



# **MARLBOROUGH DISTRICT COUNCIL**

## **Schedule of Changes**

**Plan Changes 64, 65, 66, 67, 69 & 71**

# Schedule of Changes

## Plan Changes 64, 65, 66, 67, 69 & 71

### Plan Change 64, 65, 66, 67, 69 & 71 Amendments

Where text is proposed to be added to the Wairau/Awatere Resource Management Plan (the Plan) through this plan change, it has been shown as blue underlined. Where the text is shown as ~~red strike through~~ in the plan change the text is existing text from the Plan that is not to be deleted. All other text is existing text from the Plan and has been included either for context to assist the reader in determining where the changes occur or provides the reader with information and does not form part of the plan change.

The Wairau/Awatere Resource Management Plan is amended in accordance with the following schedule:

#### Volume One – Objectives, Policies and Methods

#### CHAPTER 23.0 SUBDIVISION AND DEVELOPMENT

##### 1. Insert new Issue, Objective and Policies and Methods of Implementation as follows:

##### 23.6 Issue:

##### A shortage of sustainably managed, greenfield, residentially zoned land in Blenheim can inhibit growth and reduce the choice of housing.

Blenheim is Marlborough's centre and the social and economic needs of the people of Marlborough require that in Blenheim there must always be sufficient land available for new housing. Planning for new housing needs to be long term and the growth areas chosen must be suitable for their purpose and must be able to be serviced within the economic capacity of the ongoing community. At the same time development in those areas should have regard to potential adverse effects including reverse sensitivity, geotechnical, and environmental matters and provide for rational and integrated roading and open space layouts.

##### 23.6.1 Objectives and Policies

Objective 1 To enable high quality residential development in greenfield areas (Areas 1-5) in a sustainable manner in order to provide for the future growth of Blenheim.

##### General Policies applicable to Areas 1-5

Policy 1.1 Farming activities are permitted to continue until residential development of the land occurs

Policy 1.2 Subdivision yield should aim at a yield of between 10 and 12 dwellings per hectare. A greater yield will be encouraged where it is demonstrably shown that this produces appropriate urban design outcomes. Allotment sizes greater than 800 m<sup>2</sup> are discouraged other than at the boundary between the greenfields area and any non-residential zone and only to the extent reasonably necessary to manage reverse sensitivity effects having regard to the range of methods available to manage those effects.

Policy 1.3 Subdivision design shall have regard to reverse sensitivity effects in respect of existing lawfully established rural and non-residential activities.

Policy 1.4 Subsoil conditions of sites shall be investigated to establish if appropriate foundation designs of buildings are required to mitigate the effects of liquefaction or lateral spread.

Policy 1.5 Where indicative roading layouts are shown on the planning maps the roading network proposed at the time of subdivision and development shall be in general accordance with the layout.

Policy 1.6 Following consultation with Council, reserve areas, open spaces and community facilities shall be identified on subdivision plans.

Policy 1.7 Prior to development proceeding reticulated services owned by, or to be vested in, the Council shall be available for connection and utilised and/or financial provision made for them.

Policy 1.8 Those areas that are able to be serviced by a sequential and orderly extension of existing infrastructure services shall be given priority by Council.

Policy 1.9 Contaminated sites shall be identified and contamination mitigated or remediated so the land is suitable for residential development.

#### Specific Policies applicable to Area 2

Policy 1.10 Activities in proximity to the Transpower Blenheim Substation shall not compromise the operation and function of the substation.

#### Specific Policies applicable to Area 3

Policy 1.11 The indicative roading layout in this area will be dependent on and enhanced by connections to existing roads over land that is outside of the area ie connections to Westwood Avenue for Area 3.

#### Specific Policies applicable to Areas 3 and 5

Policy 1.12 Subdivision design shall have particular regard to the Westwood Retail Centre as it relates to reverse sensitivity effects relating to noise, truck movements and light spill.

#### Specific Policies applicable to Areas 1, 2, 4 and 5

Policy 1.13 Subdivision design shall have particular regard to farming activities on the northern boundary of the areas and the western boundary of Areas 4 & 5 as it relates to spray drift, noise and traffic movements.

*Following extensive growth strategy investigations Council has identified five growth areas generally to the north and west of Blenheim in an Urban Residential 2 Greenfield Zone. The growth areas are identified and numbered in the Zone as 1-5. The areas should provide sufficient housing for the next 20 years or so. There are a number of more general policies applying to all of the areas and a number of more specific policies applying to the different areas.*

*In general existing farming activities are able to continue in the zone until they are developed for residential use. An efficient pattern of subdivision for medium density housing is encouraged in the zone although in order to mitigate the effects of reverse sensitivity at the rural/urban interface larger lots of 4,000 m<sup>2</sup> are allowed for in certain circumstances. Subdivision for residential purposes should have regard to such matters as reverse sensitivity, sub soil conditions, an efficient roading layout (which is indicatively shown in Areas 1-5 on the planning maps) and the location and provision of open space and other community facilities. Rezoning does not imply the presence of Council infrastructure. Preference will be given to an orderly and sequential provision of services in order for Council spending to be undertaken in a prudent manner.*

*There are a number of specific issues in some areas relating to reverse sensitivity effects and roading connections. Specific recognition of the Blenheim Substation in Area 2 is made in order to give effect to the National Policy Statement on Electricity Transmission (NPSET).*

## **2. Amend Provision 23.6 Methods of Implementation by the following:**

### 23.6 Methods of Implementation

Rules - Rules will be used to establish minimum allotment areas and dimensions and minimum site areas and dimensions. Subdivision will be used as a land management method. Rules will provide for the

preservation of natural character, vegetation and landscape values. Rules will set performance standards to be met in respect of the provision of services, roading and amenities.

