an important role in recent Christchurch Civil Defence operations at the time of the recent earthquake and subsequent activities. Such a valuable role in emergency situations, especially in regard to High Frequency operations where long distance communication may be called for, could be hampered if amateur radio antennas and supporting structures are

Continue on a separate sheet if necessary

not included in the utility provisions. Additionally, it will limit opportunities for the growth and expansion of the hobby.

**Submission on Plan Change 26 -  
Minor Amendments  
to the Marlborough Sounds Resource Management Plan**



**Submissions close 5.00 pm Friday, 21 December 2012**

**1. Submitter Details**

Full Name

Organisation (if applicable)

Contact Person (if applicable)

Postal Address

Email

Telephone Business  Home

Fax  Mobile

Address for Service   
 (if different from above)

Signature (of submitter or person authorised to sign on behalf of submitter)  Date

**2. Trade Competition**

Could you gain an advantage in trade competition in making this submission?  Yes  No

If you answered yes, please note that there are restrictions on your ability to make a submission. Refer to Clause 6(4) of the First schedule of the RMA for further information.

**3. Council Hearing**

Do you wish to be heard in support of your submission?  Yes  No

If you answered 'Yes to being heard, would you be prepared to consider presenting a joint joint case with others who have made a similar submission?  Yes  No

**4. Return Submission to:**

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Blenheim 7240

Fax: 520 7496

Email: pc61@marlborough.govt.nz

For Office Use  
Submission No:

7

5. The specific parts of the proposed plan change the submission relates to are as follows:

As per attached.

*Continue on a separate sheet if necessary*

6. My submission is: *(state the nature of your submission whether you support or oppose (in full or in part) specific provisions)*

As per attached.

*Continue on a separate sheet if necessary*

7. The decision I seek from Council is: *(where amendments are sought, provide details of what changes you would like to see)*

As per attached.

*Continue on a separate sheet if necessary*

## **SUBMISSION OF THE MARINE FARMING ASSOCIATION (PROPOSED PLAN CHANGE 26)**

### **INTRODUCTION & SUMMARY**

1. This submission relates exclusively to Item 5 of Plan Change 26; the removal of harvesting as a permitted activity in the Marlborough Sounds Resource Management Plan (MSRMP).
2. The Marine Farming Association (MFA) accepts that the Council needs to remove the permitted activity harvesting rule from the MSRMP due to the introduction of s68A of the Resource Management Act 1991. However, the MFA believes insufficient consideration has been given to the position of existing marine farmers under Plan Change 26. It is unclear what, if any, additional resource consents will be required by marine farmers and there is no consistency as to what consents may be required.
3. The MFA recognises that this issue has arisen through legislative reform, rather than Council decision making, and is interested in working collaboratively with the Council to find an appropriate solution to this issue for existing marine farmers.

### **BACKGROUND TO THE MFA**

4. The MFA represents marine farmers at the top of the South Island and was set up with the objective to promote, foster, advance, encourage, aid and develop the rights and interests of its members and the marine farming industry in general. The Association has 129 ordinary members who own, lease or sublease farms in the upper South Island, many of whom operate in areas covered by the MSRMP.

### **ISSUES**

5. The MFA sees a number of issues with the proposed changes to the MSRMP. The Association accepts that the permitted activity harvesting rule needs to be removed from the MSRMP but feels little consideration has been given to the position of existing marine farmers.

### *Section 32 Report Approach*

6. The Section 32 report on Plan Change 26 provides:

*The existing definition of 'Marine Farming' includes harvesting activities, and it is therefore unnecessary to have a separate rule when the activity is already adequately addressed in other rules relating to Marine Farming Activities.*
7. The MFA takes issue with this. The definition of 'Marine Farming' under the MSRMP relevantly provides:



*Marine farming means the activity of breeding, hatching, cultivating, rearing, or ongrowing of fish, aquatic life, or seaweed for harvest (and includes spat catching and spat holding) when carried out on a marine farm. (emphasis added).*

8. To the MFA's mind, this includes the breeding, hatching, cultivating, rearing, or ongrowing of fish, aquatic life, or seaweed but does not include the activity of 'harvesting'. This definition should be amended to provide greater clarity.
9. However, amendment of the definition alone is unlikely to resolve the issues for existing marine farmers. Few marine farmers hold consents which permit 'marine farming' *per se*. An amendment to the definition is unable to increase the scope of existing consents which are silent on harvesting. This means that even if the definition is amended, to continue harvesting a number of marine farmers will need to apply for additional consents.