Rules will reflect the availability, receiving/supply capacity and affordability of urban servicing infrastructure and will take account of the finite capability of the existing facilities.

Plan Provisions - Planning maps will indicate zoning patterns. Plan rules outline standards for esplanade strips and access strips; and for the preservation of vegetation, landscape and land set aside for conservation purposes.

Financial Contributions and [Development Contributions](#) - The Council will require financial [and development](#) contributions to avoid, remedy or mitigate any adverse off-site and downstream effects of subdivision/development in accordance with the Plan rules. Contributions mitigate any adverse off-site and downstream effects of subdivision/development in accordance with the Plan rules.

Code of Practice - The Council has developed a Code of Practice for subdivision and land development. This Code of Practice sets out specific methods by which the subdivision requirements of this Plan can be met.

Reserves Strategy - The Council, as part of its integrated management practice has prepared a Reserves Strategy. The contribution levels have been designed to integrate with this strategy.

Annual Plan [and Long Term Plan](#) - The Council's Annual Plan and [Long Term Plan](#) sets out priorities for funding of specific land purchases and also provides the current financial information to enable the services contribution formula to be applied.

Education - The Council will provide guidelines, information and advice relating to subdivision and design.

Identification of the values of water bodies - The natural and human use values supported by surface water bodies - The values of within the Plan area are identified in Appendix A of Volume One of water bodies the Plan. These values include ecological, habitat, recreational and natural character values. Regard can be had to these values when considering resource consent applications required as a result of rules in this Plan.

As more is learnt about the values supported by water bodies in South Marlborough, it is possible to add to Appendix A by way of plan change.

[Indicative Services Plan – For Areas 1-5 of the Urban Residential 2 Zone initial concept designs for infrastructure will be developed by Council into indicative Services Plans \(involving detailed survey and engineering design and will include road network and widths, routes for reticulation, reticulation capacity requirements and land and easements to be acquired\) prepared in consultation with landowners and adjoining property owners.](#)

## **Volume Two - Rules**

### **CHAPTER 26.0 DEFINITIONS**

#### **3. Add the following definitions to Chapter 26 Definitions**

[Urban Residential 2 Greenfield Zone](#) means the zone as shown on the Planning Maps and in which the provisions of the Urban Residential 2 Zone apply unless stated otherwise.

[Sensitive Activities](#) Sensitive activities in respect of National Grid infrastructure means those activities that are particularly sensitive to the National Grid infrastructure. Such activities include residential activities, day care centres, papakainga, schools, and hospitals.

### **CHAPTER 28 SUBDIVISION**

#### **4. Amend Rule 28.2.1 by the following:**

28.2 Controlled Subdivision Activities

28.2.1 Available in the -

a) Urban Residential Zones ([excluding Urban Residential 2 Greenfield Zones](#))

**5. Amend Rule 28.2.3 by the following:**

28.2.3 Standards for Access to Rear Lots (Controlled Subdivision Activities [and Limited Discretionary Subdivision Activities](#))

**6. Introduce the following new rule:**

28.2A Limited Discretionary Activities

28.2A.1 Subdivision in the Urban Residential 2 Greenfield Zones is a Limited Discretionary Activity provided the following are met:

Allotment standards

<u>Zone</u>	<u>Allotment Type</u> W = with Sewerage Reticulation WO = Without	<u>Environmental Assessment Threshold Lot Area m<sup>2</sup></u> <small><sup>1</sup> see note below</small>	<u>Environmental Assessment Threshold Building Platform Shape Factor</u> <small><sup>2</sup> see note below</small>	<u>Environmental Assessment Threshold Frontage Metres</u> <small><sup>4</sup> see note below</small>	<u>Qualification</u>
<u>Urban Residential 2 Greenfield Zone</u>	<u>Front W</u>	(i) <u>Minimum 400m<sup>2</sup></u> (ii) <u>Maximum 4,000m<sup>2</sup></u> •	<u>15m diameter circle</u>	<u>15</u>	
	<u>Rear W</u>	(i) <u>Minimum 400m<sup>2</sup></u> (ii) <u>Maximum 4,000m<sup>2</sup></u>	<u>15m diameter circle</u>	<u>NA</u>	<u>Access requirements apply, refer 28.2.3</u>

Notes:

- 1 Lot areas prescribed are net areas, exclusive of access.
- 2 The minimum building platform shape factor may be applied anywhere within the proposed allotment. Any building located within the building platform shape factor must comply with the bulk and location requirements of the respective zones and comply with the requirements of any easements.
- 3 Frontage below 15 metres is permitted where a front lot with side boundaries diverging or opening from the street has a minimum frontage of 6.0 metres and the site width, at a distance of 12.0 metres from the street, is not less than 17 metres.

Council's discretion is restricted to the following matters:

- a) The use of the site and urban design.
- b) The shape and position of any lot.
- c) Potable water supply, water storage and water treatment.