#### *Issues for Existing Marine Farmers*

10. Removing the harvesting permitted activity rule, without providing a clear replacement, leaves existing marine farmers in an uncertain position. Precisely how Plan Change 26 will affect them depends on the consents they operate under.
11. Marine Farmers Operating Under Marine Farming Licenses:
  - a. A number of marine farmers operate pursuant to Marine Farming Licenses issued under the Marine Farming Act 1971 (now deemed coastal permits pursuant to the Resource Management Act 1991). Many of those consents authorised 'farming' which was defined in the Marine Farming Act 1971 as follows:

*in relation to any species of fish or marine vegetation, means the breeding, cultivating, and rearing of any such fish or the cultivating of any such vegetation, as the case may be; and to farm has a corresponding meaning.*
  - b. In the MFA's view, these licenses were intended to form a complete code and, given the above definition, harvesting appears to be an activity permitted by these consents. This view may be supported by a preponderance of licensing terms which required at least annual reporting on harvesting activities.
  - c. While this may cover a number of marine farmers who operate in the Marlborough Sounds, it does not assist farmers who operate under coastal permits issued under the Resource Management Act 1991 or who have been granted more recent coastal permits for 'extensions' to their farms.
12. Marine Farmers Operating Under More Recent Coastal Permits:
  - a. Marine farm consents issued under the Resource Management Act 1991 between 1 October 1991 and 1 August 1996 are often silent on the issue of 'harvesting'. While

it will depend largely upon the wording of the individual consent, it would appear that if the permitted activity rule relating to harvesting is removed from the MSRMP, farmers operating under these coastal permits may need to obtain additional consents to continue harvesting from their farms.

13. Marine Farmers Utilising Farm Extensions:
  - a. A number of marine farmers who operate pursuant to Marine Farming Licenses have been granted coastal permits to allow them to farm in a larger area than the original license permitted.
  - b. For example, a marine farmer may hold an older Marine Farming License permitting them to operate a marine farm within a 2 hectare area. They may also hold additional coastal permits allowing them to farm within a 1 hectare area adjacent to or surrounding the original Marine Farming License.
  - c. In this circumstance something of an anomaly arises. Marine farmers may be able to harvest from the area of the Marine Farming License without consent but will require additional consent to harvest from that portion of their farm which is not covered by their license. In the MFA's view this adds an additional layer of complexity to the consenting process which is unnecessary.

*Lack of Clarity over Consents Required*

14. If the permitted activity rule is removed, there is no 'one' consent which may be required for harvesting. For example:
  - a. If harvesting can occur with less than 500m<sup>3</sup> use/take of coastal water (and no other discharges) harvesting may still be able to occur as a permitted activity; Rule 35.1.2.8 MSRMP. The MFA is unsure if this rule can be relied on or whether it may also be seen to "authorise as a permitted activity any aquaculture activity" and be in conflict with s 68A.
  - b. If a farm is located *within 200m* of the Mean High Water Springs and a use/take of coastal water of less than 3,000m<sup>3</sup> is required (and there will be no other discharges) then harvesting will be a controlled activity; Rule 30.2.4 MSRMP.
  - c. If a farm is located *more than 200m* from the Mean High Water Springs and a use/take of coastal water of less than 3,000m<sup>3</sup> is required (and there will be no other discharges) then harvesting will be a discretionary activity; Rule 30.2.4 MSRMP.
  - d. Additional consents may also be required if any discharge of organic waste matter to the seabed occurs during the harvesting process; Rule 35.4.2.10 MSRMP.

## SIGNIFICANCE OF THE ISSUES

15. There are over 500 consented marine farms within the area governed by the MSRMP. Harvesting is an integral part of the process at all operating farms. While the MFA has not undertaken a survey of its members' harvesting activities, the Association is aware that marine farmers undertake harvesting in a variety of ways. Harvesting is also species dependent.
16. In the MFA's view, unless the consent regime is simplified, there is a real risk that marine farms may be unsure what (if any) consents are required to undertake harvesting activities at their particular site. The Council may be 'swamped' with poorly drafted resource consent applications which lack clarity and do not cover all consents required.