- d) Effluent disposal systems and maintenance requirements.
- e) Storm water quantity and quality
- f) Service easements.
- g) Roading, access, parking and manoeuvring standards including any necessary easements.
- h) Financial, development and land contributions in accordance with the requirements of this Plan.
- i) Provision of open spaces, community facilities, and reserves, including esplanade reserves and esplanade strips around the coastline and margins of lakes and rivers.
- j) Protection of existing vegetation and revegetation.
- k) The securing of any necessary covenants or other instruments to protect any significant environmental features or other special feature(s) on any lot.
- l) Fencing responsibilities
- m) Conditions relating to staged developments or the timing of any works by any conditions.
- n) Controls to mitigate the adverse effects of subdivision construction.
- o) Hazard avoidance, remediation or mitigation.
- p) Council access to rivers and drainage channels.
- q) Contamination mitigation and remediation.
- r) The location of dwellings on a site.
- s) The proximity of existing lawfully established rural and non-residential activities and appropriate measures to avoid, remedy or mitigate reverse sensitivity effects on these activities including consideration of the following measures:

-insulation of dwellings for noise purposes

-setbacks of dwellings from boundaries including Zone boundaries

-no complaints covenants

-imposition of consent notices in respect of the above matters

-location of larger lots (between 1,000m<sup>2</sup> and 4,000m<sup>2</sup>) adjoining non-residential activities to provide a buffer

NB Refer to Rules 28.3.4.3, 32.1.9.3 and 32.3.1A in respect of setbacks from the Blenheim Substation site (Section 1 SO 4246 Lot 1 DP 8572 and Part Section 1 SO 6959)

t) Foundation Design:

All applications for subdivision consent for land shall be accompanied by a report from an expert acceptable to Council, detailing the investigations and showing the performance standards set out below have been met:

Performance Standards

(i) For allotments within 200 metres of a waterway measured from the top of the closest bank cone penetrometer test (CPT) will be required for the purpose of evaluating the potential for lateral spread.

The testing frequency will be in accordance with the following table:

<u>Equal to or greater than 1 hectare</u>	<u>Equal to or greater than 0.25 hectare and less than 1</u>	<u>Less than 0.25 hectare</u>
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	<u>hectare</u>	
<u>0.25 per lot (minimum of 5)</u>	<u>5</u>	<u>1 per lot</u>

At each CPT location the following shall be undertaken:

- a continuous profile of the subsoil to firm basement and
- measurement of depth to water table, and
- in-situ testing of all susceptible strata.

All susceptible strata shall be sampled and the construction of grading curves and atterberg limit tests determined.

The Performance Standards set out below in (ii) shall be met for vertical loading

(ii) For allotments located more than 200 metres from a waterway measured from the top of the closest bank

Each allotment shall have at least four scala penetrometer tests for each allotment. Each sample point is to have a field value recorded, obtained in accordance with NZS4402:1996, and is to be geo-referenced to survey marks. The field values of the penetrometer test shall be interpreted in terms of kilo Pascals (kPa) and the basis for such interpretation defined.

Not less than one inspection pit shall be constructed for every 3 proposed allotments to confirm subsoil properties. The inspection pit shall be geo-referenced and shall include the logged soil profile.

Unless the recorded field soil strength from the scala penetrometer tests for an allotment is at least 300 kPa at a depth of at least 0.3 metres, below the soffit of the proposed foundations, then a consent notice will be imposed on the allotment requiring specific foundation design for any dwelling house at the time of building consent

**provided that**

Where the field results are less than 300 kPa and scala penetrometer driving refusal occurs at 2 metres or more in depth, then the performance requirements shall be –

**Performance Standards**

- An Ultimate Limit State Settlement to be not greater than 100 millimetres, and
- A Service Limit State settlement not greater than 50 millimetres and

Where a Standard Penetrometer Test (SPT) count result is less than 12 (corrected in accordance with best practice), and depth to sediments achieving an SPT > 12 is greater than 2 metres, then the performance requirements are –

- An Ultimate Limit State Settlement to be not greater than 100 millimetres, and
- A Service Limit State settlement to be not greater than 50 millimetres.

**7. Amend Rule 28.3.1 by the following:**

28.3 Discretionary Subdivision Activities

28.3.1 Available in the -

b) Urban Residential 1 and 2 Zones and the Urban Residential 2 Greenfield Zones

**8. Amend Rule 28.3.2 Allotment Standards (Discretionary Subdivision Activities) by the insertion of the following:**

Zone	Allotment Type W = with Sewerage Reticulation WO = Without	Environmental Assessment Threshold Lot Area m <sup>2</sup> <small><sup>1</sup> see note below</small>	Environmental Assessment Threshold Building Platform Shape Factor	Environmental Assessment Threshold Frontage Metres <small><sup>3 4</sup> see note below</small>	Qualification

			<sup>2</sup> see note below		
<a href="#">Urban Residential 2 Greenfield Zone</a>	<a href="#">Front W</a>	<a href="#">Minimum 250</a>	<a href="#">14m diameter circle</a>	<a href="#">15</a>	
<sup>*4</sup>	<a href="#">Rear W</a>	<a href="#">Minimum 250</a>	<a href="#">14m diameter circle</a>	<a href="#">NA</a>	<a href="#">Access requirements apply, refer 28.3.3</a>

<sup>\*4</sup> [If allotments \(except for allotments less than than the minimum 400m2\) do not comply with the Environmental Assessment Threshold Lot Area standards specified in Rule 28.2A .1 they are non –complying activities under Rule 28.4.1.](#)

**9. Amend Rule 28.4.1 Non-Complying Subdivision Activities by the following:**

28.4.1 Subdivision is a Non-Complying Activity where, the subdivision does not comply with one or more of the Permitted, Controlled or Discretionary Activity requirements for the:

- a) Rural 3 and 4 Zones;
- b) Rural Residential Zone;
- c) Urban Residential 1 and 2 Zones [and Urban Residential 2 Greenfield Zone](#)

**10. Add the following new Rule**

[28.3.4.3 Blenheim Substation](#)

[A subdivision proposal which is located on the northern side of Old Renwick Road or on Thomsons Ford Road within a distance measured 150 metres of the Blenheim Substation site \(Sec 1 SO 4246 Lot 1 DP 8572 & Pt Sec 1 SO 6959\) shall be considered a Limited Discretionary Activity, with the limitation being that the Council will restrict the exercise of its discretion to](#)

- (i) [Those matters in 28.2A.1 and;](#)
- (ii) [The extent to which the subdivision may adversely affect the efficient operation, maintenance, upgrading and development of the Blenheim Substation;](#)
- (iii) [The extent to which the proposed subdivision design and layout enables appropriate separation distance between future sensitive activities and transmission lines, including safe separation distances in the New Zealand Electrical Code of Practice for Electrical Safe Distances \(NZECP: 34 2001\);](#)
- (iv) [The results of any detailed investigations to determine appropriate separation distances between potential future sensitive activities and the Blenheim Substation; and](#)
- (v) [Any other measures proposed to avoid or mitigate potential adverse effects, including reverse sensitivity effects, on the Blenheim Substation;](#)

[Transpower New Zealand Limited is the sole potentially affected party in the context of the Act in terms of \(ii\)-\(v\) above.](#)

**CHAPTER 32.0 URBAN RESIDENTIAL 1 AND 2**



**11. Amend Rule 32.1.1 by adding the following activity:**

32.1 Permitted Activities

32.1.1 Unless expressly limited elsewhere and subject to compliance with the conditions applying to Permitted Activities the activities listed below shall be permitted without a resource consent.

- [Farming in the Urban Residential 2 Greenfields Zones subject to compliance with the conditions of the Rural 3 Zone.](#)

**12. Amend Rule 32.1.3.1 Residential Site Density - Residential Activity by the following:**

32.1.3 Amenities

32.1.3.1 Residential Site Density - Residential Activity

The minimum net site area for each residential unit shall be:

- a) Not less than 290m<sup>2</sup> within the Urban Residential 1 Zone;
- b) Not less than 400m<sup>2</sup> within the Urban Residential 2 Zone except for those properties listed in Appendix H1 where the minimum net site area for each residential unit shall be 3,000 m<sup>2</sup>, and for the properties listed in Appendix H2 the minimum net site area for each residential unit shall be 1200m<sup>2</sup>; [provided that in the Urban Residential 2 Greenfield Zone the maximum number of residential units per Certificate of Title shall be 1.](#)

**13. Add the following Rules to Chapter 32.0 Urban Residential 1 and 2 Zones**

[32.1.9 Buffer Corridor Provisions Around National Grid Infrastructure](#)

[32.1.9.3 Permitted Activity Standards for activities, buildings and structures near the Blenheim Substation](#)

- a) [No building, or addition to any building, for a sensitive activity shall be permitted on the northern side of Old Renwick Road or on Thomsons Ford Road within a distance measured 150 metres of the Blenheim Substation site \(Sec 1 SO 4246 Lot 1 DP 8572 & Pt Sec 1 SO 6959\); and](#)
- b) [No change of use to a sensitive activity or the establishment of a new sensitive activity shall be permitted on the northern side of Old Renwick Road or on Thomsons Ford Road within a distance measured 150 metres of the Blenheim Substation site \(Sec 1 SO 4246 Lot 1 DP 8572 & Pt Sec 1 SO 6959\).](#)

[32.3.1A On the northern side of Old Renwick Road or on Thomsons Ford Road, within a distance measured 150 metres of the Blenheim Substation site \(Sec 1 SO 4246 Lot 1 DP 8572 & Pt Sec 1 SO 6959\), the following shall be a limited discretionary activity, with Transpower New Zealand Limited being the sole affected party in the context of the Act:](#)

- a) [any building, or addition to any building, for a sensitive activity; and](#)
- b) [any change of use to a sensitive activity or the establishment of a new sensitive activity.](#)

[The Council's discretion shall be limited to a consideration of the following matters:](#)

[the extent to which any sensitive activity, including any building containing a sensitive activity, may adversely affect the efficient operation, maintenance, upgrading and development of the Blenheim Substation;](#)

[the results of any detailed investigations to determine appropriate separation distances between sensitive activities and the Blenheim Substation; and](#)

any other measures proposed to avoid or mitigate potential adverse effects, including reverse sensitivity effects, on the Blenheim Substation;