## THE DECISION THE MARINE FARMING ASSOCIATION SEEKS FROM THE COUNCIL

17. The MFA would like the Council to undertake the following as part of the Plan Change 26 process:
  - a. Amend the definition of marine farming in the MSRMP as follows:

*Marine farming means the activities of breeding, hatching, cultivating, rearing, ongrowing and harvesting of fish, aquatic life, or seaweed (and includes spat catching and spat holding) when carried out on a marine farm.*
  - b. Introduce a rule into the MSRMP which provides that harvesting is a controlled activity, with controls limited (as closely as possible) to the position as it stood prior to Plan Change 26 being notified.
18. The MFA believes controlled activity status for harvesting activities is justified and will eliminate uncertainty as to what consents are required. In essence, consent applications for harvesting activities will do no more than preserve the status quo of activities which have been occurring under the permitted activity rule. The marine farms themselves have already undergone a rigorous consenting process and there is no justification for a more stringent test being applied.



Graeme Coates  
On behalf of the Marine Farming Association

**Submission on Plan Change 26 -  
Minor Amendments  
to the Marlborough Sounds Resource Management Plan**



**Submissions close 5.00 pm Friday, 21 December 2012**

**1. Submitter Details**

Full Name			
Organisation (if applicable)	Marlborough District Council		
Contact Person (if applicable)	Mark Caldwell		
Postal Address	PO Box 443		
	Blenheim 7240		
		Post Code	<input type="text"/>
Email	mark.caldwell@marlborough.govt.nz		
Telephone	Business	Home	
	Fax	Mobile	
Address for Service			
(if different from above)			
		Post Code	<input type="text"/>
Signature (of submitter or person authorised to sign on behalf of submitter)		Date	

**2. Trade Competition**

Could you gain an advantage in trade competition in making this submission?  Yes  No

If you answered yes, please note that there are restrictions on your ability to make a submission. Refer to Clause 6(4) of the First schedule of the RMA for further information.

**3. Council Hearing**

Do you wish to be heard in support of your submission?  Yes  No

If you answered 'Yes to being heard, would you be prepared to consider presenting a joint case with others who have made a similar submission?  Yes  No

**4. Return Submission to:**

Attention Planning Technician  
Marlborough District Council  
PO Box 443  
Blenheim 7240

Fax: 520 7496  
Email: pc61@marlborough.govt.nz

For Office Use  
Submission No:

8

**5. The specific parts of the proposed plan change the submission relates to are as follows:**

Please see attached

*Continue on a separate sheet if necessary*

**6. My submission is: (state the nature of your submission whether you support or oppose (in full or in part) specific provisions)**

Please see attached

*Continue on a separate sheet if necessary*

**7. The decision I seek from Council is: (where amendments are sought, provide details of what changes you would like to see)**

Please see attached

*Continue on a separate sheet if necessary*



## The specific parts of the proposed plan changes the submission relates to are as follows:

**Item 4.1 Remove references to compliance with Assessment Matters from the rules relating to controlled and discretionary subdivision activities.**

- (i) Controlled Subdivision Activity

**Item 4.2 Clarify that building platforms must be free from easements and yard setbacks**

Insert the following note to the end of the existing notes to Tables 27.2.1 and 27.3.1 as note 3:

<sup>3</sup> The minimum building platform shape factor may be applied anywhere within the proposed allotment. The minimum building platform must be free of any easement or any building setback and depth requirements required by zone rules.

**Item 6 Wineries, Distilleries and Breweries in Rural Environments**

- (i) delete the following Definition from Chapter 25 (Definitions)

~~Wineries—premises for the retail sale of wine, associated wine promotional material and associated dining facilities~~

- (ii) Add the following definition to Chapter 25 (Definitions):

Winery – a facility for the processing of grapes or other fruit for the production of wine, or juice from the subsequent production of wine, premises for the retail sale of wine, associated wine promotional material and associated dining facilities.

## My submission is:

**Item 4.1 Remove references to compliance with Assessment Matters from the rules relating to controlled and discretionary subdivision activities.**

There is a typographical error in that the rule referenced is 27.5 in the proposed amended rule 27.2 (Controlled Activities) the rule that should be referenced is rule 27.2.5.

The proposed amended rule 27.2 should read as follows:

If subdivision proposals for these zones meet all of the following standards and assessment criteria (Rules 27.2.1, 27.2.2, 27.2.3, ~~27.2.4-27.2.5~~) the Council will reserve control over the matters prescribed in Rule 27.2.5

**Item 4.2 Clarify that building platforms must be free from easements and yard setbacks**

There is a discrepancy between the proposed change as stated in item 4.2 in the Section 32 report and 4.1 Building Platform Requirements in the Appendix 1: Proposed Plan Change – Schedule of Changes.

Item 4.2 in the Section 32 Report the proposed note reads as follows

<sup>3</sup> The minimum building platform shape factor may be applied anywhere within the proposed allotment.

The minimum building platform must be free of any easement or any building setback and depth requirements required by zone rules.

In 4.1 of the Proposed Schedule of Change the note reads as follows

<sup>3</sup> The minimum building platform shape factor may be applied anywhere within the proposed allotment. The minimum building platform must be free of any easement or any relevant yard setback required by zone rules.

The note to be added to Tables 27.2.1 and 27.3.1 as note 3 should match the wording in Item 4.2 of the Section 32 Report.

#### **Item 6 Wineries, Distilleries and Breweries in Rural Environments**

Reference to premises for the retail sale of wine, associated wine promotional material and associated dining facilities in the definition for a Winery is not required as these activities are covered by the definition for Commercial Activity in Chapter 25.

### **The decision I seek from Council is:**

#### **Item 4.1 Remove references to compliance with Assessment Matters from the rules relating to controlled and discretionary subdivision activities.**

The decision I seek is that rule 27.2 (Controlled Activities) be amended as follows:

If subdivision proposals for these zones meet all of the following standards ~~and assessment criteria~~ (Rules 27.2.1, 27.2.2, 27.2.3, ~~27.2.4 27.2.5~~) the Council will reserve control over the matters prescribed in Rule 27.2.5

#### **Item 4.2 Clarify that building platforms must be free from easements and yard setbacks**

That the following note be added to the end of the existing notes to Tables 27.2.1 and 27.3.1 as note 3:

<sup>3</sup> The minimum building platform shape factor may be applied anywhere within the proposed allotment. The minimum building platform must be free of any easement or any building setback and depth requirements required by zone rules.

#### **Item 6 Wineries, Distilleries and Breweries in Rural Environments**

The decision I seek is as follows:

- (iii) delete the following Definition from Chapter 25 (Definitions)

~~Wineries — premises for the retail sale of wine, associated wine promotional material and associated dining facilities~~

- (iv) Add the following definition to Chapter 25 (Definitions):

Winery – a facility for the processing of grapes or other fruit for the production of wine, or juice for the subsequent production of wine.

**Submission on Plan Change 26 -  
Minor Amendments  
to the Marlborough Sounds Resource Management Plan**



Submissions close 5.00 pm Friday, 21 December 2012

**1. Submitter Details**

Full Name	Kevin and Lynda Morgan		
Organisation (if applicable)			
Contact Person (if applicable)	Murray Hunt		
Postal Address	PO Box 925		
	Blenheim 7240		
		Post Code	<input type="text"/>
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Telephone	Business	(03) 578 5339	Home
	Fax	(03) 578 0323	Mobile
Address for Service	C/- Hardy-Jones Clark		
	(if different from above)	PO Box 646	
		Post Code	<input type="text"/>
Signature (of submitter or person authorised to sign on behalf of submitter)			Date
			21.12.2012

**2. Trade Competition**

Could you gain an advantage in trade competition in making this submission?  Yes  No

If you answered yes, please note that there are restrictions on your ability to make a submission. Refer to Clause 6(4) of the First schedule of the RMA for further information.

**3. Council Hearing**

Do you wish to be heard in support of your submission?  Yes  No

If you answered 'Yes to being heard, would you be prepared to consider presenting a joint joint case with others who have made a similar submission?  Yes  No

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