## **APPENDIX 6**

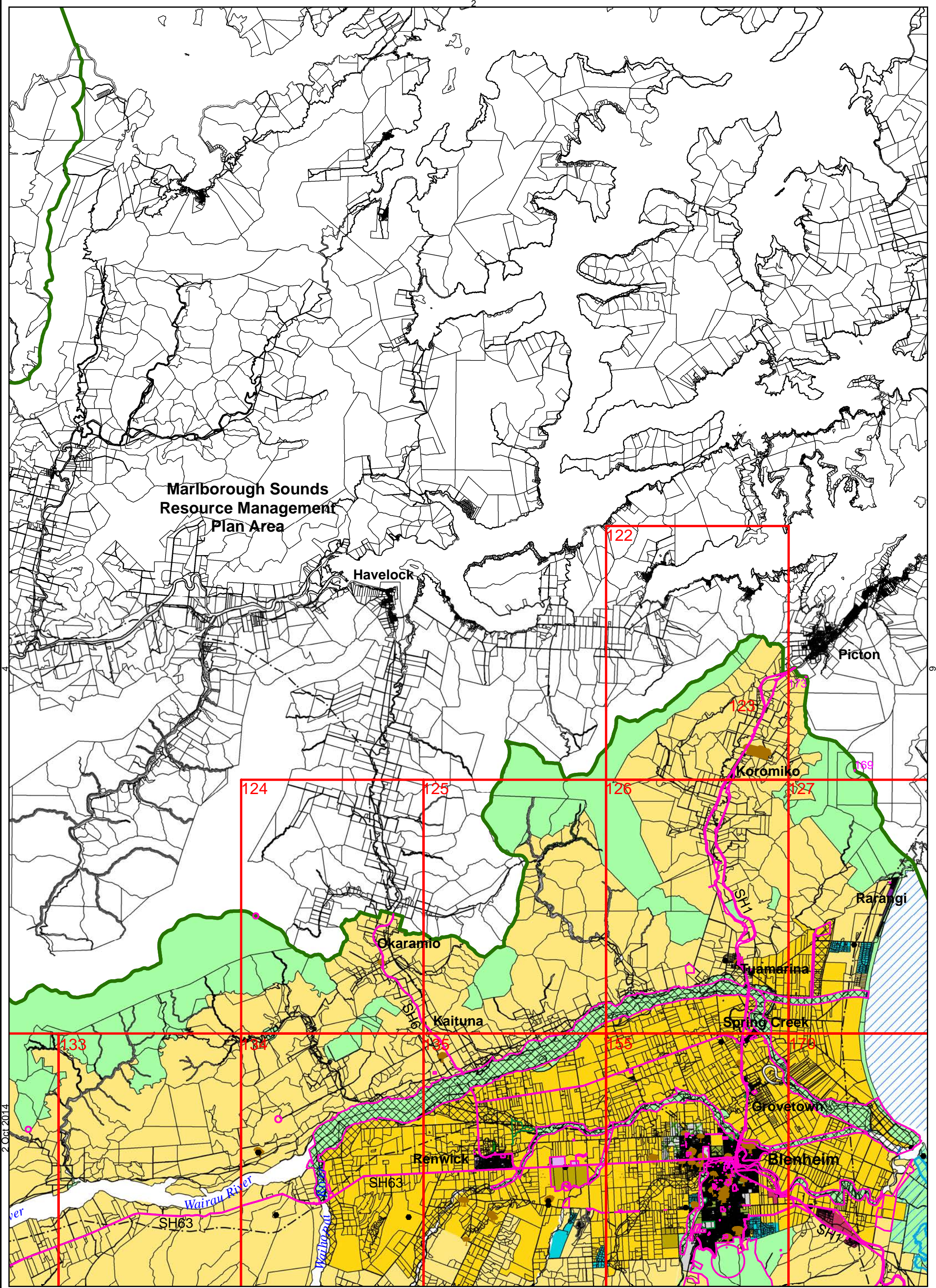
### **14. Add the following to Appendix G**

13.0 Beekeeping Operation (on land described as 168 Old Renwick Road and legally described as Lot 1 DP 2064). The following activities shall be permitted, provided they comply with the standards for Permitted Activities in the Rural Zone.

- Beekeeping and honey making

## **PLANNING MAPS**

### **15. Amend Planning maps in accordance with closing submissions**



**Marlborough Sounds  
Resource Management  
Plan Area**

Havelock

Picton

Koromiko

Okaramo

Kaituna

Renwick

Blenheim

2 Oct 2014

Wairau River

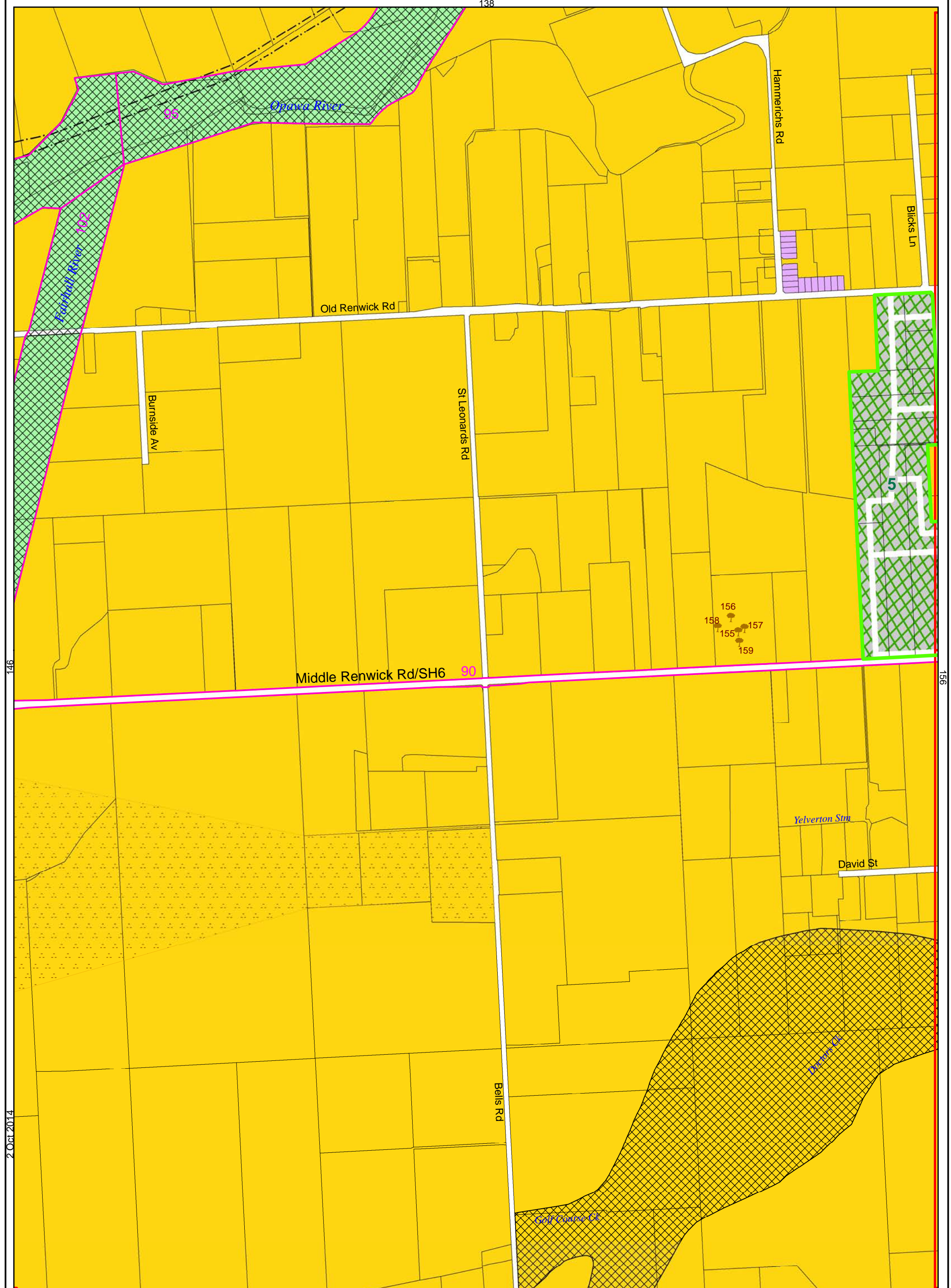
SH63

SH63

SH11

SH7





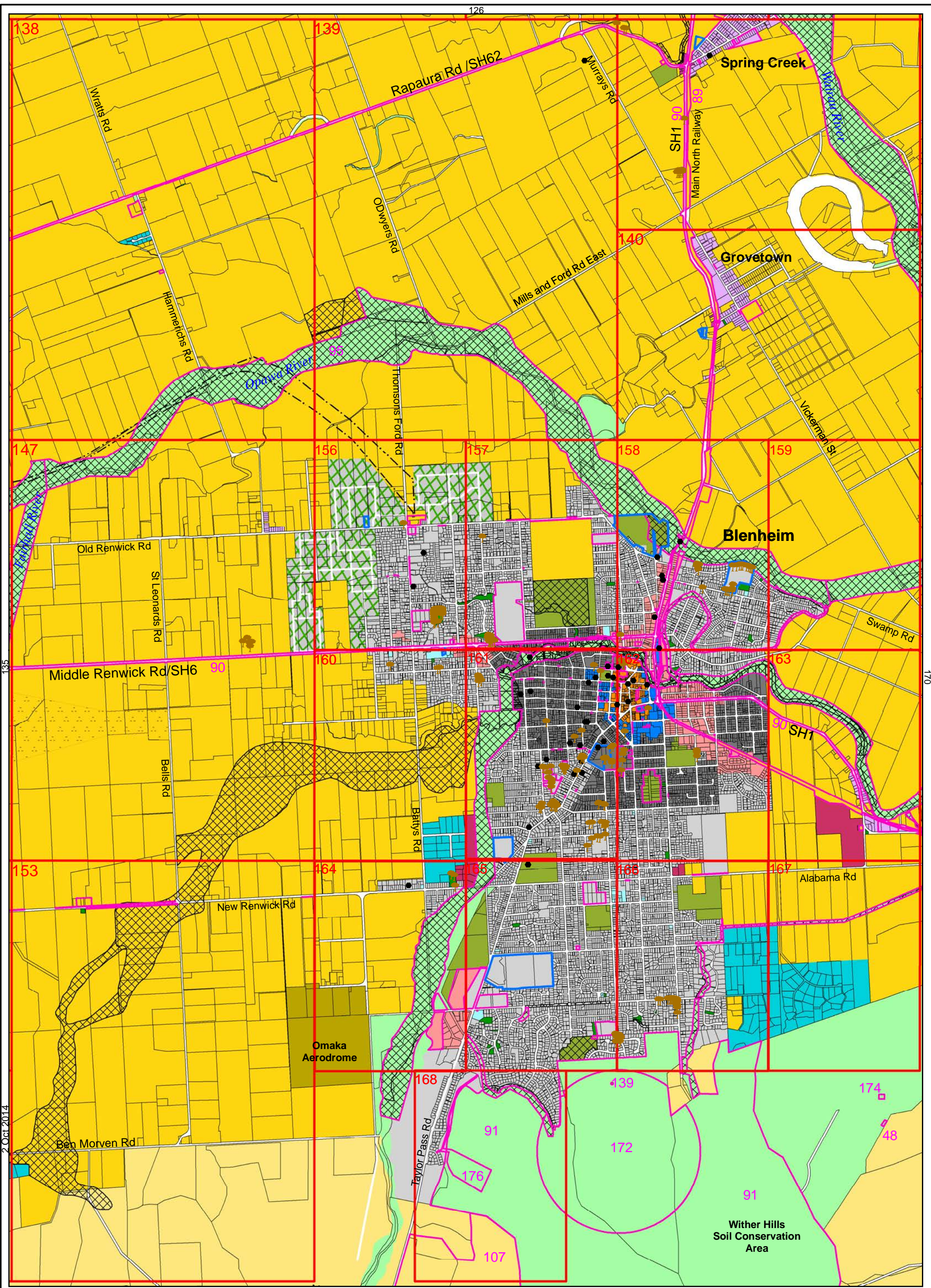
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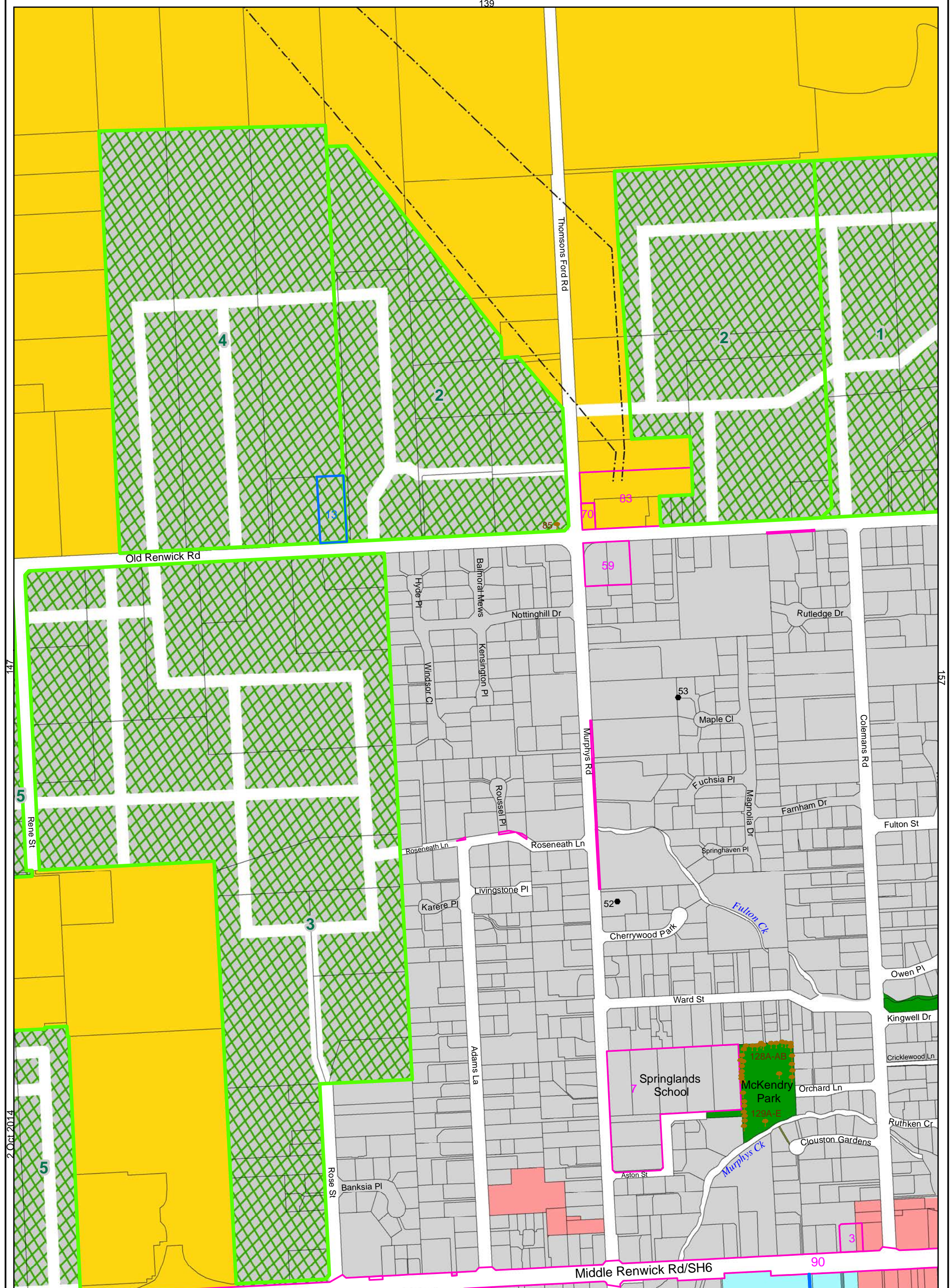
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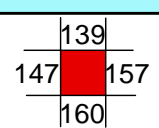


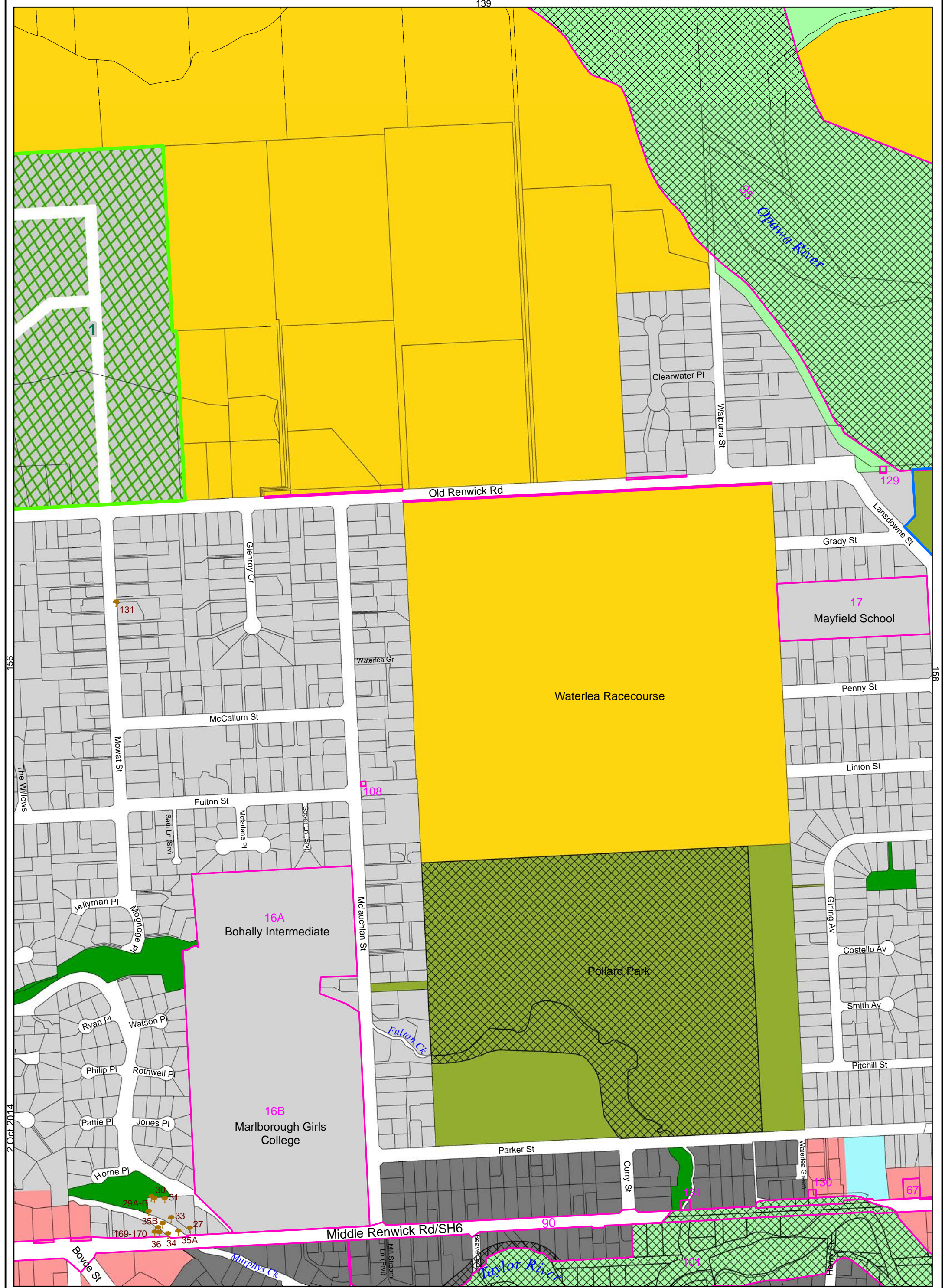
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




























# Roselands & Springlands






## Wairau / Awatere Resource Management Plan Legend



-  Airport Zone
-  Airport Noise Exposure Overlay
-  Areas of Significant Conservation Value
-  Central Business Zone
-  Central Business Zone/Primary Shopping Area
-  Conservation Zone
-  Coastal Marine Zone  
Mean High Water Springs to 12 Mile Limit (CMZ)
-  Deferred Township Residential Zone
-  District Recreation Zone
-  Industrial One Zone
-  Industrial Two Zone
-  Lake Grassmere Height Limitation Boundary
-  Lake Grassmere Special Noise Boundary
-  Lake Grassmere Pipeline Extension Corridor
-  Lake Grassmere Salt Works Administration & Processing Area
-  Lake Grassmere Salt Works Zone
-  Local Recreation Zone
-  Marlborough Ridge Zone
-  Marlborough Ridge Inner Zones
-  Neighbourhood Business Zone
-  Port Zone
-  Rural Four Zone
-  Rural Residential Zone
-  Rural Three Zone
-  Rural Township Zone
-  Skifield Zone
-  Township Residential Zone
-  Urban Residential One Zone
-  Urban Residential Two Zone
-  Urban Residential Two - Greenfields Zone
-  Cadastral Boundary
- Water features

-  Designated Area
- Clifford Bay - Alternative Rail Routes




-  1
-  2
-  3


-  Flood Hazard Overlay

-  7  Heritage Tree

-  9  Heritage Site


-  River Mouth

-  Resource Management Plan boundaries
-  Specific Identified Activity Sites (Appendix G)
-  Transmission centreline

-  Wairau Lagoons


-  Inset Maps

-  Adjacent Map Key

-  North applicable to all Maps

NOTE: Legend does not apply to the following maps:  
 Map 213 : Airport Protection and Designation 2  
 Maps 214 - 215 : Riparian Setback Maps  
 Map 216 : Aquifers of the Wairau Plain  
 Map 217 : Landscape Types and Special Places  
 Maps 218 - 227 : Outstanding Natural Features and Landscapes Series


## Wairau / Awatere Resource Management Plan Legend

-  Airport Zone
-  Airport Noise Exposure Overlay
-  Areas of Significant Conservation Value
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-  Lake Grassmere Pipeline Extension Corridor
-  Lake Grassmere Salt Works Administration & Processing Area
-  Lake Grassmere Salt Works Zone
-  Local Recreation Zone
-  Marlborough Ridge Zone
-  Marlborough Ridge Inner Zones
-  Neighbourhood Business Zone
-  Port Zone
-  Rural Four Zone
-  Rural Residential Zone
-  Rural Three Zone
-  Rural Township Zone
-  Skifield Zone
-  Township Residential Zone
-  Urban Residential One Zone
-  Urban Residential Two Zone
-  Urban Residential Two - Greenfields Zone
-  Cadastral Boundary
- Water features



-  Designated Area

- Clifford Bay - Alternative Rail Routes




-  1
-  2
-  3


-  Flood Hazard Overlay

-  7  Heritage Tree

-  9  Heritage Site


-  River Mouth

-  Resource Management Plan boundaries
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